



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
10, Lind Street  
Ryde IOW  
PO33 2NQ

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17<sup>th</sup> October 2018

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **Tuesday 23rd October 2018** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm** for the purpose of transacting the business set out in the agenda below.  
All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey  
Planning Clerk

## **PUBLIC QUESTION TIME**

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

### **1. APOLOGIES**

To receive apologies for absence.

### **2. DECLARATIONS OF INTEREST**

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

### **3. MINUTES**

To take as read and confirm as accurate the minutes of the meeting held on 2<sup>nd</sup> October 2018.

### **4. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- **POSITION STATEMENT CONSULTATION**

To inform the committee of the proposals for consultation events.

### **5. COMMITTEE MEMBERS QUESTIONS**

To receive questions from planning committee members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 5<sup>th</sup> October 2018**

1. Application No: P/01018/18 Alt Ref: TCP/22131/F  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 John Street, Ryde, Isle Of Wight, PO332PZ  
Proposal: Lawful development certificate for continued use of property as 5 self contained flats (revised description)(readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01018/18>

#### **Previously RESOLVED - Ryde Town Council did not object to this proposal**

2. Application No: P/01043/18 Alt Ref: TCP/27555/F  
Parish(es): Ryde Ward(s): Ryde East  
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached dwelling; one pair of semi-detached dwellings; associated parking and access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01043/18>

**Previous Decision:** Refuse Plan Perm (or not issue Cert)

**Reasons:** The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbance to the interesting features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

**RESOLVED –Ryde Town Council objected to the proposal on the following grounds:**

- I. There is no provision shown for waste bin storage at any of the properties as required under the Recycling and Refuse Storage SPD.**
- II. There is no provision for cycle racks at any of the properties as required under the Parking Provision SPD.**
- III. There is a lack of amenity space in Plot 2 which will be exacerbated when the provision for waste storage and cycle rack provision is in place.**

**If this application is approved there should be no increase in surface water run-off and contributions should be made under the Solent Special Protection Area SPD.**

#### **Week Commencing 12<sup>th</sup> October 2018**

3. Application No: P/00989/18 Alt Ref: TCP/33610  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 107 Newnham Road, Ryde, Isle Of Wight, PO333TF  
Proposal: Proposed detached chalet bungalow with attached double garage; detached garage for existing dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00989/18>

4. Application No: P/01063/18 Alt Ref: TCP/1063/18  
Parish(es): Ryde Ward(s): Ryde East  
Location: Doncasters Trucast, Marlborough Road, Ryde, Isle Of Wight, PO33 1AD  
Proposal: Proposed extension to existing toilet block and additional WC facilities  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01063/18>

5. Application No: P/01087/18 Alt Ref: TCP/27642/J

Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ

Proposal: Retention and completion of seawall and slipway: proposed drainage improvements, outfall, timber wall and PROW and public step improvements

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01087/18>

### **Week Commencing 19<sup>th</sup> October 2018**

6. Application No: P/01071/18 Alt Ref: TCPL/21288/N

Parish(es): Ryde Ward(s): Ryde North West

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: Demolition of outbuilding; alterations and conversion to residential educational boarding house to include two storey extension; enlargement of driveway, parking area and access paths

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01071/18>

7. Application No: P/01073/18 Alt Ref: LBC/21288/M

Parish(es): Ryde Ward(s): Ryde North West

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: LBC for demolition of outbuilding; alterations and conversion to residential educational boarding house to include two storey extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01073/18>

8. Application No: P/01102/18 Alt Ref: LDC/16668/B

Parish(es): Ryde Ward(s): Ryde North West

Location: Flat 5, 42 George Street, Ryde, Isle Of Wight, PO332EN

Proposal: Lawful Development Certificate for installation of replacement windows

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01102/18>

9. Application No: P/01138/18 Alt Ref: TCP/33617

Parish(es): Ryde Ward(s): Ryde North West

Location: 17 Newport Street, Ryde, Isle Of Wight, PO332QB

Proposal: Proposed alterations and single storey rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01138/18>

### **7. PLANNING APPEALS**

None

### **8. PLANNING DECISIONS**

#### **Week ending 28<sup>th</sup> September 2018**

##### **Application No: P/00904/18**

Location: 28 Colenutts Road, Ryde, Isle Of Wight, PO333HT

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed side extension

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Application No: P/00859/18**

Location: G & M Jewellery 122 and 123, High Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Change of use of part of 123 High Street from retail to workshop including internal alterations; alterations to shop front

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Week ending 5<sup>th</sup> October 2018**

**Application No: P/00940/18**

Location: 68 Arnold Road, Ryde, Isle Of Wight, PO333RG

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of conservatory; proposed single storey side/rear extension

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Application No: P/00923/18**

Location: 3, Gassiot Place, Ryde, Isle of Wight, PO33 1DN

Parish: Ryde Ward: Ryde East

Proposal: Proposed carport, summer house and garden shed

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Application No: P/00930/18**

Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ

Parish: Ryde Ward: Ryde North West

Proposal: Variation of condition 3 on P/01539/17 to allow for bathroom window to be openable and hinged on bottom sill.

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Application No: P/00935/18**

Location: 176, High Street, Ryde, Isle Of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: 1x externally illuminated fascia sign, 2x window menus; 2x non-illuminated hanging signs (Revised plans) (revised description)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

## **Week ending 12<sup>th</sup> October 2018**

### **Application No: P/00972/18**

Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed extension of existing store/office building

Decision: Granted Plan Permission (or issue Cert)

### **RESOLVED – Ryde Town Council did not object to this proposal**

### **Application No: P/00950/18**

Location: 14 Hope Road, Ryde, Isle Of Wight, PO331AG

Parish: Ryde Ward: Ryde East

Proposal: Demolition of ground floor extension and 3rd bedroom at 1st floor level; proposed two storey side and rear extension

Decision: Granted Plan Permission (or issue Cert)

### **RESOLVED – Ryde Town Council did not object to this proposal**

## **9. TRAFFIC ORDERS**

Traffic Regulation Order No 3 2017

Hope Road, Ryde for noting.

## **10. TREE DECISIONS**

### **Protection Location Trees in Ryde Conservation Area 31 Spencer Road, Ryde, Isle of Wight, PO33**

No objection to the following:

2 x Apple trees detailed in the application are to be reduced and thinned by one third. The Ash tree detailed in the application is to be felled to near ground level.

Reason: The tree work is seen as general management of the garden to ensure the health and longevity of the apple trees and the removal of an unsafe ash tree.

### **Protection Location Trees in Ryde Conservation Area 58 Spencer Road, Ryde**

No objection to the following:

To carry out the work requested to the trees detailed in the application.

Reason: The tree work is considered general maintenance to ensure the trees are not becoming a nuisance.

### **Protection Location Trees in Ryde Conservation Area Roxana, St Georges Road, Ryde**

No objection to the following:

Holm Oak: The crown spread of the tree can be reduced by 2m to strong growth points at least one third the diameter of the adjacent pruning point.

Macrocarpa: The crown spread of the tree can be reduced by 2m to strong growth points at least one third the diameter of the adjacent pruning point.

The crown can be raised to 5 metres above ground level as measured from the road.

Reason: The work is necessary to improve the shape and form of the trees and also to enable better access around them.

#### **11. LICENSE APPLICATIONS**

**None.**

#### **12. LICENSE DECISIONS**

**None.**

#### **13. CCTV IN RYDE – REFERRAL FROM FULL COUNCIL**

To consider and agree how to take forward the following referral from the Full Council regarding CCTV:

- To liaise with the IWC, Island Roads and the police to identify the need for CCTV and how it is currently funded and provided and how it could be funded and provided in the future.
- To apply due diligence to further explore the purchase of CCTV (deployable or fixed) in compliance with the following:

Information Commissioners Office  
The Regulatory of Investigatory Powers Act 2000  
The Protection of Freedoms Act 2012  
Data Protection Legislation, including the General Data Protection Regulations 2018  
Freedom of Information Act 2000  
Human Rights Act 1998  
Surveillance Camera Code of Practice

- To consider the Town Councils Contract Standing Orders in relation to procurement in any proposed way forward.
- To explore any other other supportive measures that may assist with crime prevention.
- To consider any update budgetary implications of any proposals going forward as a result of above.
- Enable the clerks to seek specialist and legal advice if required.
- That a report be brought back to the Full Council in due course.

#### **14. PEDESTRIANISATION OF RYDE HIGH STREET**

To receive an update on the latest position with regards the pedestrianisation of Ryde High Street and to consider the formal request from the Ryde Business Association regarding the Public Realm works involved in the scheme.

**15. POSITION STATEMENT WORKING PARTY**

To receive the latest news from the IPS Working Group and consider amendments and how to deal with them in terms of adjustments or additions to the approved Position Statement.

**16. PUBLIC REALM BUDGET APPLICATIONS**

To consider any applications received for Public Realm funding.

**17. DATE OF NEXT MEETING**

Please note the next Planning Committee meeting will be held on

**Tuesday 13<sup>th</sup> November 2018 at 19.00.**