



**RYDE  
TOWN COUNCIL**

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

Email: [rtcplanning@btconnect.com](mailto:rtcplanning@btconnect.com)

5<sup>th</sup> January 2016

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

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 12<sup>th</sup> January 2016** at the TOWN COUNCIL OFFICE, 10, LIND STREET, RYDE commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Peter Griffiths  
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 15<sup>th</sup> December 2015.

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

To update the Committee on actions taken.

- Contact from Island Roads over consultation with Town and Parish Councils
- Enforcement response on empty and dilapidated buildings

### **5. MEMBERS' QUESTIONS**

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **24<sup>th</sup> December 2015**

1. Application No: P/01371/15 Alt Ref: TCP/32493  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land rear of 12, Union Street, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached dwelling with integral garage; vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01371/15>

2. Application No: P/01464/15 Alt Ref: TCP/22913/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 6 The Old Forge Close, Ryde, Isle Of Wight, PO333PL  
Proposal: Single storey rear extension to form family room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01464/15>

3. Application No: P/01485/15 Alt Ref: TCP/32496  
Parish(es): Ryde Ward(s): Ryde East  
Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU  
Proposal: Demolition of porch; single storey extension to front elevation to form additional bedrooms; alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01485/15>

4. Application No: P/01486/15 Alt Ref: TCP/16047/G  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 22 Argyll Street, Ryde, Isle Of Wight, PO333BZ  
Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01486/15>

### **1 January 2016**

5. Application No: P/01427/15 Alt Ref: TCP/17995/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land between, 4 and 5, Castle Street, Ryde, Isle Of Wight, PO33  
Proposal: Alterations and conversion of garage to form residential unit  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01427/15>

6. Application No: P/01504/15 Alt Ref: TCP/32506  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Kiosk and public conveniences, western end of, Esplanade, Ryde, Isle Of Wight,  
Proposal: Alterations and extension to kiosk; alterations to public conveniences and landscaping  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01504/15>

7. Application No: P/01508/15 Alt Ref: TCP/12016/T  
Parish(es): Ryde Ward(s): Ryde North West  
Location: British Telecom, Telephone Exchange, St. James Street, Ryde,  
Proposal: Prior Notification for the replacement of 3 x antennas and 3 x mast head amplifier units with 3 new antenna units and 3 MHAs, proposed SAMO equipment cabinet with associated ancillary development  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01508/15>

### **7. PLANNING REVISIONS**

None Received

### **8. PLANNING APPEALS**

Appeal Ref: APP/P2114/W/15/3087225  
Brickfields Horsecountry, Newnham Road, Ryde, Isle of Wight PO33 3TH  
The application Ref P/01085/14-TCP/32000, dated 29 August 2014, was refused by notice dated 20 April 2015.  
The development proposed is change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use).

The appeal has been allowed and planning permission has been granted for change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use) at Brickfields Horsecountry, Newnham Road, Ryde, Isle of Wight PO33 3TH in accordance with the terms of the application, Ref P/01085/14-TCP/32000, dated 29 August but as subsequently amended, subject to conditions 1) to 19).

## **9. PLANNING DECISIONS**

### **11<sup>th</sup> December 2015**

1. Application No: P/01229/15  
Location: 6 Pitt Street, Ryde, Isle Of Wight, PO333EB  
Demolition of single storey extension; proposed two storey extension on side elevation to form additional living accommodation (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

2. Application No: P/01231/15  
Location: Lloyds TSB, 35 Union Street, Ryde, Isle Of Wight, PO33  
Proposal: LBC for replacement ATM's  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

3. Application No: P/01206/15  
Location: 28 Riboleau Street, Ryde, Isle Of Wight, PO332JT  
Demolition of rear extension; single/two storey rear and side extension to provide additional living accommodation and garage; patio  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

4. Application No: P/00652/15  
Location: 36 Park Road, Ryde, Isle Of Wight, PO331HH  
Proposal: Demolition of garage; construction of end of terrace dwelling  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council objected to this application on the basis that there had been no attempt to improve the drainage situation as part of this application.**

### **18<sup>th</sup> December 2015**

5. Application No: P/01113/15  
Location: Amaryllis, 6 Marlborough Road, Ryde, Isle Of Wight, PO331AA  
Proposal: Proposed detached dwelling and garage  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

6. Application No: P/01282/15

Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB  
Proposal: Replacement roof to garage; construction of a 2 metre high garden wall  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

**24<sup>th</sup> December 2015**

7. Application No: P/01277/15  
Location: land adjacent, 27, Salisbury Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached dwelling with vehicular access and parking  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

8. Application No: P/01353/15  
Location: 12 Hope Road, Ryde, Isle Of Wight, PO331AG  
Proposal: Demolition of lean-to and porch; alterations; single storey side/rear extension  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

9. Application No: P/01254/15  
Location: 10 Esplanade, Ryde, Isle Of Wight, PO332DY  
Proposal: Change of use from retail to amusement arcade  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

10. Application No: P/01255/15  
Location: 10 Esplanade, Ryde, Isle Of Wight, PO332DY  
Listed Building Consent for internal alterations in connection with change of use from retail to amusement arcade (revised description)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

11. Application No: P/01264/15  
18 Winston Avenue, Ryde

Refuse Plan Perm (or not issue Cert)

1 Due to the lack of space between the proposed dwelling and number 18 Winston Avenue, the proposal would result in an overbearing impact upon the amenity of no.18 and result in an unacceptable loss of natural light and outlook from principle windows that serve primary living accommodation, harming the amenity standards of existing and prospective occupants of this property. Therefore, the proposal would fail to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposals envisaged within this application would result in an unacceptable

gradient on the public highway and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Ryde Town Council did not object to this application.**

#### **10. TREE DECISIONS**

**1. GREENACRE, 137 WEST HILL ROAD, RYDE  
TREE PRESERVATION ORDER TPO/2015/19**

**2. OLINDA HOUSE, 1 TRINITY STREET, RYDE  
TREE PRESERVATION ORDER TPO/2015/20**

#### **11. LICENCE APPLICATIONS**

1. Street Furniture application for the Crown Public House

#### **12. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 2<sup>nd</sup> February 2016.