



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

16th February 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 23rd February 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 2nd February 2016.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Enforcement response on empty and dilapidated buildings
- Coastal revival fund bid
- Works to Swanmore Meadows

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press list 5th February 2016

1. Application No: P/00052/16 Alt Ref: TCP/03375/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Inshore Rescue, Esplanade, Ryde, Isle Of Wight, PO33
Proposal: Change of use of part of ground floor to charity shop
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00052/16>
2. Application No: P/00051/16 Alt Ref: TCP/09749/P
Parish(es): Ryde Ward(s): Ryde North West
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde,
Proposal: Proposed three storey block of three flats to include two parking spaces
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00051/16>

3. Application No: P/00057/16 Alt Ref: TCP/18341/E
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Demolition of garage; proposed detached dwelling with associated garage; formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00057/16>

Press list 12th February 2016

4. Application No: P/00054/16 Alt Ref: TCP/10363/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Extension at 1st floor level on rear elevation to form kitchen and to include balcony with storage space under
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00054/16>

5. Application No: P/00093/16 Alt Ref: TCP/11556/W
Parish(es): Ryde Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: 7 Puckpool Close, Ryde, Isle Of Wight, PO331PD
Proposal: Proposed decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00093/16>

6. Application No: P/00117/16 Alt Ref: TCP/32542
Parish(es): Ryde Ward(s): Ryde East
Location: 2 Little Preston Road, Ryde, Isle Of Wight, PO331DG
Proposal: Demolition of conservatory; single storey side and rear extensions to include rooflights
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00117/16>

7. Application No: P/00158/16 Alt Ref: TCP/32541
Parish(es): Ryde Ward(s): Ryde West
Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN
Proposal: Demolition of existing school and associated outbuildings; proposed 2/3 storey new school building; associated sport pitches and courts; alterations to vehicular access; formation of new vehicular accesses; additional parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00158/16>

8. Application No: P/00123/16 Alt Ref: LBC/14078/H
Parish(es): Ryde Ward(s): Ryde North East Ryde North West
Location: Ryde Esplanade Railway Station, Esplanade, Ryde, Isle Of Wight, PO332HE
Proposal: Demolition of part of canopy; proposed fascia board
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00123/16>

9. Application No: P/00127/16 Alt Ref: TCP/32449/A
Parish(es): Ryde Ward(s): Ryde West
Location: 18 Winston Avenue, Ryde, Isle Of Wight, PO333QE
Proposal: Proposed detached dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00127/16>

Press list 19th February 2016

10. Application No: P/00112/16 Alt Ref: TCP/06903/C
Parish(es): Ryde Ward(s): Ryde North East
Location: Robreena, 28 West Hill Road, Ryde, Isle Of Wight, PO331LQ
Proposal: Demolition of dwelling, garage and outbuildings; proposed replacement detached dwelling, garage and separate garden studio; alterations to vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00112/16>

11. Application No: P/00145/16 Alt Ref: TCP/04120/A
Parish(es): Ryde Ward(s): Ryde South
Location: Community Centre, St. Johns Road, Ryde, Isle Of Wight, PO33
Proposal: Alterations and conversion of store to form residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00145/16>

12. Application No: P/00157/16 Alt Ref: TCP/32313/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Variation to condition 2 on P/00776/15 - TCP/32313 to allow amendments to approved design of extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00157/16>

13. Parish(es): Ryde Ward(s): Ryde North West
Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW
Proposal: Alterations and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00132/16>

14. Application No: P/00133/16 Alt Ref: LBC/12944/P
Parish(es): Ryde Ward(s): Ryde North West
Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW
Proposal: LBC for alterations and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00133/16>

7. PLANNING REVISIONS

1. Quarrhurst, Quarr Road, Ryde
Application number 00963/15
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=30105>

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

Decisions week ending 29th January 2016

Application No: P/01485/15

Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU

Parish: Ryde Ward: Ryde East

Proposal: Demolition of porch; single storey extension to front elevation to form additional bedrooms; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but would ask for further clarification on whether there will be a net reduction in surface water run off from this site in accordance with the recommendations of the Ryde Surface Water Management Plan.

The Isle of Wight Council did not consider there to be any surface water implications in respect of this application.

Decision week ending 5th February 2016

Application No: P/01486/15

Location: 22 Argyll Street, Ryde, Isle Of Wight, PO333BZ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but requests that the applicant confirms whether a contribution will be sought for the SPA in accordance with the adopted SPD.

Ryde Town Council have raised a query as to whether a contribution will be sought for the Solent Protection Area in accordance with the Supplementary Planning Document. As this proposal seeks to enlarge an existing care home and would result in a net increase of just one bedroom, it is considered that it is not likely to result in a significant impact on the designated SPA site. Therefore, it is considered that in this particular case a contribution under the SPD is not required.

Decisions week ending 12th February 2016

Application No: P/01480/15

Location: 10 Vernon Square, Ryde, Isle Of Wight, PO332JG

Parish: Ryde Ward: Ryde North East

Proposal: Replacement bay windows on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council supported this application.

Application No: P/00001/16
Location: 4 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP
Parish: Ryde Ward: Ryde North West
Proposal: First Floor extension to provide additional bedroom, alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01508/15
Location: British Telecom, Telephone Exchange, St. James Street, Ryde
Parish: Ryde Ward: Ryde North West
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
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01333/15
Location: 31 Newnham Road, Ryde, Isle Of Wight, PO333TE
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Extension and conversion of outbuilding to form residential accommodation (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to the outbuilding aspect of this application on the basis of overdevelopment and the fact that this would create an additional housing unit in an area which does not accord with the general pattern of development in the local area and therefore does not accord with policy DM2 of the Core Strategy.

In addition there is no detail in the application concerning parking provision on site for this additional housing unit, there is no detail concerned with reducing surface water run off from any additional buildings/hard landscaping, no details about the need to make a financial contribution towards the SPA for creating this additional housing unit and no details about the need to make a payment towards affordable housing (prior to commencement) for creating this additional housing unit.

During the course of the application a revised plan has been received. This revised plan would reduce the length of the extension by 900mm. The reduction in size and scale of the extension would reduce the possibility of this unit becoming self-contained accommodation. The internal footprint would be adequate for ancillary accommodation and would not overdevelop the application site, which would retain the benefit of a spacious amenity area to the front and rear of the host dwelling. The basis of the objection from the Town Council would be that the unit is an additional housing unit. This would not be the case, as the outbuilding would provide facilities for ancillary accommodation without any defined separation in terms of the layout of the plot. The unit in scale and use would be ancillary to the host dwelling.

Application No: P/01234/15

Location: 1 Lower Bettsworth Road, Ryde, Isle Of Wight, PO333EG

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of lobby; proposed end of terrace dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application.

10. TREE DECISIONS

1. RUSTIC COTTAGE, 15 BELLEVUE ROAD, RYDE

No objection to pollarding T1, T2 and T3 Sycamore situated as detailed in the application to previous pollard points and coppicing of the T4 Sycamore situated as detailed in the application to continue past management.

2. 4 BUCKLERS DRIVE, RYDE

Consent to the removal of the lower secondary branches to raise the crown in order to clear the roof of the T6 Oak situated as detailed in the application to prevent the tree becoming a nuisance.

3. WOODLYNCH 60 WEST HILL ROAD, RYDE

No objection to pollarding at two thirds of the existing height the T1 and T2 Lime tree, T3 and T4 Bay Laurel situated as detailed in the application to coppice and T5 Tulip tree situated as detailed in the application to lift the canopy at the rear to 3 metres, to match the neighbouring tree to prevent the trees coming into conflict with neighbouring properties.

4. STONELANDS, BINSTEAD ROAD, BINSTEAD, RYDE

Consent to T1 and T3 Sycamore situated as detailed in the application to crown lift to 10ft and remove the dead wood, T2, T4 and T6 Ash situated as detailed in the application to crown lift to 10ft and remove the dead wood and T5 Wellingtonia situated as detailed in the application to crown lift to 10ft and remove the dead wood as part of the general arboreal management of the property.

5. 10 QUARR CLOSE, RYDE

Consent to T1, T2 and T3 Oak situated as detailed in the application to raise the crowns to 5 metres, thin the crowns by 25% and reduce the crowns away from the property by 2 metres. Remove approximately three limbs on each tree to prevent the trees coming into conflict with the house.

6. 5 QUARR CLOSE, BINSTEAD

Consent to T2 Oak situated as detailed in the application to be felled to near ground level as this tree is of poor form and its removal will give greater space for the surrounding trees.

Refusal to T1 English Oak situated as detailed in the application to be felled to near ground level or reduce as much as is permissible as this is a high amenity tree and

contributes to the distinctive arboreal character of the area. Its removal or reduction will impact on this factor. It is also felt given the amount of trees in the surrounding area that the improvement to light levels to the area will be marginal. For this reason the Council cannot justify giving consent for the tree's removal.

Allowance of Lesser Works: It is seen that T1 has a dense crown and to partially assist with the improvement of light levels, the tree could be thinned by 25% to enable dappled light through to the garden.

7. 21 BELLEVUE ROAD, RYDE

No objection to T1 Yew situated as detailed in the application top reduce by 30% to form a domed top and T2 Bay situated as detailed in the application to be felled to near ground level as part of the general garden management.

11. LICENCE APPLICATIONS

None received

12. LICENCSE DECISIONS

1. Approval given for Crown Hotel to place street furniture on the highway.
2. Purrington and Sons – 1 day licence 28th August 2016
3. Jules Ice – Mobile Ice Cream Van

13. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 15th March 2016.