



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

9th March 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 15th March 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 23rd February 2016.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Enforcement response on Conservative Club
- Ryde Theatre progress
- Royal York progress
- Response from IWC on AAP Infrastructure requirements (education and highways)
- Works to Swanmore Meadows

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press list 26th February 2016

1. Application No: P/00124/16 Alt Ref: TCP/07460/H
Parish(es): Ryde Ward(s): Ryde South
Location: 10 Alfred Street, Ryde, Isle Of Wight, PO332TS
Proposal: Single storey extension to front and side elevations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00124/16>

2. Application No: P/00160/16 Alt Ref: TCP/27346/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Chapel Road, Ryde, Isle Of Wight, PO333RT
Proposal: Construction of end of terrace dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00160/16>

3. Application No: P/00177/16 Alt Ref: TCP/32551
Parish(es): Ryde Ward(s): Ryde East
Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN
Proposal: Single storey rear extension to provide additional living accommodation;
Juliet
balcony at 1st floor level on rear elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00177/16>

Press list 4th March 2016

4. Application No: P/00175/16 Alt Ref: TCP/03422/X
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield House, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Detached single storey building to form holiday accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00175/16>

5. Application No: P/00176/16 Alt Ref: TCP/23668/A
Parish(es): Ryde Ward(s): Ryde East
Location: Highclere, Little Preston Road, Ryde, Isle Of Wight, PO331DG
Proposal: Demolition of bathroom, utility and garage; alterations; two storey side extension to form garage and bathroom; single storey side and rear extension to provide kitchen and additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/16>

6. Application No: P/00194/16 Alt Ref: LBC/29870/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Framing, 128 High Street, Ryde, Isle Of Wight, PO332RJ
Proposal: LBC for internal alterations to include new external door on side elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00194/16>

7. Application No: P/00227/16 Alt Ref: TCP/10058/P
Parish(es): Ryde Ward(s): Ryde North West
Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed swimming pool and pool house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00227/16>

8. Application No: P/00233/16 Alt Ref: TCP/32496/A
Parish(es): Ryde Ward(s): Ryde East
Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU
Proposal: Demolition of porch; alterations; single storey extension to front elevation to form Bedrooms/porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00233/16>

11th March 2016

9. Application No: P/00184/16 Alt Ref: TCP/00198/L
Parish(es): Ryde Ward(s): Ryde North West
Location: 65a, Union Street, Ryde, Isle Of Wight, PO332LG
Proposal: Change of use of 1st and 2nd floors to provide 2 self-contained flats (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00184/16>

10. Application No: P/00229/16 Alt Ref: TCP/32561
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 3 Arnold Road, Ryde, Isle Of Wight, PO333RJ
Proposal: Single storey rear extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00229/16>

11. Application No: P/00259/16 Alt Ref: TCP/07646/J
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Cinema and Bingo Hall,, 2 Star Street, Ryde, Isle Of Wight, PO33
Proposal: Prior notification for telecommunications installation of 3 x 600mm diameter dishes and ancillary development
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00259/16>

12. Application No: P/00268/16 Alt Ref: TCP/03608/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ
Proposal: Demolition of conservatory, utility and garage; alterations; two storey side and single storey rear extensions to form additional living accommodation; replacement enlarged roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00268/16>

13. Application No: P/00267/16 Alt Ref: TCP/13123/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 38 Arnold Road, Ryde, Isle Of Wight, PO333RQ
Proposal: Proposed detached dwelling; formation of new vehicular access & parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00267/16>

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week commencing 19th February 2016

1. Application No: P/00169/15
Location: Ryde Demolition, 17 St. Johns Hill, Ryde, Isle Of Wight, PO331EU
Parish: Ryde Ward: Ryde East
Demolition of buildings; proposed construction of 8 semi-detached dwellings with vehicular access and parking (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council asks that if permission is to be granted the following conditions are included:

1. **The properties fronting to St Johns Hill to have a wall no higher than 60 cms in order to maintain and maximise highway visibility.**
2. **That mitigation and measures are implemented and agreed with Southern Water to ensure that the site has a net reduction in water run off to prevent any additional water entering Monkton Mead Brook and thereby increasing the risk of flooding downstream.**
3. **That further exploration of potential contamination is conducted in accordance and compliance with Environmental Health guidelines.**

Approval was given subject to RTC requests apart from the wall which was set at 1m by island roads.

Week commencing 26th February 2016

2. Application No: P/00954/15
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Parish: Ryde Ward: Ryde West
Proposal: Proposed detached dwelling and detached garage; vehicular access
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the Tree Officer.

No development shall take place until an Arboreal Method Statement and details of any tree works required has been submitted to and agreed in writing by the local planning authority detailing how the potential impact to the trees will be minimized during construction works and showing the positions of protective tree fencing as required by condition 6. The agreed method statement will then be adhered to throughout the development of the site.

No development including site clearance shall commence on the site until trees shown to be retained in this permission have been protected by fencing or other agreed barrier.

3. Application No: P/01013/15
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Replacement 1.8m fence
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application on the basis of policy DM2. The Town Council considers that the fence treatment applied for and the height of the fence, especially the use of concrete, is an urbanising treatment located within a rural pathway that is situated adjacent to an Ancient Woodland and a SINC and should not be supported.

The development hereby permitted shall not commence until details of the finish, in terms of materials and colour, of the fence have been submitted to and approved in writing by the Local Planning Authority. The details approved shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Week commencing 4th March 2016

4. Application No: P/01427/15
Location: land between, 4 and 5, Castle Street, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North West
Proposal: Alterations and conversion of garage to form residential unit (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application on the basis that the front elevation of the building does not propose materials that maintain or enhance the setting of the Conservation Area in accordance with DM2.

In addition Ryde Town Council objects to this application due to the fact that insufficient storage is provided for bins in accordance with SP8 and DM19.

In addition the Town Council considers that consultation with the Fire Officer will be required in respect of this application to ensure safe means of access and egress for residents who use the alleyway as a thoroughfare to ensure that satisfactory provision for storage of waste does not impede on this passageway.

Furthermore the Town Council request that further information is requested from the applicant to confirm whether the provisions of the Affordable Housing SPD are being met in respect of this application.

No development shall take place until samples of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

No further detail was made about the storage of waste facilities or the Fire Officer and no requirement was requested for Affordable Housing even

through the adopted SPD requests contributions for sites of one unit and upwards.

10. TREE DECISIONS

104A MONKTON STREET, RYDE

No objection to the following: T1 Eucalyptus x 2 situated as detailed in the application to pollard at around two thirds of the exiting height at major forks.
Reason: To prevent the trees becoming a nuisance.

3 STONELANDS ORCHARD, BINSTEAD, RYDE

Consent to the following: T1 Sycamore situated as detailed in the application to be felled to near ground level. Reason: To prevent the tree becoming a nuisance

3-10 COACH HOUSE LANE, RYDE

Consent to the following: Trees in W1 situated as detailed in the application to trim back to clear away from paths to give 2 metres clearance and trim dead branches. Reason: To prevent the trees becoming a nuisance

WYFORD HOUSE, 23 BELLEVUE ROAD, RYDE

No objection to the following: A1 Sycamore situated as detailed in the application to section fell. A2 Bay situated as detailed in the application to section fell. Reason: To remove trees of poor condition

11. LICENCE APPLICATIONS

1. All Seasons Florist, 31 Cross Street, Ryde

https://www.iwight.com/licensing/applicationdetails3.aspx?refno=049780&licencetype=Street%20Furniture%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20&list=consultation_street_furniture

2. Barrow Boys, 155 High Street, Ryde

https://www.iwight.com/licensing/applicationdetails3.aspx?refno=049776&licencetype=Street%20Furniture%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20&list=consultation_street_furniture

12. LICENCE DECISIONS

None

13. Hope Road presentation

To confirm the open day to be held by developers agents in respect of Hope Road, Ryde site on the 17th March 2016 at Ryde Castle Hotel.

14. Monktonmead brook

To receive a report in respect of Environment Agency works at Monktonmead Brook and make recommendations on a response to the EA and IWC.

EXCLUSION OF PRESS AND PUBLIC

In view of the confidential nature of the business to be discussed it is advisable in the public interest that the public and press be temporarily excluded for the following items and they are instructed to withdraw - in accordance with Public Bodies (Admission to Meetings) Act 1960 s1 (2) and Standing Order no.80 - contract/tender matters.

15. Eastern Gardens

To consider and agree the attached confidential proposals for Eastern Gardens.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 5th April 2016.