



**RYDE  
TOWN COUNCIL**

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

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

30<sup>th</sup> 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 5<sup>th</sup> April 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> March 2016.

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

To update the Committee on actions taken.

- Ryde Theatre progress
- Royal York progress
- Response from IWC on AAP Infrastructure requirements (education and highways)
- Parked cars enforcement
- Ashley Road application
- Hope Road application
- Affordable Housing Contributions
- Monkton Meade response
- Works to Swanmore Meadows

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

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Press list 18<sup>th</sup> March 2016**

1. Application No: P/01532/15 Alt Ref: TCPL/28767/C  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33  
Proposal: Demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01532/15>

2. Application No: P/01533/15 Alt Ref: LBC/28767/B  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33  
Proposal: LBC for demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01533/15>

3. Application No: P/00243/16 Alt Ref: TCP/32568  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 26 West Street, Ryde, Isle of Wight, PO332QQ  
Proposal: Demolition of annexe and rear extension; proposed two storey rear extension to form additional living accommodation; formation of vehicular access and parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00243/16>

4. Application No: P/00284/16 Alt Ref: LBC/14658/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Haylands Manor, Corbett Road, Ryde, Isle Of Wight, PO333LF  
Proposal: Demolition of conservatory; proposed orangery on rear elevation; internal alteration  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00284/16>

5. Application No: P/00300/16 Alt Ref: TCP/24036/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 21 Marlborough Close, Ryde, Isle Of Wight, PO331AP  
Proposal: Demolition of garage; proposed single/two storey side extension to form additional living accommodation and garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00300/16>

#### **Press list 24<sup>th</sup> March 2016**

6. Application No: P/01447/15 Alt Ref: TCP/26333/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 28a, Westfield Park, Ryde, Isle Of Wight, PO333AB  
Proposal: Proposed detached garage; dropped kerb  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01447/15>

7. Application No: P/00224/16 Alt Ref: TCP/15112/D  
Parish(es): Ryde Ward(s): Ryde West  
Location: 36 Swanmore Road, Ryde, Isle Of Wight, PO332TQ  
Proposal: Demolition of store and WC; alterations and conversion of ground floor to form 2 flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00224/16>

8. Application No: P/00324/16 Alt Ref: TCP/04137/G  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH  
Proposal: Variation of condition no. 2 on P/00544/14 - TCP/04137/F to allow amendments to approved design of dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00324/16>

9. Application No: P/00305/16 Alt Ref: TCP/03311/L  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Woodend, Pitts Lane, Ryde, Isle Of Wight, PO333SU  
Proposal: Variation of condition 2 on P/01068/14 - TCP/03311/K to allow amendments to approved design  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00305/16>

10. Application No: P/00318/16 Alt Ref: TCP/27642/G  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ  
Proposal: Detached outbuilding to provide pool room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00318/16>

11. Application No: P/00329/16 Alt Ref: TCP/32587  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: 16, Woodland View, Ryde, Isle of Wight, PO33 2DG  
Proposal: Single storey rear extension to form living room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00329/16>

#### **Press list 1 April 2016**

12. Application No: P/01213/15 Alt Ref: TCP/32435  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: land rear of 18 to 56 Mitchells Road, and land at and to rear of Sweet Meadows, Upton Road, Ryde, Isle Of Wight, PO33  
Proposal: Outline for up to 70 dwellings; associated open space and attenuation ponds; parking and formation of vehicular access off Upton Road (additional information on ecology and archaeology and revised highway plans)(re-advertised)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01213/15>

13. Application No: P/00262/16 Alt Ref: TCPL/15083/G  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Wychwood, 19 Barfield, Ryde, Isle of Wight, PO33  
Proposal: Alterations and conversion of 2 flats on ground and first floor level to form 1 residential unit  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00262/16>

14. Application No: P/00263/16 Alt Ref: LBC/15083/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33  
Proposal: LBC for alterations and conversion of 2 flats on ground and first floor level to form 1 residential unit  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00263/16>

15. Application No: P/00307/16 Alt Ref: TCP/20021/F  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA  
Proposal: Alterations and proposed balcony at 1st floor level on side/rear elevation to include privacy screen  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00307/16>

16. Application No: P/00311/16 Alt Ref: TCP/32589  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: land rear of 30 Upton Road and adjacent 3 St Mary's Close, off, St. Marys Close, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached dwelling; formation of vehicular access; parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00311/16>

17. Application No: P/00354/16 Alt Ref: TCPL/11396/K  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG  
Proposal: Alterations and conversion of guest house to form a single dwelling house  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00354/16>

18. Application No: P/00355/16 Alt Ref: LBC/11396/J  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG  
Proposal: LBC for alterations in association with conversion of guest house to form a single dwelling house  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00355/16>

19. Application No: P/00352/16 Alt Ref: LBC/20021/G  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA  
Proposal: LBC for proposed balcony at 1st floor level on side/rear elevation to include privacy screen  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00352/16>

## **7. PLANNING REVISIONS**

None

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week ending 11 March 2016**

Application No: P/00123/16  
Location: Ryde Esplanade Railway Station, Esplanade, Ryde, Isle Of Wight, PO332HE  
Parish: Ryde Ward: Ryde North East  
Proposal: Demolition of part of canopy; proposed fascia board  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee recommends approval to this application subject to comments from the Conservation Officer ensuring that the materials used match the existing and any materials removed from the site are used to improve Platform 2 at Ryde Esplanade Station.**

**No condition was attached.**

Application No: P/01547/15  
Location: 6 West Street, Ryde, Isle Of Wight, PO332NW  
Parish: Ryde Ward: Ryde North West  
Proposal: Removal of chimney stack  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council resolved not to object to this application subject to the comments of the Conservation Officer.**

Location: 2 King George V Close, Ryde, Isle of Wight, PO333DE  
Application No: P/01386/15  
Proposal: Alterations and conversion of garage to form bedroom; single storey side extension to form annexe accommodation  
Refuse Plan Perm (or not issue Cert)  
1 The proposal due to its proximity to an 'A' grade Tree and being located within the RPA of this tree, could significantly harm its health and amenity. This 'A' grade oak tree is a significant feature in the local landscape, worthy of retention, and appears to be in a sound and healthy condition. Therefore, any detrimental impact upon the health and amenity of this tree would result in undue loss and detriment to the visual amenities of the locality and would therefore be contrary to Policy DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

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

**Week ending 18<sup>th</sup> March 2016**

Application No: P/00052/16  
Location: Ryde Inshore Rescue, Esplanade, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
Proposal: Change of use of part of ground floor to charity shop  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee recommends approval of this application. However it also recommends that should Ryde Inshore Rescue no longer need this part of the building for a charity shop it reverts back to its original use in order to ensure that the use of this part of the building as a shop does not create an additional out of town retail unit.**

**No condition was attached.**

Application No: P/01165/15  
Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN  
Parish: Ryde Ward: Ryde North East  
Proposal: Demolition of boundary wall; three storey extension on rear elevation to form 5 additional flats; parking and formation of new boundary wall  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application but recommends a**

**condition be attached to ensure that there is a reduction in net surface water run off post development being constructed on this site.**

**Before any development commences, details of the arrangements to be made for waste water drainage and treatment, surface water drainage and drainage of access shall be submitted to and approved in writing by the Local Planning Authority. All works included in the approved details shall be carried out before mineral working operations begin.**

Application No: P/00045/16

Location: 10 Lind Street, Ryde, Isle Of Wight, PO332NQ

Parish: Ryde Ward: Ryde North West

Proposal: LBC for alterations and conversion of first floor from offices to 2 residential units

Decision: Granted Plan Permission (or issue Cert)

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

### **Week ending 25<sup>th</sup> March 2016**

Application No: P/00117/16

Location: 2 Little Preston Road, Ryde, Isle Of Wight, PO331DG

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; single storey side and rear extensions to include rooflights

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee recommends approval of this application.**

Application No: P/00157/16

Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle Of Wight, PO333AR

Parish: Ryde Ward: Ryde North West

Proposal: Variation to condition 2 on P/00776/15 - TCP/32313 to allow amendments to approved design of extension

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee does not object to this application.**

## **10. TREE DECISIONS**

22 Bucklands Gardens

### **Consent to the following:**

- \_T1 Field Maple – situated as detailed in the application to coppice
- \_T2 Oak - situated as detailed in the application for crown lifting and stem cleaning
- \_T3 Oak - situated as detailed in the application felling of dead tree

Mimosa Lodge, 17 Buckingham Road

### **No objection to the following:**

- \_T1 Mimosa situated as detailed in the application to fell
- \_T2 Horse Chestnut as detailed in the application to fell

23 Seldon Avenue

**Consents:**

· \_Consent to carry out the following work to the magnolia positioned as detailed in the application: reduce length of lowest branch by 50% approx. 2m, reduce length of other northeast branches by 33% Lower crown growth by max 2m other trimming as required to maintain a balanced shape max 20%

**11. LICENCE APPLICATIONS**

None

**12. LICENCSE DECISIONS**

None

**13. Street Naming Request**

NEW ROAD NAME APPROVAL REQUIRED – APPLICATION NUMBER:  
P/00571/15 - WESTRIDGE SKIP HIRE LTD, THE YARD, BULLEN ROAD, RYDE.  
DEMOLITION OF BUILDINGS AND CONSTRUCTION OF 7 DWELLINGS WITH  
VEHICULAR ACCESS AND PARKING - Chestnut Drive

**14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 26<sup>th</sup> April 2016.