



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

21st April 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 26th 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 5th April 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 8th April 2016

1. Application No: P/00260/16 Alt Ref: TCP/32592
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Penyghent, 49 Hillrise Avenue, Ryde, Isle Of Wight, PO333TZ
Proposal: Proposed 1st floor side extension to provide en-suite bathroom to include dormer windows

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00260/16>

2. Application No: P/00278/16 Alt Ref: TCP/28152/G
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Beachwood, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed single storey rear extension to enlarge dining area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00278/16>
3. Application No: P/00336/16 Alt Ref: A/02662
Parish(es): Ryde Ward(s): Ryde South
Location: Unit 3B, Nicholson Road, Ryde, Isle Of Wight, PO331BE
Proposal: 2 x non-illuminated fascia signs on front and side elevations Easting: Case
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00336/16>
4. Application No: P/00391/16 Alt Ref: TCP/24115/E
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Fairways, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Variation of condition 2 on P/00154/14 - TCP/24115/D to allow amendments to approved garage/studio to include use of building as annexe accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00391/16>
5. Application No: P/00392/16 Alt Ref: TCP/26536/G
Parish(es): Ryde Ward(s): Ryde North West
Location: 61 Spencer Road, Ryde, Isle Of Wight, PO333AF
Proposal: Demolition of shed; proposed two storey side extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00392/16>
6. Application No: P/00401/16 Alt Ref: TCP/10363/C
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 (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00401/16>

Press list 15th April 2016

7. Application No: P/00383/16 Alt Ref: TCP/32235/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Fern Cottage, Binstead Hill, Ryde, Isle Of Wight, PO333RN
Proposal: Demolition of single storey side extension; alterations; proposed two/single storey side extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00383/16>

8. Application No: P/00420/16 Alt Ref: LBC/09069/P
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ
Proposal: LBC for replacement ATM (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00420/16>
9. Application No: P/00419/16 Alt Ref: P/00419/16
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ
Proposal: Replacement ATM (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00419/16>
10. Application No: P/00423/16 Alt Ref: TCP/27304/A
Parish(es): Ryde Ward(s): Ryde East
Location: 68 High Park Road, Ryde, Isle Of Wight, PO331BX
Proposal: Demolition of utility area; alterations; proposed single storey side/rear extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00423/16>
11. Application No: P/00417/16 Alt Ref: TCP/32600
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: land at and rear of 65, Ashley Road, Ryde, Isle Of Wight, PO33
Proposal: Demolition of dwelling; proposed residential development of 12 dwellings including formation of new vehicular access, parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00417/16>
12. Application No: P/00356/16 Alt Ref: TCP/32603
Parish(es): Ryde Ward(s): Ryde South
Location: 4 Prince Street, Ryde, Isle Of Wight, PO332SE
Proposal: Demolition of porch; proposed porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00356/16>
13. Application No: P/00379/16 Alt Ref: TCP/32599
Parish(es): Ryde Ward(s): Ryde North East
Location: Wayfarer, East Hill Road, Ryde, Isle Of Wight, PO331LL
Proposal: Demolition of conservatory, shed and bedroom; proposed single storey extension on west elevation to form lounge
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00379/16>
14. Application No: P/00369/16 Alt Ref: TCPL/20882/H
Parish(es): Ryde Ward(s): Ryde North West
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Proposal: Demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00369/16>

15. Application No: P/00370/16 Alt Ref: LBC/20882/G
Parish(es): Ryde Ward(s): Ryde North West
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Proposal: LBC for demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00370/16>

16. Application No: P/00393/16 Alt Ref: TCP/32601
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Stone Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SU
Proposal: Demolition of garage and shed; proposed detached dwelling with parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00393/16>

Press list 22nd April 2016

17. Application No: P/00426/16 Alt Ref: TCP/16462/B
Parish(es): Ryde Ward(s): Ryde East
Location: 3 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU
Proposal: Demolition of garage; single storey side extension to provide kitchen and utility room; alterations; balcony at first floor level on rear elevation; car port; new vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00426/16>

18. Application No: P/00457/16 Alt Ref: TCP/32604
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 1 Newnham Lane, Ryde, Isle Of Wight, PO334ED
Proposal: Alterations; extension at 1st floor level to include replacement raised roof and dormers on front and rear elevations to form additional living accommodation.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00457/16>

19. Application No: P/00485/16 Alt Ref: TCP/32611
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 35 Newnham Road, Ryde, Isle Of Wight, PO333TE
Proposal: Proposed loft conversion to form additional living accommodation to include dormers on rear elevation; alterations; replacement raised roof; balcony at ground floor level on rear elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00485/16>

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 1st April 2016

Application No: P/00177/16

Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN

Parish: Ryde Ward: Ryde East

Proposal: Single storey rear extension to provide living accommodation, Juliet balcony at 1st floor level on rear elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee raises no objection to this application

Application No: P/00133/16

Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: LBC for alteration and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's

No condition regarding Affordable Housing was made

Week ending 8th April 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 25th 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 did not object to this application.

15th April 2016

Application No: P/00233/16

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

Parish: Ryde Ward: Ryde East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommended approval for this application.

Application No: P/00259/16

Location: Ryde Cinema and Bingo Hall,, 2 Star Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Prior notification for telecommunications installation of 3 x 600mm diameter dishes and ancillary development

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval to this application.

Application No: P/00175/16

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

Parish: Ryde Ward: Ryde North West

Proposal: Detached single storey building to form holiday accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval subject to the comments of the tree officer and requests a condition that a register be kept in relation to occupiers of the holiday accommodation to include details of their main home address

The IWC confirmed that the applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing occupiers of the holiday accommodation hereby approved, their main home addresses and the dates of occupation at the site. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Application No: P/00227/16

Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposal: Proposed swimming pool and pool house

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan.

Application No: P/01340/15

Location: former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR

Parish: Ryde Ward: Ryde East

Demolition of school and associated buildings; construction of 9 no. dwellings; parking and associated landscaping (re-advertised application) (corrected address) (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but requests the following conditions and requirements :

a) A condition to ensure that there will be no net increase in surface water run off from this development site post development compared to the existing site conditions,

b) A condition to ensure that the materials used in the construction of the dwellings will ensure that they match the surrounding properties

c) A request that the development provides a financial contribution towards the improvement of pedestrian and highways movement in the local area.

The IWC confirmed that construction of the buildings hereby permitted shall not begin until details of the materials, finishes, windows and doors to be used in the construction of the exterior of these buildings have been submitted to and approved in writing by the Local Planning Authority.

The comment of Ryde Town Council that the development should contribute to off-site highway improvement works has been considered. However, it has been established that the proposed development would not harm the safe use and capacity of the highway network and the pedestrian and vehicular access to the site and the level of traffic generated by the proposed development would not be any different or greater than when the site was in use as a school. The proposed development does not require any off-site highway improvement works to make it acceptable. As such there would be no justifiable reason to require such a contribution in this case.

No development, except for the demolition works hereby permitted (including any site clearance), shall commence until details of the facilities to be provided for the drainage and disposal of surface water and foul sewerage to service the development have been submitted to and approved in writing by the Local Planning Authority. The submitted details include shall (where relevant) calculations to demonstrate that the ground conditions are suitable and/or that the existing public sewer system has capacity to accommodate the flows from the development. The approved drainage works shall be completed before the dwellings hereby permitted are occupied.

Application No: P/01291/15

Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA

Parish: Ryde Ward: Ryde South

Proposal: Demolition of building; outline for two storey block of four flats with parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council 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

