



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
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25<sup>th</sup> May 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 7<sup>th</sup> June 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 26<sup>th</sup> April 2016.

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

To update the Committee on actions taken.

- Invite to Charlotte Hofton
- Ryde Theatre progress
- Royal York progress
- Response on Vectis Hall
- Youth Centre building
- Hope Road application and closed meeting with developers
- Coastal Revival Fund application
- List of empty IWC assets in Ryde
- Employment land at Nicholson Road
- List of shops in Ryde together with use class

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

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Press list 20<sup>th</sup> May 2016**

1. Application No: P/00524/16 Alt Ref: TCP/32647  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Flat 1, Park House, 72 West Hill Road, Ryde, Isle Of Wight, PO331LW  
Proposal: Replacement windows  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00524/16>

2. Application No: P/00529/16 Alt Ref: TCP/32271/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: Bartletts Green Farm Cottage, Brading Road, Ryde, Isle Of Wight, PO331QQ  
Proposal: Demolition of lean to section of garage; single storey extension to garage; replacement roof to garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00529/16>

3. Application No: P/00587/16 Alt Ref: TCP/32645  
Parish(es): Ryde Ward(s): Ryde West  
Location: 33 Sherbourne Avenue, Ryde, Isle Of Wight, PO333PX  
Proposal: Proposed single storey rear extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00587/16>

### **Press list 27<sup>th</sup> May 2016**

4. Application No: P/00566/16 Alt Ref: TCPL/06916/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: Alterations and change of use of lower ground floor from self-contained holiday flatto form part of the main residential dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00566/16>

5. Application No: P/00567/16 Alt Ref: LBC/06916/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: LBC for installation of staircase from ground floor to lower ground floor  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00567/16>

6. Application No: P/00613/16 Alt Ref: TCP/20890/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: Fourways, Thornton Manor Drive, Ryde, Isle Of Wight, PO331PQ  
Proposal: Demolition of garage; proposed single storey side extension to provide additional living accommodation; patio  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00613/16>

7. Application No: P/00629/16 Alt Ref: TCP/32591/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 6 Greenway Close, Ryde, Isle Of Wight, PO333SH  
Proposal: Demolition of conservatory; alterations; proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00629/16>

8. Application No: P/00621/16 Alt Ref: LBC/22219/B  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 26 Melville Street, Ryde, Isle Of Wight, PO332AN  
Proposal: LBC for internal and external alterations to include new door on front elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00621/16>

9. Application No: P/00641/16 Alt Ref: TCP/32656  
Parish(es): Ryde Ward(s): Ryde West  
Location: Little Sunnyside, Binstead Road, Ryde, Isle Of Wight, PO333NB  
Proposal: Proposed two storey rear extension and extension at first floor level to provide additional living accommodation; alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00641/16>

10. Application No: P/00658/16 Alt Ref: TCP/03608/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ  
Proposal: Demolition of conservatory, garage and utility; alterations; two storey side and single storey rear extension to form additional living accommodation; replacement raised roof to form accommodation at 2nd floor level to include dormers on front elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00658/16>

### **Press list 3rd June 2016**

11. Application No: P/00623/16 Alt Ref: TCP/25100/C  
Parish(es): Ryde Ward(s): Ryde East  
Location: 5 Marlborough Road, Ryde, Isle Of Wight, PO331AA  
Proposal: Proposed ground floor roof canopy on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00623/16>

12. Application No: P/00630/16 Alt Ref: TCP/32651  
Parish(es): Ryde Ward(s): Ryde South  
Location: 26 High Street, Oakfield, Ryde, Isle Of Wight, PO331EL  
Proposal: Proposed single storey side and rear extension to provide additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00630/16>

### **7. PLANNING REVISIONS**

None.

### **8. PLANNING APPEALS**

None

### **9. PLANNING DECISIONS**

#### **Week ending 13<sup>th</sup> May 2016**

Application No: P/00392/16  
Location: 61 Spencer Road, Ryde, Isle Of Wight, PO333AF  
Parish: Ryde Ward: Ryde North West  
Proposal: Demolition of shed; proposed two storey side extension to form additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00401/16  
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB  
Parish: Ryde Ward: Ryde North West  
Proposal: Extension at 1st floor level on rear elevation to form kitchen and to include balcony with storage space under (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00336/16  
Location: Unit 3B, Nicholson Road, Ryde, Isle Of Wight, PO331BE  
Parish: Ryde Ward: Ryde South  
Proposal: 2 x non-illuminated fascia signs on front and side elevations  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

### **Week ending 20<sup>th</sup> May 2016**

Application No: P/00369/16  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Parish: Ryde Ward: Ryde North West  
Proposal: Demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00370/16  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Parish: Ryde Ward: Ryde North West  
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  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00419/16  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Parish: Ryde Ward: Ryde North West  
Proposal: Replacement ATM (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00420/16  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for replacement ATM (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00356/16  
Location: 4 Prince Street, Ryde, Isle Of Wight, PO332SE  
Parish: Ryde Ward: Ryde South  
Proposal: Demolition of porch; proposed porch  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00224/16  
Location: 36 Swanmore Road, Ryde, Isle Of Wight, PO332TQ  
Parish: Ryde Ward: Ryde West  
Proposal: Demolition of store and WC; alterations and conversion of ground floor to form 2 flats  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council recommends approval of this application subject to the provision of adequate bin storage**

**Development shall not commence until details of the facilities to be provided for the storage of refuse have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the facilities have been provided in accordance with the approved details and the facilities shall thereafter be retained.**

#### **Week ending 27<sup>th</sup> May 2016**

Application No: P/00485/16  
Location: 35 Newnham Road, Ryde, Isle Of Wight, PO333TE  
Parish: Ryde Ward: Binstead & Fishbourne  
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  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application.**

Application No: P/00457/16  
Location: 1 Newnham Lane, Ryde, Isle Of Wight, PO334ED  
Parish: Ryde Ward: Binstead & Fishbourne  
Alterations; extension at 1st floor level to include replacement raised roof and dormers on front and rear elevations to form additional living accommodation.  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council objects to this application on the basis that the design of the additional living accommodation is not in accordance with the general pattern of development in this location and it is not considered that the proposal accords with policy DM2 of the Core Strategy.**

**The proposed raised roof and dormers would not conflict with the character of the area, as no.1 Newnham Lane is not along the same building line as other dwellings in the vicinity. The layout of the site does not align with the pattern of development in this location, therefore this dwelling is unique in the context of this area.**

Application No: P/00145/16

Location: Community Centre, St. Johns Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: Alterations and conversion of store to form residential unit

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council 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.**

Application No: P/00423/16

Location: 68 High Park Road, Ryde, Isle Of Wight, PO331BX

Parish: Ryde Ward: Ryde East

Proposal: Demolition of utility area; alterations; proposed single storey side/rear extension to form additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

Application No: P/00426/16

Location: 3 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU

Parish: Ryde Ward: Ryde East

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 (revised plan)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application subject to confirmation from officers that there are no issues relating to overlooking**

## **10. TREE DECISIONS**

1. Little Copsefield, Copsefield Drive, Ryde, Isle of Wight, PO33 3AR T1 Sycamore – Situated as detailed in the application to fell tree to near ground level Reason: To remove a dangerous tree.
2. 74 West Hill Road, Ryde, Isle of Wight, PO331LW T35 Holly, Cherry and Willow trees – Situated as detailed in the application to fell Reason: The three trees are dead and becoming dangerous. TP35 Sycamore – Situated as detailed in the application to raise the crown by the removal of four lower branches to enable better access beneath for good arboricultural practice
3. Treetops, Hazelmount Paddock, Binstead, Ryde, PO33 4HL T1 Oak – Situated as detailed in the application to fell to near ground level because the tree is in decline and its removal is thought necessary before it becomes a danger.
4. 32 Melville Street, Ryde, Isle of Wight, PO33 2AN T1 Horse Chestnut – Situated as detailed in the application to fell T2 Horse Chestnut – (Described in application as Lime) Situated as detailed in the application to fell to remove two dead trees overhanging the road.





Has now been granted and issued

**13. OPTIONS FOR THE HIGH STREET**

1. To provide an options report for the future of the High Street.

**14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 28<sup>th</sup> June 2016.