



**RYDE  
TOWN COUNCIL**

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

Email: [peter.griffiths@rydetowncouncil.gov.uk](mailto:peter.griffiths@rydetowncouncil.gov.uk)  
[chris.turvey@rydetowncouncil.gov.uk](mailto:chris.turvey@rydetowncouncil.gov.uk)

20<sup>th</sup> August 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 30<sup>th</sup> August 2016** at the Activity Room at the George Street Centre, George Street, Ryde commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Chris Turvey  
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 9<sup>th</sup> August 2016.

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

To update the Committee on actions taken.

- Request from developers on Rosemary's Vineyard for a meeting
- Licensed performers on Appley Park
- Ryde Town Hall
- Vectis Hall
- Land Rear or St.Johns Wood Road, Ryde

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

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 12<sup>th</sup> August 2016**

1. Application No: P/00866/16 Alt Ref: TCP/26502/M  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: Smallbrook Stadium, Ashey Road, Ryde, Isle Of Wight, PO334BH  
Proposal: Retention of portacabin used as changing rooms  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00866/16>

2. Application No: P/01035/16 Alt Ref: TCPL/32670/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: Alterations and conversion of ground floor to launderette and one residential unit (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01035/16>

3. Application No: P/01036/16 Alt Ref: LBC/32670/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: LBC for alterations and conversion of ground floor to launderette and one residential unit (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01036/16>

4. Application No: P/01033/16 Alt Ref: TCP/16532/Y  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to Clark Masts, 20 Ringwood Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed 2 terraces of 4 houses with associated parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01033/16>

5. Application No: P/01049/16 Alt Ref: TCP/04626/D  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: land adjoining 36, Newnham Road, Ryde, Isle Of Wight, PO33 3TE  
Proposal: Proposed dwelling and detached garage; formation of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01049/16>

#### **Week Commencing 19th August 2016**

6. Application No: P/01027/16 Alt Ref: TCP/06773/J  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Old Fire Station, Station Street, Ryde, Isle Of Wight, PO33 2QH  
Proposal: Alterations to front elevation and replacement signage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01027/16>

7. Application No: P/01045/16 Alt Ref: TCP/16532/Z  
Parish(es): Ryde Ward(s): Ryde West  
Location: Clark Masts & land adjacent Clark Masts, 18-20 Ringwood Road, Ryde, Isle Of Wight, PO333PA  
Proposal: Demolition of section of factory; proposed construction of detached building to provide replacement factory  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01045/16>

8. Application No: P/01094/16 Alt Ref: TCP/32769  
Parish(es): Ryde Ward(s): Ryde West  
Location: 19 Osborne Road, Ryde, Isle Of Wight, PO332TH  
Proposal: Demolition of porch; alterations; proposed single storey rear/side extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01094/16>

9. Application No: P/01098/16 Alt Ref: A/02125/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ  
Proposal: 1x externally illuminated fascia sign; 1x externally illuminated projecting sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01098/16>

#### **Week Commencing 26<sup>th</sup> August 2016**

10. Application No: P/01097/16 Alt Ref: TCP/05363/E  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ  
Proposal: Alterations and conversion of retail unit (A1) to betting office (sui generis) to include installation of satellite dish, aerial and 2 air conditioning units  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01097/16>

11. Application No: P/01101/16 Alt Ref: TCP/32778  
Parish(es): Ryde Ward(s): Ryde South  
Location: 48 Great Preston Road, Ryde, Isle Of Wight, PO331EF  
Proposal: Widening of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01101/16>

12. Application No: P/01135/16 Alt Ref: TCP/27555/C  
Parish(es): Ryde Ward(s): Ryde East  
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33  
Proposal: 2 detached dwellings with parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01135/16>

13. Application No: P/01136/16 Alt Ref: TCP/29837/D  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33  
Proposal: Detached house with parking and formation of vehicular access off Winston Close  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01136/16>

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week of 05<sup>th</sup> August 2016**

Application No: P/00763/16  
Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Single storey outbuilding attached to farmhouse to be used for domestic storage  
Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to these proposals**

Application No: P/00764/16  
Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE

Parish: Ryde Ward: Havenstreet, Ashey & Haylands  
Proposal: LBC for single storey outbuilding attached to farmhouse to be used for domestic storage  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals**

Application No: P/00680/16  
Location: Land to north of 9A, Northwood Drive, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North West  
Proposal: Proposed detached dwelling to provide annexed accommodation (Revised plans)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals on the basis that the annexed accommodation is tied to the main building and cannot be sold off as a separate unit.**

**The annexed accommodation within the site edged red on drawing number 2016/ND/11 Rev A hereby approved shall be retained in the same ownership as 9A Northwood Drive, Ryde, as identified within the site edged red on drawing number 2016/ND/11 Rev A and shall not be sold off separately from that property.**

**Week of 12th August 2016**

Application No: P/00827/16  
Location: 37 Marlborough Road, Ryde, Isle Of Wight, PO331AB  
Parish: Ryde Ward: Ryde East  
Proposal: Demolition of garage; proposed single storey side extension to form additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals.**

Application No: P/00839/16  
Location: 78 George Street, Ryde, Isle Of Wight, PO332JF  
Parish: Ryde Ward: Ryde North West  
Proposal: Alterations and conversion of dwelling to form 4 residential units  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application subject to the provision of adequate bin storage and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).**

**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.**

**Reason: To safeguard the amenities of the locality and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.**

## **Week of 19<sup>th</sup> August 2016**

Application No: P/00765/16

Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Lawful Development Certificate for alteration, extension and conversion of part of barn to a dwelling house

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to these proposals**

Application No: P/00873/16

Location: 42 Monterey Road, Ryde, Isle Of Wight, PO333JR

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Single storey side extension to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to these proposals**

## **10. TREE DECISIONS**

**Protection** Trees in Waterloo Crescent, Ryde, IW Tree Preservation Order 1981/25

**Location** 70 Hill Rise Avenue, Binstead, Isle of Wight

### **Consent for the following:**

T1 Oak – Situated as detailed in the application to fell.

**Reason:** The tree is in danger of collapsing onto the house

### **Conditions:**

It is a condition of this consent that a replacement tree is planted. This is to be to be an oak “Quercus robur” of at least half-standard size (as defined in British Standard 3936) to be planted in a location as may be agreed in writing by the Council

## **11. LICENSE APPLICATIONS**

**Street Furniture Application Highways Act 1980 Section 115E**

Application for: **Street Furniture Permit for The Castle, 164 High Street, Ryde**

## **12. LICENSE DECISIONS**

**None**

## **13. Transport Infrastructure Task Group**

To receive a report on the Island Transport Infrastructure Task Group and make a recommendation for a response to IWALC.

#### **14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **20<sup>th</sup> September 2016**