



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
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26<sup>th</sup> October 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 1<sup>st</sup> November 2016** at the **Town Council Offices at 10 Lind 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 11<sup>th</sup> October 2016.

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

To update the Committee on actions taken.

- **New Garages in Argyll Street**
- **Ryde Theatre**
- **Vectis Hall**

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

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 14<sup>th</sup>. October 2016**

1. Application No: P/01266/16 Alt Ref: TCP/32828

Parish(es): Ryde Ward(s): Ryde East

Location: 40 Marlborough Road, Ryde, Isle Of Wight, PO331AB

Proposal: Proposed single storey rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01266/16>

2. Application No: P/01300/16 Alt Ref: TCP/18098/F

Parish(es): Ryde Ward(s): Ryde South

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

Proposal: Demolition of dance school; proposed two storey block forming 5 flats to include parking and amenity area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/16>

3. Application No: P/01303/16 Alt Ref: TCP/30462/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: 124A High Street, Ryde, Isle Of Wight, PO332SU  
Proposal: Conversion of the ground floor of the property to a self-contained two bedroomed flat; replacement of perspex roofing and timber cladding to the rear of the property with a tiled roof containing two roof-lights and replacement timber cladding; removal of existing shop-front; installation of new window and door to front elevation.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01303/16>.

### **Week Commencing 21<sup>st</sup>. October 2016**

4. Application No: P/01307/16 Alt Ref: TCP/32842  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 3f, Rink Road Industrial Estate, Ryde, Isle Of Wight, PO332LT  
Proposal: Change of use from general industrial (Class B2) to outpatient haemodialysis treatment centre (Class D1)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01307/16>

5. Application No: P/01337/16 Alt Ref: TCP/02821/G  
Parish(es): Ryde Ward(s): Ryde South  
Location: 32 Great Preston Road, Ryde, Isle Of Wight, PO331EE  
Proposal: Proposed dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01337/16>

6. Application No: P/01359/16 Alt Ref: A/02562/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Alliance/Boots, Tower House Surgery, Rink Road, Ryde, Isle Of Wight, PO33  
Proposal: Freestanding totem sign and wall mounted fascia panel  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01359/16>

7. Application No: P/01355/16 Alt Ref: TCP/32839  
Parish(es): Ryde Ward(s): Ryde East  
Location: 71 High Park Road, Ryde, Isle Of Wight, PO331BX  
Proposal: Single storey side extension to create additional living accommodation; verandah on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01355/16>

### **Week Commencing 28<sup>th</sup> October 2016**

8. Application No: P/01357/16 Alt Ref: TCPL/05194/N  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 25 Nelson Street, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of existing rear extension and garage block; proposed two storey rear and side extension to create two additional units  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01357/16>

9. Application No: P/01358/16 Alt Ref: LBC/05194/M  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 25 Nelson Street, Ryde, Isle Of Wight, PO33  
Proposal: LBC for demolition of existing rear extension and garage block; proposed two storey rear and side extension to create two additional units  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01358/16>

10. Application No: P/01218/16 Alt Ref: TCP/30335/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: Rosemary Vineyard, Smallbrook Lane, Ryde, Isle Of Wight, PO33BE  
Proposal: Outline for proposed development of 197 dwellings and community building; formation of vehicular access (additional information submitted)(readadvertised)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01218/16>

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week of 7<sup>th</sup>. October 2016**

Application No: P/00944/16  
Location: Ryde Cinema and Bingo Hall, 2 Star Street, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
Proposal: Removal of 6 no antennae; installation of 6 no antennae; 2 no transmission dishes; ancillary development  
Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this proposal**

Application No: P/01027/16  
Location: The Old Fire Station, Station Street, Ryde, Isle Of Wight, PO33 2QH  
Parish: Ryde Ward: Ryde North West  
Proposal: Alterations to front elevation and replacement signage  
Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this proposal**

Application No: P/01154/16  
Location: 23 Union Road, Ryde, Isle Of Wight, PO33 2ER  
Parish: Ryde Ward: Ryde North West  
Proposal: Variation of condition 2 of P/01392/12 - TCP/18005/F to allow amendments to approved plans to include additional balcony at 2nd floor level on north elevation  
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01101/16  
Location: 48 Great Preston Road, Ryde, Isle Of Wight, PO331EF  
Parish: Ryde Ward: Ryde South  
Proposal: Widening of vehicular access  
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01098/16  
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ  
Parish: Ryde Ward: Ryde North West  
Proposal: 1x externally illuminated fascia sign; 1x externally illuminated projecting sign  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council considers that insufficient recognition has been given to this prominent location and its appearance in the Conservation Area. Whilst the use of the building will bring a redundant shop back into active use this is not considered to appropriately reflect the architectural heritage of this important street scene. Ryde Town Council considers that the applicant should remove the projecting sign from the application as this in no way detracts from people being able to find the betting shop. In addition it is recommended that a different material, such as wood, should be used to show that the operators understand their position on the entrance to the high street.**

## **Week of 14<sup>th</sup>. October 2016**

Application No: P/01135/16

Parish: Ryde Ward: Ryde East

Proposal: 2 detached dwellings with parking

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Registration Date: 18/08/2016

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposed vehicular access by virtue of the close proximity to the southern elevation of no. 91 Marlborough Road, would result in an unacceptable loss of amenity through noise and disturbance to windows serving habitable rooms thereby having a detrimental impact on the living conditions of occupants of that property contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the requirements of the National Planning Policy Framework.

**Ryde Town Council does not object to these proposals but considers that an appropriately worded condition is added to ensure that surface water runoff is reduced from the site to appropriately protect the adjoining allotment holders.**

Application No: P/01097/16

Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from retail unit (A1) to betting office (sui generis) to include installation of satellite dish, aerial and 2 air conditioning units, and alterations to existing shop front (revised plans) (revised description)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council considers that the applicant needs to amend their application to include details of a satisfactory area for waste provision.**

Application No: P/01094/16

Location: 19 Osborne Road, Ryde, Isle Of Wight, PO332TH

Parish: Ryde Ward: Ryde West

Proposal: Demolition of porch; alterations; proposed single storey rear/side extension to form additional living accommodation (revised plan)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to the principle of the extension on this site but does consider that the external appearance needs to be altered to ensure that the materials are in harmony with the host building and the surrounding area.**

## **Week of 21<sup>st</sup>. October 2016**

Application No: P/01204/16

Location: 267 Upton Road, Ryde, Isle Of Wight, PO333HX

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey extension on east elevation to form lounge

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this proposal**

Application No: P/01152/16

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Parish: Ryde Ward: Ryde North West

Proposal: Alterations to vehicular access to include barrier system and parking

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this proposal**

Application No: P/01104/16

Parish: Ryde Ward: Binstead & Fishbourne

Demolition of garage; proposed detached dwelling; formation of vehicular access (revised scheme)

Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1 The proposal, by reason of its position, size, design and external appearance would result in a visually intrusive and cramped development that would fail to integrate with its surroundings and would cause serious harm to the character and appearance of the area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

2 The proposal, by reason of its position, size and design would have a detrimental effect on the amenities of occupants of the existing dwelling (Tree Tops) and would fail to provide a good standard of amenity for future occupants of the proposed dwelling. As such the scheme would be contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

### **Ryde Town Council objects to this application so long as the comments of Island Roads are for refusal**

## 10. TREE DECISIONS

**TREE PRESERVATION ORDER TPO/2016/09  
LAND AT AND REAR OF 65 ASHEY ROAD, RYDE, ISLE OF WIGHT, PO33**

**TREE PRESERVATION ORDER TPO/2016/10  
LAND REAR 31 ST JOHNS WOOD ROAD, RYDE, ISLE OF  
WIGHT**

**Location: Marine Lodge, Appley Rise, Ryde, PO33 1LE**

Consent to the following:

Fell the bay tree detailed in the application, leaving a stump of one metre high to allow to re-grow into a manageable bush.

Pollard the holm oak tree detailed in the application back to previous pollard points.

Reason: The tree work is necessary to bring the trees back into a more manageable state.

**Location 10 Quarr Close, Binstead, Ryde PO33**

Consent for the following:

Consent to remove the fractured limb overhanging the road and pollard the remaining two stems to leave a strong framework for the future crown to grow from.

Reason: The tree work is necessary as part of the tree has become unstable and could collapse onto the road.

**Location 3 & 5 Belvedere Street, Ryde**

Consent to the following work:

Fell to near ground level the cypress, pear, Laburnum and Tamarisk as detailed in the application.

Pollard the Norway maple to the previous pollard points

Reason: It has been demonstrated that in the balance of probability the trees are causing subsidence to the property and as such need to be removed to resolve this problem.

## 11. LICENSE APPLICATIONS

Application for a new premises licence at 5 St Thomas Square, Ryde

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=051868&licencetype=Premises%20Licence&list=consultation\\_premises](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=051868&licencetype=Premises%20Licence&list=consultation_premises)

## 12. LICENSE DECISIONS

IOW - Street Trading Consent - Ref: 51715

Ryde Farmers Market

## 13. Land at rear of 31 St Johns Wood Road,

To discuss the application for an asset of community value order



**14. Consultation on proposal to remove Phone Box in Great Preston Road**

To discuss the proposal by BT to remove the phone box located on Great Preston Road. Response must be received by IW Council by 16 December 2016

**15. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **22<sup>nd</sup>. November 2016**