



**RYDE
TOWN COUNCIL**

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

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14th February 2017

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 21st February 2017** 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. All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey
Planning Clerk

PUBLIC QUESTION TIME

Prior to the Council meeting commencing there will be a public forum 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 31st. January 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **St Thomas's Church**
- **Public Meeting re Pedestrianisation**
- **Affordable Housing SPD**

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week Commencing 3rd. February 2017

1. 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 9 dwellings and 5 flats including formation of new vehicular access, parking and associated landscaping (revised scheme)(revised description)(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00417/16>

2. Application No: P/00023/17 Alt Ref: TCP/06916/H
Parish(es): Ryde Ward(s): Ryde North East
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD
Proposal: Internal and external alterations to a listed building; removal of existing garage; removal of rear parking area and reconstruction of boundary wall
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00023/17>

3. Application No: P/00024/17 Alt Ref: LBC/06916/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD
Proposal: LBC for Internal and external alterations to a listed building; removal of existing garage; removal of rear parking area and reconstruction of boundary wall
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00024/17>

4. Application No: P/00067/17 Alt Ref: TCP/20615/A
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: part OS parcel 4439, off, Smallbrook Lane, Ryde, Isle Of Wight, PO33
Proposal: Proposed alterations and conversion of pole barn to form residential dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00067/17>

5. Application No: P/00077/17 Alt Ref: TCP/21297/A
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS
Proposal: Proposed 2 storey rear extension with flat roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00077/17>

6. Application No: P/00080/17 Alt Ref: TCP/32936
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 14 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA
Proposal: Demolition of conservatory, garage and shed; proposed single storey rear extension; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00080/17>

Week Commencing 10th February 2017

7. Application No: P/00010/17 Alt Ref: LBC/01758/W
Parish(es): Ryde Ward(s): Ryde North West
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: Listed Building Consent for demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00010/17>

8. Application No: P/00027/17 Alt Ref: TCP/32951
Parish(es): Ryde Ward(s): Ryde North East
Location: Splash Park, Esplanade, Ryde, Isle Of Wight, PO33
Proposal: Proposed storage container modified to provide wc, baby changing facilities and a retail area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00027/17>

9. Application No: P/00081/17 Alt Ref: TCPL/01758/X
Parish(es): Ryde Ward(s): Ryde North West
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: Demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00081/17>

10. Application No: P/00089/17 Alt Ref: TCP/32943
Parish(es): Ryde Ward(s): Ryde North West
Location: 2 West Street, Ryde, Isle Of Wight, PO332NX
Proposal: Demolition of part of wall; alterations to vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00089/17>

11. Application No: P/00101/17 Alt Ref: TCP/32950
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield West, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Part two storey and part single storey extension to provide larger kitchen, additional living space and an additional bedroom with en-suite shower room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00101/17>

12. Application No: P/00107/17 Alt Ref: TCP/01361/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 1 Buckingham Close, Ryde, Isle Of Wight, PO332DP
Proposal: Demolition of single garage; proposed double garage
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00107/17>

Week Commencing 17th. February 2017

13. Application No: P/00108/17 Alt Ref: LBC/09429/U
Parish(es): Ryde Ward(s): Ryde North East
Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT
Proposal: LBC for demolition and reconstruction of a wall to restore to a safe condition and addition of doors to existing grade II listed building.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00108/17>

14. Application No: P/00116/17 Alt Ref: TCP/31464/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed skywalk and treehouse
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00116/17>

15. Application No: P/00118/17 Alt Ref: TCP/22772/C
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Haylands Farm, 34 Salters Road, Ryde, Isle Of Wight, PO333HU
Proposal: Alterations and conversion of house and office to form house of multiple occupation (HMO); proposed extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00118/17>

16. Application No: P/00114/17 Alt Ref: TCP/32954
Parish(es): Ryde Ward(s): Ryde East
Location: 4 High Park Road, Ryde, Isle Of Wight, PO331BP
Proposal: Proposed detached garage; driveway and vehicular access; removal of 2x chimneys on south elevation; relocation of shed
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00114/17>

7. PLANNING APPLICATION IN HAVENSTREET WARD

Application No: P/00126/17 Alt Ref: TCP/05008/B
Parish(es): Havenstreet & Ashley Ward(s): Havenstreet, Ashley & Haylands
Location: Land between 107 and 117, Newnham Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed development of 9 x dwellings to include parking; formation of vehicular accesses and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00126/17>

8. PLANNING REVISIONS

None.

9. PLANNING APPEALS

None

10. PLANNING DECISIONS

Week ending 27th January 2017

Application No: P/01585/16

Location: 119 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed detached dwelling with parking; formation of vehicular access (revised plans)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Week ending 3rd. February 2017

Application No: P/00889/16

Location: Ryde Pier, Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for alterations to pier to include proposed safety curbs

Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01586/16

Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ

Parish: Ryde Ward: Ryde North West

Proposal: Replacement of 1 x non illuminated fascia sign; 1 x non illuminated projecting sign; 2 x non illuminated hoarding signs and 1 vinyl poster

Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01587/16

Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ

Parish: Ryde Ward: Ryde North West

Proposal: LBC for replacement of 1 x non illuminated fascia sign; 1 x non illuminated projecting sign; 2 x non illuminated hoarding signs and 1 vinyl poster

Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01644/16

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

Parish: Ryde Ward: Ryde North West

Proposal: Proposed drum room
Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01615/16

Location: 125 & 126, High Street, Ryde, Isle Of Wight, PO332SU
Parish: Ryde Ward: Ryde West
Proposal: Variation of condition no 4 on P/01393/12 - TCP/00677/K to allow alterations to opening hours
Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01623/16

Location: 23 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Proposed single/two storey rear extension (revised plan)
Decision: Granted Plan Permission (or issue Cert)

RESOLVED- Ryde Town Council did not object to this proposal

Application No: P/01580/16

Location: Little Copsefield, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Parish: Ryde Ward: Ryde North West
Proposal: Demolition of existing bungalow and replacement with a single storey house with two rooms in the roofspace
Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council was disappointed in the lack of imagination in the architects use of natural materials in respect of this application.

Week Ending 10th February

11. TREE DECISIONS

**THE PITTS, PITTS LANE, BINSTEAD,
RYDE TREE PRESERVATION ORDER, TPO/2017/01**

No person shall

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority.

**Protection Trees in 1988/30 Tree Preservation Order
Location 24 Pound Mead, Ryde PO33 3HH**

Consent to carry out the work requested to the trees detailed in the application.
Reason: The work requested is considered necessary to ensure the trees are made safe and not become a nuisance.

Protection Trees in Ryde Conservation Area

Location o/s 29 Dover Street, Ryde, Isle of Wight, PO33 2AG

Consent to fell the hawthorn tree detailed in the application to near ground level.

Reason: The tree has to be removed as it is dead and will be replaced with a healthy tree.

12. LICENSE APPLICATIONS

None

13. LICENSE DECISIONS

None

14. Delegated powers

To consider the issuing of delegated powers to the planning clerks during the period from 27th March 2017 until the election of a new planning committee.

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **14th. March 2017**