



**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)

7<sup>th</sup> March 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 14<sup>th</sup> March 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 21<sup>st</sup>. February 2017.

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

To update the Committee on actions taken.

- **St Thomas's Church**
- **Pedestrianisation Update**
- **Westridge farm**
- **Ryde Theatre Aerial and clock**
- **Fencing on Seafront**
- **Housing Numbers**

## **5. MEMBERS' QUESTIONS**

To receive any questions from members.

## **6. PLANNING APPLICATIONS**

### **Week Commencing 24<sup>th</sup>.February 2017**

1. Application No: P/00144/17 Alt Ref: TCP/22682/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: 2 Pellhurst Road, Ryde, Isle Of Wight, PO333BN  
Proposal: Front extension in the form of a bay window to ground and first floor  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00144/17>

2. Application No: P/00164/17 Alt Ref: TCP/32965  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33  
Proposal: Outline development for 57 homes (17 open market houses, 20 open market flats, 20 sheltered accommodation units)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00164/17>

3. Application No: P/00176/17 Alt Ref: A/02669  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Golf Club, Binstead Road, Ryde, Isle Of Wight, PO333NF  
Proposal: 2 x externally illuminated advertising hoardings  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/17>

## **Week Commencing 3<sup>rd</sup>. March 2017**

4. Application No: P/00174/17 Alt Ref: TCP/07433/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 73 Ashley Road, Ryde, Isle Of Wight, PO332UZ  
Proposal: Conversion of garage to form 2 bedrooms to include replacement roof  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00174/17>
5. Application No: P/00199/17 Alt Ref: TCPL/32972/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Wilsons Electrical I O W, 50 Union Street, Ryde, Isle Of Wight, PO332LF  
Proposal: Additional use class to include element of A3 (currently A1) and removal of an internal stud wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00199/17>
6. Application No: P/00200/17 Alt Ref: LBC/32972  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Wilsons Electrical I O W, 50 Union Street, Ryde, Isle Of Wight, PO332LF  
Proposal: LBC for additional use class to include element of A3 (currently A1) and removal of an internal stud wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00200/17>
7. Application No: P/00179/17 Alt Ref: TCP/28220/A  
Parish(es): Ryde Ward(s): Ryde South  
Location: Farnsworth Newsagents, 96 High Street, Ryde, Isle Of Wight, PO332SZ  
Proposal: Conversion of shop and dwelling into 6 no. flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00179/17>
8. Application No: P/00198/17 Alt Ref: TCP/32975  
Parish(es): Ryde Ward(s): Ryde East  
Location: Orchard House, Bullen Road, Ryde, Isle Of Wight, PO331AU  
Proposal: Proposed detached garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00198/17>
9. Application No: P/00202/17 Alt Ref: TCP/32968  
Parish(es): Ryde Ward(s): Ryde South  
Location: 52 Well Street, Ryde, Isle Of Wight, PO332RZ  
Proposal: Proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00202/17>
10. Application No: P/00224/17 Alt Ref: TCP/32986  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 49a George Street, Ryde, Isle Of Wight, PO332EN  
Proposal: Demolition of existing two storey dwelling; replacement with single storey dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00224/17>

11. Application No: P/00203/17 Alt Ref: LBC/31495/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Proposal: Revised window on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00203/17>

**Week Commencing 10<sup>th</sup>. March 2017**

12. Application No: P/00255/17 Alt Ref: TCP/18098/G  
Parish(es): Ryde Ward(s): Ryde South  
Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA  
Proposal: Demolition of the former dance school; proposed two storey building containing 2 no. 2 bedroom and 3 no. 1 bedroom self contained flats with five car parking spaces and amenity area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00255/17>

13. Application No: P/00215/17 Alt Ref: TCP/18881/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ  
Proposal: Change of use from Sui Generis (council storage & distribution depot) to B8 (storage & distribution) including the siting of up to 50 containers.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00215/17>

14. Application No: P/00270/17 Alt Ref: TCP/30491/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN  
Proposal: Proposed two storey extension at 1st floor level  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00270/17>

15. Application No: P/00275/17 Alt Ref: TCP/19067/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 21 John Street, Ryde, Isle Of Wight, PO332PY  
Proposal: Creation of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00275/17>

**8. PLANNING REVISIONS**

None.

**9. PLANNING APPEALS**

None

**10. PLANNING DECISIONS**

**Week ending 17<sup>th</sup>. February 2017**

**Application No: P/01670/16**

Location: 92B West Street, Ryde, Isle Of Wight, PO332NN

Parish: Ryde Ward: Ryde North West

Proposal: Proposed open sided lean to canopy/ car port

Decision: Granted Plan Permission (or issue Cert)

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

## **Week ending 24<sup>th</sup>. February 2017**

### **Application No: P/01592/16**

Location: land between, 113 and 115, High Park Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed detached house with parking; formation of new vehicular and pedestrian access

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council did not object to this application**

### **Application No: P/01562/16**

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access (revised scheme)

Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The proposed detached dwelling would represent an overdevelopment of this site resulting in a lack of suitable amenity space for both the host dwelling and proposed dwelling. This would result in unacceptable living conditions for prospective occupiers and existing occupants of no. 33. In addition, the dwelling would appear cramped within the plot and at odds with the established spatial arrangement of properties and would therefore be out of character with the prevailing pattern of development in the surrounding area. Therefore the development would be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

**Ryde Town Council objected to this proposal on the grounds that it fails to meet planning policy DM2 design and character. In addition should the proposal be granted the conditions as set out by the Tree Team should be attached to the permission.**

## **Week Ending 3<sup>rd</sup>. March 2017**

### **Application No: P/00080/17**

Location: 14 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of conservatory, garage and shed; proposed single storey rear extension; alterations

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council did not object to this application**

### **Application No: P/01181/14**

Location: 5 St. Thomas Street, Ryde, Isle Of Wight, PO33 2LZ

Parish: Ryde Ward: Ryde North West

Proposal: Retention and completion of internal alterations to alter the arrangement/layout of the existing flats

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application subject to the comment of the conservation officer**

**Application No: P/01182/14**

Location: 5 St. Thomas Street, Ryde, Isle Of Wight, PO33 2LZ

Parish: Ryde Ward: Ryde North West

Proposal: LBC for retention and completion of internal alterations to alter the arrangement/layout of the existing flats

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application subject to the comment of the conservation officer**

**11. TREE DECISIONS**

**None**

**12. LICENSE APPLICATIONS**

**Street Trading – (Renewal)  
for Land at Quay Road, Ryde (27 August 2017)**

**13. LICENSE DECISIONS**

**None**

**14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **4<sup>th</sup>. April 2017**  
**(Members are reminded that this and future meetings until 6<sup>th</sup> June will be conducted under Purdah regulations)**