



**RYDE
TOWN COUNCIL**

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

Email: peter.griffiths@rydetowncouncil.gov.uk
chris.turvey@rydetowncouncil.gov.uk

18th April 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 25th. April 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

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 4th. April 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Vectis Hall
- Brownfield Land Register
- New Planning Committee Training

5. PLANNING APPLICATIONS

Week Commencing 7th. April 2017

1. Application No: P/00096/17 Alt Ref: TCP/27477/E
Parish(es): Ryde Ward(s): Ryde North East
Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN
Proposal: Variation of condition 2 on P/01165/15 - TCP/27477/D to allow alterations to approved external elevations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00096/17>

2. Application No: P/00152/17 Alt Ref: TCP/33035
Parish(es): Ryde Ward(s): Ryde North East
Location: Oakleigh Court, East Hill Road, Ryde, Isle Of Wight, PO33 1PL
Proposal: Proposed replacement windows on entire building with UPVC; 2 no. main entrance doors replaced with UPVC
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00152/17>

3. Application No: P/00389/17 Alt Ref: TCP/18404/W
Parish(es): Ryde Ward(s): Ryde North East
Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA
Proposal: Proposed extension to existing ice cream kiosk
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00389/17>

Week Commencing 13th. April 2017

4. Application No: P/00403/17 Alt Ref: TCP/08274/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 Northwood Drive, Ryde, Isle Of Wight, PO333AQ

Proposal: Demolition of garage; proposed two storey side extension including garage, utility and hobby room on ground floor; en-suite bedroom at first floor; additional vehicular access and extended driveway

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00403/17>

Week Commencing 21st. April 2017

5. Application No: P/00449/17 Alt Ref: TCP/07015/L

Parish(es): Ryde Ward(s): Ryde North West

Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS

Proposal: Proposed 2 flats at ground floor level (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00449/17>

6. Application No: P/00423/17 Alt Ref: TCP/23455/A

Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands

Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN

Proposal: Demolition of extension; alterations to no. 87; proposed end of terrace dwelling with parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00423/17>

7. Application No: P/00411/17 Alt Ref: TCPL/21139/F

Parish(es): Ryde Ward(s): Ryde North West

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: Detached garage; replacement timber gates

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00411/17>

8. Application No: P/00412/17 Alt Ref: LBC/21139/E

Parish(es): Ryde Ward(s): Ryde North West

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: LBC for internal alterations; replacement timber gates

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00412/17>

6. PLANNING REVISIONS

None.

7. PLANNING APPEALS

Application No: P/01300/16 Planning Inspectorate Ref: APP/P2114/W/17/3169973

Parish(es): Ryde Ward: 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

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=31855>

8. PLANNING DECISIONS

Week ending 31st. March 2017

Application No: P/00198/17

Location: Orchard House, Bullen Road, Ryde, Isle Of Wight, PO331AU

Parish: Ryde Ward: Ryde East

Proposal: Proposed detached garage
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00010/17

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Parish: Ryde Ward: Ryde North West
Proposal: Listed Building Consent for demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council welcomed the development as outlined in this proposal

Application No: P/00081/17

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Parish: Ryde Ward: Ryde North West
Proposal: Demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council welcomed the development as outlined in this proposal

Application No: P/00089/17

Location: 2 West Street, Ryde, Isle Of Wight, PO332NX
Parish: Ryde Ward: Ryde North West
Proposal: Demolition of part of wall; alterations to vehicular access
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00101/17

Location: Copsefield West, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Parish: Ryde Ward: Ryde North West
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
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00176/17

Parish: Ryde Ward: Ryde North West
Location: Ryde Golf Club, Binstead Road, Ryde, Isle Of Wight, PO333NF
Proposal: 2 x externally illuminated advertising hoardings
Decision: Refuse Plan Perm (or not issue Cert)
Reasons: The proposed advertisements, because of their position and size, would be intrusive and visually prominent additions to the street scene which would appear incongruous and would be out of character with this area. By virtue of the residential nature of the surrounding area, including the general lack of advertisements, the signs proposed would represent an unnecessary form of clutter within the street scene. The proposal is therefore contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council objected to this proposal on the grounds that the signs will detract from the character of the area in accordance with the principles of DM2. The signs are of such a size and nature that they do not respect the area and would be more appropriate in a town centre urban location.

Week ending 7th. April 2017

Application No: P/00116/17

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed skywalk and treehouse

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

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal, by reason of its siting within the designated woodland and in proximity to the ancient semi-natural woodland, would result in direct and in-direct impacts on trees, to the detriment of the woodland and its designation. The proposal would also result in the introduction of built form into the wooded environment which would be contrary to the established landscape character at this point, which would be contrary to the site, the designated woodland, and the wider landscape character which is identified as being an Area of Outstanding Natural Beauty . The proposals would also increase the potential for future pressure on the woodland, and ancient semi-natural woodland. As such, the proposals would be contrary to policies SP5 (Environment), DM2 (Design Quality) and DM12 (Landscape, Seascape, Biodiversity & Geodiversity) of the Island Plan, as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph 118

The application contains insufficient information relating to the assessment of impacts upon ecological features and species (in particular bats) that would result from the development, as such, the proposals fail to have sufficient regard to the protection of features and species of ecological importance and are therefore considered contrary to policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity & Geodiversity) of the Island Plan, as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph 118.

Ryde Town Council did not object to this proposal

Application No: P/00189/17

Location: 11 Victoria Crescent, Ryde, Isle Of Wight, PO331DQ

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed outbuildings to form workshop, office, cleaning and storage areas

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposed outbuildings would fail to comply with Schedule 2 Part 1 Class E by virtue of the intended use and would therefore require planning permission in this instance.

Week Ending 14th. April 2017

Application No: P/00202/17

Location: 52 Well Street, Ryde, Isle Of Wight, PO332RZ

Parish: Ryde Ward: Ryde South

Proposal: Proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00301/17

Location: 6 Well Street, Ryde, Isle Of Wight, PO332SQ

Parish: Ryde Ward: Ryde South

Proposal: Proposed single storey rear/side extension to existing dwelling & rear garden room

Ryde Town Council did not object to this proposal

Application No: P/00302/17

Location: 6 Coach House Lane, Ryde, Isle Of Wight, PO333LU

Parish: Ryde Ward: Ryde West

Proposal: Lawful Development Certificate for proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

9. TREE DECISIONS

Protection Trees Ryde Conservation Area

Location Ryde School, 7 Queens Road, Ryde PO33 3BE

No objection to the following:

Sycamore tree as detailed in the application is to be felled to near ground level.

Holly as detailed in the application is to be felled to near ground level.

Bay tree as detailed in the application is to have the cankered stem removed.

Reason: The work is necessary to remove dangerous tree.

Application reference no: TW-0095-17 TPO/1994/16 W1

58 Westhill Road, Ryde PO33 1LW

Consent to the following: Lift the crown by the removal of the 4 lowest limbs and a stump. The remaining crown can be lifted to give a clearance of 4m.

The crown of the tree can be reduced back from the property to a distance of 2 metres from the gutter line.

Reason: The work is necessary to prevent the tree becoming a nuisance.

Protection Trees in 2008/24 Tree Preservation Order

Location St John's Farm Cottage, 14 Marlborough Road, Ryde.

Consent for the following:

Consent to carry out the work to the tree detailed in the application.

Reason: The work will prevent the tree becoming a nuisance and improve its general form.

Protection Trees in Ryde Conservation Area

Location Copsefield Cottage, Copsefield Drive, Ryde PO33 3AR

No objection to the following:

To fell the Portuguese laurel to near ground level.

Reason: The tree is in decline and will become a danger to the surrounding area.

Protection Trees in Ryde Conservation Area

Location 39 Spencer Road, Ryde, Isle of Wight, PO33 3AD

No objection to the following:

To repollard the 4 trees as detailed in the application.

Reason: The work will continue past management.

10. LICENSE APPLICATIONS

11. LICENSE DECISIONS

12. DATE OF NEXT MEETINGS

Planning Committee Training will be held on the
Planning Committee Meeting to discuss Ryde School Application
Scheduled Planning Committee meeting

16th. May 2017
19th. May 2017
6th. June 2017