



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

1st. August 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 8th. August 2017** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** 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

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 meetings held on 18th July 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- CCTV in Ryde
- New aerial to service Shop Watch etc.
- Highways Communities Fund

5. MEMBERS QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week Commencing 21st. July 2017

1. Application No: P/00810/17 Alt Ref: TCPL/02333/B
Parish(es): Ryde Ward(s): Ryde East
Location: 14 Marlborough Road, Ryde, Isle Of Wight, PO331AA
Proposal: Single storey side extension and internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00810/17>

2. Application No: P/00811/17 Alt Ref: LBC/02333/A
Parish(es): Ryde Ward(s): Ryde East
Location: 14 Marlborough Road, Ryde, Isle Of Wight, PO331AA
Proposal: LBC for single storey side extension and internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00811/17>

Week Commencing 28th. July 2017

3. Application No: P/00849/17 Alt Ref: TCP/13945/D
Parish(es): Ryde Ward(s): Ryde North East

Location: Simeon Street Recreation Ground, Simeon Street, Ryde, Isle Of Wight, PO33

Proposal: Installation of sheet piled wall along northern, eastern and southern boundaries of recreation ground; erection of timber fencing along eastern boundary of recreation ground; installation of flood gates (3 within recreation ground and 1 north of Monktonmead Brook); construction of flood wall along Mary Mead Close and a sheet piled wall along the eastern boundary of the river (Monktonmead Brook) between Rink Road and Park Road; associated landscaping and drainage works, to include localised re profiling of recreation ground.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00849/17>

4. Application No: P/00850/17 Alt Ref: TCP/29340/B

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

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

Proposal: Removal of existing culvert and outfall; re-routing of culvert and outfall by means of buried sheet piled wall and concrete culvert sections; existing breakwater to be dismantled and reinstated locally to allow construction of new culvert and energy dissipater; new scour protection

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00850/17>

5. Application No: P/00854/17 Alt Ref: TCP/28303/E

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

Location: land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33

Proposal: Variation of condition 2 on P/01254/14 to allow variation to parking/turning area and external alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00854/17>

6. Application No: P/00679/17 Alt Ref: TCP/22270/F

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

Location: Ryde Methodist Church, Garfield Road, Ryde, Isle Of Wight, PO332PT

Proposal: Proposed conservatory

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00679/17>

7. Application No: P/00764/17 Alt Ref: TCP/05568/F

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

Location: 122 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Proposal: Change of use of managers accommodation to reception and offices

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00764/17>

Week Commencing 4th. August 2017

8. Application No: P/00894/17 Alt Ref: TCP/19067/E

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

Location: 21 John Street, Ryde, Isle Of Wight, PO332PY

Proposal: Retention of vehicular access and construction of boundary walling (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00894/17>

9. Application No: P/00886/17 Alt Ref: LBC/33056/B

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

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ

Proposal: Listed Building Consent for renovation and new access to existing roof terrace (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00886/17>

10. Application No: P/00885/17 Alt Ref: TCPL/33056/C

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

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ

Proposal: Renovation and new access to existing roof terrace (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00885/17>

11. Application No: P/00859/17 Alt Ref: TCP/04615/G

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

Location: 71 Union Street, Ryde, Isle Of Wight, PO332LN

Proposal: Change of use from A1 (shop use) to A3

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00859/17>

12. Application No: P/00892/17 Alt Ref: TCP/33169

Parish(es): Ryde Ward(s): Binstead & Fishbourne

Location: 9 The Mall, Ryde, Isle Of Wight, PO333SF

Proposal: Proposed extension forming cloakroom and entrance hall together with ramp

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00892/17>

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 14th. July 2017

Application No: P/00453/17

Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR

Parish: Ryde Ward: Ryde East

Proposal: Retention and completion of conversion and extension of outbuilding to form on site staff accommodation

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00466/17

Location: 54 The Strand, Ryde, Isle Of Wight, PO331JD

Parish: Ryde Ward: Ryde North East

Proposal: LBC for demolition of steel staircase and alteration to balcony to rear of property and internal basement wall; proposed internal basement to reconnect lower ground floor to main house; new bi-fold door and reinstate door in rear extension; full damp treatment

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00585/17

Parish: Ryde Ward: Ryde East

Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Proposal: Demolition of garage and shed; 2 detached dwellings with parking (revised plan)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1. By virtue of its location and layout, the proposal would result in an intrusive and cramped form of development that would be contrary to and out of character with the established spatial pattern of properties within this area. As such, it is considered that this form of development on non-previously developed land would not enhance the character and context of the area and would therefore not constitute appropriate land for development as required by policy SP1 (Spatial Strategy) whilst also being contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as being in conflict with the principles of good design and sustainable development as required by the National Planning Policy Framework.

2. The proposed development would lead to an increased use of the existing vehicular access serving the site from Marlborough Road that is substandard in respect of visibility when exiting and viewing to the site. Furthermore, the proposed vehicular access to serve the existing dwelling would also be substandard in respect of visibility when exiting and viewing from the south. These use of these substandard accesses would add unduly to the hazards of highway users and would therefore be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

3. The proposal would result in a reduction to onsite parking provision for the existing dwellinghouse (currently known as number 123 Marlborough Road) which would be reduced to a level falling below the standards set out in Appendix 1 of the Council's Guidelines for Parking Provision as Part of New Developments and would therefore be contrary to policy DM17 (Sustainable Travel) of the Island Plan Core Strategy and this Supplementary Planning Document.

Week ending 21st. July 2017

Application No: P/00498/17

Location: 185 High Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Change of use of 1st and 2nd floors from offices (B1) to 4 x flats (C3)

Decision: Granted Plan Permission (or issue Cert)

Week Ending 28th. July 2017

Application No: P/00488/17

Location: 8 Quarr Close, Ryde, Isle Of Wight, PO334EN

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of dwelling; proposed replacement dwelling (revised plans) (Tree Report received)

Decision: Granted Plan Permission (or issue Cert)

10. TREE DECISIONS

Protection Trees in TPO/1974/1 (A1)Tree Preservation Order

Location 2 Evergreen, Ampthill Road, Ryde

Refusal for the following:

The holm oak that is the subject of this application is important to the street scene and considered to be of high amenity. The proposed pollarding will detract from these factors considerably. It is felt that the issues raised in the application can be addressed through less drastic means that would not be as detrimental to the amenity and potentially its health. For this reason the council cannot justify giving consent to the work proposed at this time.

Allowance of Lesser Works

Whilst on site it was seen that the tree was large and could be reduced away from the house. For this reason it is considered that the tree could be reduced by 15 to 20% of its canopy size (this being 1 to 1.5 metres from tips). All reductions being to strong growth points at least one third the diameter of the adjacent pruning point.

Protection Trees in Ryde St Johns Conservation Area

Location Flat 2, 1 Alexandra Road, Ryde, Isle of Wight, PO33 1LT

No objection to the following:

To fell the ash tree detailed in the application and reduce the bay as requested.

Reason: The work is necessary as general management of the trees in the garden.

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. Definitive Solent Recreation Mitigation Strategy Consultation.

To discuss the contents of the the consultation and decide whether any comments are appropriate.

14. Regeneration in Ryde.

To discuss the possibility of arranging a meeting with the IW Council's regeneration team focusing on the two regeneration projects in Ryde.

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **29th August 2017.**