



**RYDE  
TOWN COUNCIL**

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

Email: [chris.turvey@rydetowncouncil.gov.uk](mailto:chris.turvey@rydetowncouncil.gov.uk)

3<sup>rd</sup>. October 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 10<sup>th</sup>. October 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. PROPOSED ENGINEERING WORKS BY SOUTHERN WATER**

To receive information from officers from Southern Water regarding a proposed engineering scheme between Ashley Road and West Street

### **4. MINUTES**

To take as read and confirm as accurate the minutes of the meetings held on 19<sup>th</sup> September 2017.

### **5. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- Sale of IW Council owned property
- Arthur Street Parking and 20mph zone
- Flood prevention works at Simeon Street and Ryde Beach
- Ryde Theatre

### **6. MEMBERS QUESTIONS**

To receive any questions from members.

### **7. PLANNING APPLICATIONS**

#### **Week Commencing 22<sup>nd</sup> September 2017**

1. Application No: P/01082/17 Alt Ref: TCP/31464/C  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334EL  
Proposal: Proposed Skywalk and Treehouse (Revised Application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01082/17>

## **Week Commencing 29<sup>th</sup> September 2017**

2. Application No: P/01103/17 Alt Ref: TCP/22270/G  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Methodist Church, Garfield Road, Ryde, Isle Of Wight, PO332PT  
Proposal: Proposed ramp access into church (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01103/17>
3. Application No: P/01080/17 Alt Ref: TCP/32125/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL  
Proposal: Proposed replacement dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01080/17>
4. Application No: P/01122/17 Alt Ref: TCP/33210  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 92 Binstead Lodge Road, Ryde, Isle Of Wight, PO333UD  
Proposal: Proposed single storey extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01122/17>

## **Week Commencing 6<sup>th</sup> October 2017**

5. Application No: P/01136/17 Alt Ref: TCP/28960/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 1a, West Place, Ryde, Isle Of Wight, PO332QL  
Proposal: Variation of conditions 3 & 8 on P/00540/08 - TCP/28960 to allow provision of 4 no. parking spaces; removal of pre-commencement conditions 2, 4, 5 & 7  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01136/17>
6. Application No: P/01142/17 Alt Ref: TCP/33222  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Buckland Cottage, Spencer Road, Ryde, Isle Of Wight, PO333AH  
Proposal: Demolition of workshop, greenhouse and utility; alterations; proposed two storey extension and extension at 1st floor level  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01142/17>
7. Application No: P/01155/17 Alt Ref: TCP/28041/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 13 Binstead Lodge Road, Ryde, Isle Of Wight, PO333SG  
Proposal: Proposed fence to rear boundary, retention of patio and associated ground works to rear garden.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01155/17>
8. Application No: P/01156/17 Alt Ref: TCP/32541/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN  
Proposal: Variation of conditions 2 & 10 on P/00158/16 to allow alterations to proposed footpath and access road  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01156/17>

9. Application No: P/01165/17 Alt Ref: TCP/04121/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF  
Proposal: Demolition of existing garage proposed replacement garage  
Incorporating Hobby Room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01165/17>

**8. PLANNING REVISIONS**

**None**

**9. PLANNING APPEALS**

**None**

**10. PLANNING DECISIONS**

**Week ending 15<sup>th</sup> September 2017**

**Application No: P/00859/17**

Location: 71 Union Street, Ryde, Isle Of Wight, PO332LN  
Parish: Ryde Ward: Ryde North West  
Proposal: Change of use from A1 (shop use) to A3  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00885/17**

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Parish: Ryde Ward: Ryde North West  
Proposal: Renovation and new access to existing roof terrace (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not comment on this proposal**

**Application No: P/00886/17**

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Parish: Ryde Ward: Ryde North West  
Proposal: Listed Building Consent for renovation and new access to existing roof terrace (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not comment on this proposal**

**Week ending 22<sup>nd</sup> September 2017**

**Application No: P/01556/16**

Location: Haylands Manor, Corbett Road, Ryde, Isle Of Wight, PO333LF  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Proposed construction of detached swimming pool building and

detached car port (revised location of car port)(readvertised)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal subject to the comments of the tree team**

**Application No: P/00976/17**

Location: Falmouth, 129 West Hill Road, Ryde, Isle Of Wight, PO331LW  
Parish: Ryde Ward: Ryde East  
Proposal: Demolition of extension; proposed single storey extension on rear elevation; alterations  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00906/17**

Location: Rose Cottage, 43 George Street, Ryde, Isle Of Wight, PO332EW  
Parish: Ryde Ward: Ryde North East  
Proposal: Detached timber clad garden room  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00975/17**

Location: 34 Monkton Street, Ryde, Isle Of Wight, PO332BB  
Parish: Ryde Ward: Ryde North East  
Proposal: Proposed vehicle hardstanding  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00943/17**

Location: 2 Atlantis Court, Nicholson Road, Ryde, Isle Of Wight, PO33 1BF  
Parish: Ryde Ward: Ryde South  
Proposal: Continued use of building for storage and hire of plant and equipment  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00944/17**

Location: 2 Atlantis Court, Nicholson Road, Ryde, Isle Of Wight, PO33 1BF  
Parish: Ryde Ward: Ryde South  
Proposal: Advertisement consent for external wall mounted sign.  
Decision: Granted Plan Permission (or issue Cert)

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

## **Week ending 29<sup>th</sup> September 2017**

### **Application No: P/00729/17**

Location: 8 Hope Road, Ryde, Isle Of Wight, PO331AG

Parish: Ryde Ward: Ryde East

Proposal: Variation of condition 2 on P/01377/16 - TCP/15929/D to allow an alternative design to accommodate a rear extension (revised plan and description)

Decision: Granted Plan Permission (or issue Cert)

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

### **Application No: P/00900/17**

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey extension

Location: Appley Beach Cafe, Appley Lane, Ryde, Isle Of Wight, PO331ND

Decision: Refuse Plan Perm (or not issue Cert)

### **Reason**

*The proposed development would result in the removal of a high amenity grade 'B' tree without appropriate mitigation or justification. Furthermore, insufficient information has been submitted to evidence that the impact of the development on the tree to be retained would be acceptable. The application therefore fails to comply with the requirements of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.*

**Ryde Town Council objected to this application on the grounds that the tree which is to be removed is a valuable tree in that location and there is no mitigation for its removal. In addition the proposed increase in kitchen and retail space within the proposed scheme does not include any increase in toilet facilities.**

## **11. TREE DECISIONS**

**Protection** Trees in Tree Preservation Order TPO/1988/8 G1

**Location** Tee Time, Stone Pitts Close, Ryde, Isle of Wight, PO33 3NH

### **Consent for the following:**

To fell and remove the two dead sycamore trees detail in the application.

## **12. LICENSE APPLICATIONS**

**None**

## **13. LICENSE DECISIONS**

**None**

**14. DOG BINS**

To discuss whether the Committee agrees that the clerks should continue working on a report that will explore the options open to RTC. (this will need to include costs and an outline set of criteria by which, if approved, decision making could take place.)

**15. RYDE REGENERATION SCHEME**

Initial discussions regarding the proposals meeting on the 17<sup>th</sup> October regarding Nicholson Road and Ryde Esplanade

**16. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **31<sup>st</sup> October 2017**.