



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

17th January 2018

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 23rd January 2018** 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 12th December 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Monktonmeade Brooke Outfall
- Ryde Town Hall Electricity
- Pedestrianisation of Ryde High Street

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 15th December 2017

1. Application No: P/01460/17 Alt Ref: TCP/27471/T
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE
Proposal: Construction of boarding house and netball courts in association with school and associate landscaping works, to include improved access for emergency and refuse vehicles (revised scheme).
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01460/17>

RESOLVED UNDER DELEGATED POWERS – Ryde Town Council objects to this revised proposal and considers that the application does not address the objections formally submitted in response to the original scheme (P/00319/17). See below list of objections previously submitted.

1. Policy DM11 of the Core Strategy confirms that in relation to the Conservation Area that applications must be informed by sufficient evidence

to reveal impacts upon the significance of the heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document. In this case the Conservation Area appraisal for this area confirms that the defined special interest that needs to be assessed is "This is a pleasant, quiet area, with some fine examples of early to mid 19th century detached villas, set within spacious gardens facing the sea. The style of architecture is mixed: white painted stucco is common but local stone and brick is also present. The original street pattern remains and through traffic is restricted, giving the area an almost semi-rural feel, assisted by the presence of stone boundary walls and hedges." However, the application is not supported by sufficient justification (including a Landscape Visual Impact Assessment) that sufficiently demonstrates the harm to the defined interest of the conservation area and the proposed development's impact on this area. It is the opinion of RTC that a building of this scale and mass in this location is likely in isolation to cause significant harm to the defined interest and therefore on this basis recommends refusal.

2. The application by reason of scale, mass and location, with its height being significantly higher than other buildings in this location creates an over dominance within this area and therefore does not conform with policy DM2 which confirms that applications must "Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas"

3. The application proposes a significant development to the rear of residential premises and no consideration has been given to appropriately screening the site from its adjoining neighbours. However, even with this screening RTC's planning committee consider that the scale and mass represents an over dominance and therefore does not complement the character of the surrounding area in accordance with policy DM2.

4. The materials proposed for this site are considered by the Town Council to be out of character with the surrounding uses due to their scale and mass. Insufficient consideration has been given to the scale of proposed use within this area and how any proposal could be broken up visually to reduce the impact of a large 'block' of materials and its impact on the conservation area.

5. The application is not covered by sufficient detail in relation to surface water runoff from the site and is not accompanied by relevant calculations in relation to the hard court surfaced areas and proposed attenuation methods.

6. The application proposed, even though it is some distance from the adjoining neighbours, is of such scale and dominance that it is considered by the Town Council that overlooking will occur and as such represents a reason for objection. In addition, as it will not be possible for mitigation to be provided through a condition for obscure glazing RTC consider that the application should be refused on these grounds.

7. This area is a 'quiet and verdant area' through reference to the Conservation Area appraisal and as such a unit of this nature through the noise created by its occupation (and due to nature of the site noise travelling in a northerly and westerly direction), which is considered will be all year round and late in to the evening, has not been assessed including insufficient attention to access arrangements for students in the evenings and weekends.

8. The application is considered to be deficient in detail in relation to an assessment of the loss of open space provision within this area of Ryde together with any compensation proposed

9. The application has not considered whether it will be possible to deliver the road access improvements necessary in relation to the culvert adjacent to the site access.

10. The proposed play area, immediately adjacent to neighbours is considered to be lacking in information as there is no detail within the proposal in relation to lighting and no impact assessment has been provided in relation to this provision together with any mitigation proposed.

11. Ryde Town Council considers that a parking provision assessment should be required – the school has no power to prevent occupants from parking cars in the adjacent roads and in addition this assessment should also include seasonal visitors to the site such as summer students.

12. The application, being a C2 use class, has insufficiently demonstrated whether there is an impact on the SPA and therefore we request that the applicant either carries out a Habitats Regulation Assessment or provides the required mitigation in accordance with the Solent SPA SPD on a per student basis.

Week Commencing 22nd December 2017

2. Application No: P/01500/17 Alt Ref: TCP/04283/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 33 Spencer Road, Ryde, Isle Of Wight, PO333AA
Proposal: Demolition of conservatory; proposed single/ two storey side/ rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01500/17>

RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal subject to confirmation that the window to Bathroom 2 which overlooks the neighbouring property has obscure glazing.

Week Commencing 29th December 2017

3. Application No: P/01474/17 Alt Ref: TCP/20882/J
Parish(es): Ryde Ward(s): Ryde North West
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Proposal: Part demolition of existing archway and gate piers due to structural

issues and rebuilding using existing materials, to match the existing
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01474/17>

RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal

4. Application No: P/01529/17 Alt Ref: TCP/33331
Parish(es): Ryde Ward(s): Ryde North East
Location: 28 Belvedere Street, Ryde, Isle Of Wight, PO332JW
Proposal: Proposed single storey rear extension including alteration and extension of existing first floor room in the roof and dormer structure
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01529/17>

RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal

Week Commencing 5th January 2018

None

Week Commencing 12th January 2018

5. Application No: P/01571/17 Alt Ref: TCPL/01758/Z
Parish(es): Ryde Ward(s): Ryde North East
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: Variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01571/17>

6. Application No: P/01572/17 Alt Ref: LBC/01758/Y
Parish(es): Ryde Ward(s): Ryde North East
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: LBC for variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01572/17>

7. Application No: P/01539/17 Alt Ref: TCP/01013/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ
Proposal: Demolition of detached garage; proposed two storey rear and single storey side extensions; alterations to pedestrian and vehicular access with associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01539/17>

8. Application No: P/01547/17 Alt Ref: A/2680
Parish(es): Ryde Ward(s): Ryde South
Location: City Plumbing Supplies, Nicholson Road, Ryde, Isle Of Wight, PO33
Proposal: 1x non-illuminated fascia sign
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01547/17>

Week Commencing 19th January 2018

9. Application No: P/01517/17 Alt Ref: TCPL/09088/B
Parish(es): Ryde Ward(s): Ryde North East
Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE
Proposal: Replacement of existing windows; replacement of windows with french doors; alterations to windows on east elevation; replacement of railings to balcony and new balustrade
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01517/17>

10. Application No: P/01518/17 Alt Ref: LBC/09088/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE
Proposal: LBC for replacement of existing windows; replacement of windows with French doors; alterations to windows on east elevation; replacement of railings to balcony and new balustrade; internal alterations to floor layout and painting of exterior
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01518/17>

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 8th December 2017

Application No: P/01270/17

Location: 74 Sandcroft Avenue, Ryde, Isle Of Wight, PO332TU
Parish: Ryde Ward: Ryde South
Proposal: Single storey flat-roofed rear extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 15th December 2017

Application No: P/01356/17

Location: 23 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Proposed single storey / two storey rear extension to include cladding at first floor level (revised application)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01351/17

Location: Waterside Pool / Cafe, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Proposal: Construction of roof and internal alterations to form a fitness suite and associated facilities

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01247/17

Location: 49 Well Street, Ryde, Isle Of Wight, PO332RY

Parish: Ryde Ward: Ryde South

Proposal: Proposed first floor rear extension.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 22nd December 2017

Application No: P/01458/17

Location: 8 Arnold Road, Ryde, Isle Of Wight, PO333RJ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Lawful Development Certificate: for proposed demolition of existing conservatory & single storey rear

extension for a proposed construction of replacement single storey extension

Decision: Granted Plan Permission (or issue Cert)

Week ending 29th December 2017

None

Week ending 5th January 2018

None

Week ending 12th January 2018

Application No: P/01383/17

Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of existing extension; proposed three storey block forming three flats

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01384/17

Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN

Parish: Ryde Ward: Ryde North East

Proposal: LBC for demolition of existing extension; proposed three storey block forming three flats

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

10. TREE DECISIONS

Protection Trees in Tree Preservation Order TPO/1949/1
Location 70 Spencer Road, Ryde

Refusal for the following:

The yew tree detailed in the application is considered to be of high amenity and important to the setting of the area, reflecting in part to it history. The proposed reduction will leave the tree looking unsightly and remove a feature tree from the area. It is felt that lesser works could address in part the problems detailed in the application. For this reason the council cannot justify giving consent to reducing the yew tree in the manner described in the application.

Allowance of Lesser Works:

From site visit it is felt that a reduction of the yew trees height by one third and the wiring in of the canopy could help to address the issues described in the application. As such it is considered acceptable to carry out such works.

Protection Trees in Tree Preservation Order TPO/2002/31
Location 15 Nelson Crescent, Ryde

Consent for the following:

To reduce the oak tree described in the application by 40% of its current size.

Reason: The work is necessary to make the tree safer than its current state.

Protection Trees in Tree Preservation Order TPO/2005/24
Location 18 Newnham Road, Binstead

Refusal for the following:

The oak tree in question is considered to be of high amenity and a striking feature in the road. The work requested will detract from these factors and take away from the trees shape and form. It is also considered the reason for the reduction intended is not sufficient for work to this extent. For this reason it is felt that the council cannot justify giving permission for the work applied for at this time.

Allowance of Lesser Works

Whilst on site it was seen that the tree has a large amount of epicormic growth on the trunk that could cause obstruction round the garden at a later date. To address this it is felt the crown could be raised to 3.5 metres above ground level measured from the garden.

Protection **Trees in Tree Preservation Order TPO/1949/1 G2**
Location **8 Buckland Gardens, Ryde, Isle of Wight, PO33 3AG**

THIS LETTER CONTAINS A SPLIT DECISION

Refusal for the following:

The oak tree in question is considered to be of high amenity and important to the character and setting of the surrounding area. The work requested is contrary to Bs3998 tree work guidance and as such not considered best practice. For this reason the council cannot justify giving consent to the reduction requested of the oak detailed in the application.

Consent for the following:

To reduce the bay trees detailed in the application to be reduced to 25 feet in height measured from ground level in the applicants garden.

Reason: The group of trees are becoming oppressive and blocking light from the garden.

Conditions:

All work must be carried out to a minimum of BS3998 2010

"Recommendations for Tree Work" or current industry "best practice".

Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees.

Protection **Trees in Tree Preservation Order TPO/1977/8**
Location **Ryde House Drive, Ryde**

Consent for the following:

To fell the two oak trees detailed in the application to near ground level.

Reason: Both trees are in decline and endangering the users of the centre.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be 2 x Oak trees *Quercus robur* of at least half-standard size (as defined in British Standard 3936) to be planted in a locations as may be agreed in writing by the Council.

Planting must be completed within one planting season (October to March) of the tree being felled. If the tree dies within 2 years of planting then it must be replaced with one of the same size and species as conditioned above.

Please use the enclosed card to notify us when the planting is complete.

Protection **Trees in Tree Preservation Order TPO/2002/31**
Location **St Wilfreds, Play Street Lane**

Consent for the following:

To carry out the work requested to the trees as detailed in the application.

Reason: The work is necessary to remove a dangerous oak tree and reduce the second to prevent it becoming a nuisance to the surrounding area.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be an Oak "*Quercus robur*" of at least half-standard size (as defined in British Standard 3936) to be planted in a location/s as may be agreed in writing by the Council.

Planting must be completed within one planting season (October to March) of the tree being felled. If the tree dies within 2 years of planting then it must be

- replaced with one of the same size and species as conditioned above.
- 11. LICENSE APPLICATIONS**
New Premises Licence Application - Ref 18/000042
The Harbour House, Ryde Harbour, The Esplanade, Ryde. PO33 1LG
 - 12. LICENSE DECISIONS**
None
 - 13. PUBLIC RIGHTS OF WAY CONSULTATION**
To discuss the proposed Public rights of Way Improvements Plan 2018
 - 14. LOCAL PROJECTS LIST**
To discuss a proposed list of projects aimed at improvements to the Realm of Ryde
 - 15. DATE OF NEXT MEETING**
The next Planning Committee meeting will be held on the **13th February 2018** .