



**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)

28<sup>th</sup> February 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 6<sup>th</sup> March 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 13<sup>th</sup> February 2018.

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

To update the Committee on actions taken.

- Pedestrianisation of Ryde High Street
- Ryde Theatre Electricity

### **5. COMMITTEE MEMBERS QUESTIONS**

To receive questions from planning committee members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 16<sup>th</sup> February 2018**

1. Application No: P/00125/18 Alt Ref: TCP/33148/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 9 Royal Walk, Ryde, Isle Of Wight, PO331NL  
Proposal: Retention of porch on the front elevation and raised patio to the rear.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00125/18>

2. Application No: P/00155/18 Alt Ref: TCP/32820/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: 41 Hill Street, Ryde, Isle Of Wight, PO332QN  
Proposal: Demolition of conservatory; proposed two storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00155/18>

### **Week Commencing 23<sup>rd</sup> February 2018**

3. Application No: P/00079/18 Alt Ref: TCP/33384  
Parish(es): Ryde Ward(s): Ryde East  
Location: 144 Marlborough Road, Ryde, Isle Of Wight, PO331AR  
Proposal: Demolition of garage; alterations; proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00079/18>

4. Application No: P/00141/18 Alt Ref: TCP/07491/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH  
Proposal: Demolition of existing workshop; replacement workshop and utility room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00141/18>

5. Application No: P/00170/18 Alt Ref: TCP/05568/G  
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 to include access ramp (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00170/18>

6. Application No: P/00192/18 Alt Ref: TCP/18404/X  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA  
Proposal: Extension to existing sales kiosk to form a disabled WC  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00192/18>

7. Application No: P/00186/18 Alt Ref: TCP/33385  
Parish(es): Ryde Ward(s): Ryde East  
Location: 25 Marina Avenue, Ryde, Isle Of Wight, PO331NG  
Proposal: Proposed Single storey rear and side extension.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00186/18>

### **Week Commencing 2<sup>nd</sup> March 2018**

8. Application No: P/00104/18 Alt Ref: TCP/26638/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 39 Union Street, Ryde, Isle Of Wight, PO332AB  
Proposal: Change of use of first floor to D1 aesthetic clinic  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00104/18>

9. Application No: P/00177/18 Alt Ref: TCP/29397/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 24 Marina Avenue, Ryde, Isle Of Wight, PO331NG  
Proposal: Demolition of porch; proposed front/side extension to form porch and study  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00177/18>

10. Application No: P/00212/18 Alt Ref: TCP/33390  
Parish(es): Ryde Ward(s): Ryde West  
Location: 29 Weeks Road, Ryde, Isle Of Wight, PO332TP  
Proposal: Proposed first floor rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00212/18>

11. Application No: P/00217/18 Alt Ref: TCP/33395  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 15 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA  
Proposal: Proposed single storey rear & front extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00217/18>

## 7. PLANNING APPEALS

None

## 8. PLANNING DECISIONS

**Week ending 9<sup>th</sup> February 2018**

### **Application No: P/01539/17**

Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of detached garage; proposed two storey rear and single storey side extensions; alterations to pedestrian and vehicular access with associated landscaping (revised plans)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal subject to the condition that the wall constructed on the neighbour's boundary is finished to a high standard to match the rest of the development.**

### **Application No: P/01335/17**

Location: land known as Pennyfeathers, land to the south of Smallbrook Lane, and to the west of, Brading Road, Ryde, Isle Of Wight,

Parish: Ryde Ward: Ryde East

Proposal: Proposed garage for sales and servicing; access and parking  
Refuse Plan Perm (or not issue Cert)

1. The proposed development fails to demonstrate that swept paths are available to ensure that vehicles would not overrun the oncoming traffic land and as such creating a hazard to highway users contrary to Policy DM 2 (Design Standards for New Development) of the Island Plan Core Strategy.
2. The proposed development would be likely to attract standing vehicles on the Highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point and therefore be contrary to Policy DM 2 (Design Quality for New Development) of the Island Plan Core Strategy.

3. The proposed development would generate a significant increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
4. The formation and use of an additional access to the adjoining highway at this point would add unduly to the hazards of highway users by virtue of generated activity detrimental to the free flow of pedestrian traffic and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Ryde Town Council did not object to this proposal however the committee were anxious that the land vacated by the proposed development and the adjacent vacant properties in the area of the Westridge junction were tidied up and left in a state which would not blight the area. In addition, the proposed road works which this proposal will enable should be carried out as soon as possible.**

**Week ending 16<sup>th</sup> February 2018**

**Application No: P/01517/17**

Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01518/17**

Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01571/17**

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: Variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01572/17**

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: LBC for variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01474/17**

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU

Parish: Ryde Ward: Ryde North West

Proposal: Part demolition of existing archway and gate piers due to structural issues and rebuilding using existing materials, to match the existing

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01547/17**

Location: City Plumbing Supplies, Nicholson Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: 1x non-illuminated fascia sign

Decision: Granted Plan Permission (or issue Cert)

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

**Week ending 23<sup>rd</sup> February 2018**

**None**

**10. TREE DECISIONS**

**Protection                      Trees in Tree Preservation Order 1950/2 G1**

**Location                         2 Quarr Close, Binstead, Isle of Wight, PO334EN**

Consent for the following:

Consent to fell T1 Oak to near ground level.

Reason: The tree is seen to be dying and becoming a nuisance.

**Protection                         Trees in Tree Preservation Order**

**Location                         5 Quarr Close, Binstead, Ryde, PO33 4EN**

Consent to the following:

T1 is to be reduced by 20% to give it a more balanced natural form, concentrating predominantly of the side of the tree closest to the property. All reductions are to be to strong growth points that are at least one third the diameter of the adjacent pruning cut.

T4, 5, and 6 are to be felled to near ground level.

The request to remove dead wood from the other trees does need consent as the legislation makes this an exception to work that has to be requested.

Reason: The work is necessary to improve the form of T1 and remove 3 dead trees.

**11. LICENSE APPLICATIONS**

**None**

**12. LICENSE DECISIONS**

**None**

**13. COASTAL COMMUNITIES FUND ROUND 5**

To note the Government's announcement of Round 5 of the Coastal Communities Fund covering the period 2019/2020 – 2020/2021

More information about the fund once Ryde Town Council Officers have had an opportunity to assess the funding documentation.

**14. RYDE REGENERATION**

To receive an update from Reniera O'Donnell and Jo Murray - Smith from the Isle of Wight Council regeneration team, on the progress of the IWC's proposals for the Ryde regenerations and in addition to agree the role which Ryde Town Council will take in the process going forward.

**15. ISLAND ROADS' ANNUAL ASSET MANAGEMENT WORKSHOP**

To inform the committee of an invitation to a workshop which will take place from 17.30 on Tuesday 27<sup>th</sup> March at St Christopher House, Daish Way, Newport. This workshop is an opportunity to hear more about Island Roads' progress to date, and planned works as well as having direct contact with the Senior Management Team.

**16. FOOTPATH SIGNAGE ON APPLEY RISE**

To discuss the proposal for new footpath signage in Appley Rise

**17. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **6<sup>th</sup> March 2018** .



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5<sup>th</sup> March 2018

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

To be held on **TUESDAY 6<sup>th</sup> March 2018** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm**.

**SUPPLEMENTARY PLANNING AGENDA**

- 18 **RYDE BEACH – PROPOSED DECK CHAIR FACILITIES**  
To consider writing to the Isle of Wight Council to raise the Town Council's concerns (as an interested party delivering contracts on the beach) about the IWC's proposals in respect of the operation of deckchair facilities on Ryde beaches.