



**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)

22<sup>nd</sup> March 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 27<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 6<sup>th</sup> March 2018.

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

To update the Committee on actions taken.

- Ryde Theatre Electricity
- Pedestrianisation

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

To receive questions from planning committee members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 9<sup>th</sup> March 2018**

**None**

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

1. Application No: P/00222/18 Alt Ref: TCP/29837/E  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33  
Proposal: Proposed 2no. flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00222/18>

2. Application No: P/00246/18 Alt Ref: LBC/23415/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33  
Proposal: LBC for proposed replacement wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00246/18>

3. Application No: P/00251/18 Alt Ref: TCP/31968/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 7, Quarry Stone Close, Binstead, Ryde, Isle of Wight, PO33 3ET  
Proposal: Proposed double garage and conversion of existing garage to family room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00251/18>

4. Application No: P/00244/18 Alt Ref: TCP/23455/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN  
Proposal: Proposed pair of semi detached houses  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00244/18>

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

5. Application No: P/00203/18 Alt Ref: LBC/20882/M  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: LBC for removal of southern gable end and rebuilding to match existing arrangement  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00203/18>

6. Application No: P/00287/18 Alt Ref: TCP/33281/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: land at Palmer House and Nelson Mansions, off, Castle Street, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of semi-derelict garages and store buildings; proposed detached dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00287/18>

7. 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 (corrected location plan received)(readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00141/18>

8. Application No: P/00296/18 Alt Ref: TCP/25082/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Carmel, 6 Stonepitts Close, Ryde, Isle Of Wight, PO333NH  
Proposal: Demolition of conservatory; proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00296/18>

9. Application No: P/00290/18 Alt Ref: A/02682  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 166 High Street, Ryde, Isle Of Wight, PO332HW  
Proposal: 1 x externally illuminated fascia sign; 1 x non illuminated projecting sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00290/18>

**7. PLANNING APPEALS**

**None**

**8. PLANNING DECISIONS**

**Week ending 2<sup>nd</sup> March 2018**

**None**

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

**Application No: P/00043/18**

Location: 15 The Mall, Ryde, Isle Of Wight, PO333SF

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension to the front of the existing property forming entrance porch, en suite, shower room and extension of the lounge

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00113/18**

Location: 246 Upton Road, Ryde, Isle Of Wight, PO333JG

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey side and infill extension forming additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00058/18**

Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey side extension; first floor rear extension

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council was unable to make a meaningful comment on this proposal because the tree report was insufficient in detail to ascertain the possible harm to the trees on the site.**

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

**Application No: P/00048/18**

Location: Heathcourt, 27 Salisbury Road, Ryde, Isle Of Wight, PO331BY

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing extension; replacement single storey side and rear extension

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00041/18**

Location: 55 West Hill Road, Ryde, Isle Of Wight, PO331LG

Parish: Ryde Ward: Ryde North East

Proposal: Proposed single storey side/rear extension

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00019/18**

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

Parish: Ryde Ward: Ryde North West

Proposal: Proposed pool building

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00020/18**

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

Parish: Ryde Ward: Ryde North West

Proposal: LBC for proposed pool building

Registration Date: 16/01/2018

**Application No: P/00082/18**

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/00180/13 to establish a legal commencement of works for this development

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00094/18**

Location: 21 Longmead Road, Ryde, Isle Of Wight, PO332TN

Parish: Ryde Ward: Ryde South

Proposal: Proposed decking at rear of the house

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00072/18**

Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA

Parish: Ryde Havenstreet, Ashley & Haylands

Proposal: Conversion of former farm buildings to form two houses (one with ancillary office space)

Decision: Refuse Plan Perm (or not issue Cert)

1. The site is located outside of, and not immediately adjacent to, the defined settlement boundary of the Ryde Key Regeneration Area, within a less sustainable and accessible location which is likely to encourage private car use and deter travel by more sustainable modes of transport, and the application has not demonstrated that there is a specific local need for the development. Therefore the proposal is considered to be contrary to the aims of policies SP1 (Spatial Strategy), SP7 (Travel) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.
2. The application contains insufficient information in relation to protected species to enable the Local Planning Authority to establish the effect of the development on those species . The proposal is therefore contract to

policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as the requirements of the National Planning Policy Framework.

## 10. TREE DECISIONS

**Protection**                      **Trees in Tree Preservation Order 1994/31 W1**  
**Location**                        **18 Seasons, Quarr Road, Binstead, PO33 4EL**

Consent for the following:

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

Reason: The work is necessary to remove unwanted specimens from an Ancient Semi Natural Woodland and prevent them becoming into conflict with the neighbouring.

**Protection**                      **Trees in Tree Preservation Order TPO/1975/2**  
**Location**                        **35 Buckland Gardens, Ryde**

Consent for the following:

To fell the horse chestnut detailed in the application.

Reason: the tree has a large decay pocket in the base of the tree making it unsafe.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be a walnut tree "Juglans Regina" 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.

Reason: In the interests of the amenity of the area and to comply with the Town and Country Planning Act 1990 that requires replacements for felled trees to be planted.

**Protection**                      **Trees in Ryde St Johns Conservation Area**  
**Location**                        **St Cecilians Abbey, Apply Rise, Ryde**

No objection to the following:

To raise the crowns of the line of trees detailed in the application to give a 3 metres clearance above the pavement.

Reason: The tree work is necessary to prevent the trees obstructing the pavement.

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 Ryde Conservation Area**  
**Location**                        **Ryde School, 7 Queens Road, Ryde**

No objection to the following:

T1 -Holm oak to have the 2 lowest horizontal limbs extending over the playing field removed and the lowest opposite limb extending over the path reduced by 40 %

T2 -Holly located beneath T1 reduced by 50%

T3 -(A+B) Holly reduce down the height to suitable lower growth points to form a low bush.

T4 English oak located in the front car park is to be reduced down to a healthy growth points.

Reason: The work is necessary to make the trees safer and as general tree management.

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.

**11. LICENSE APPLICATIONS**

**None**

**12. LICENSE DECISIONS**

**None**

**13. PUBLIC REALM BUDGET ALLOCATION GUIDANCE**

To receive a paper on the criteria, priorities, spending limits and community value for various projects in Ryde. (papers to follow)

**14. RYDE TOWN COUNCIL'S RESPONSE TO RYDE REGENERATION PLANS**

To consider the committees view to the Regeneration Teams presentation and agree a response to the preferences tabled at the previous meeting. (papers to follow)

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

A report from Cllrs on the meeting held recently at Island Roads HQ

**16. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **17<sup>th</sup> April 2018** .