



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

22nd May 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 29th May 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. ELECTION OF CHAIRMAN

To elect the Chairman of the Planning Committee.

2. ELECTION OF VICE CHAIRMAN

To elect the Vice Chairman of the Planning Committee.

3. APOLOGIES

To receive apologies for absence.

4. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

5. MINUTES

To take as read and confirm as accurate the minutes of the meetings held on 8th May 2018.

6. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Public Realm Budget Allocation
- Monkton Mead Brook Engineering update

7. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

8. PLANNING APPLICATIONS

Week Commencing 11th May 2018

1. Application No: P/00500/18 Alt Ref: TCP/33462
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 7 Hawthorn Close, Ryde, Isle Of Wight, PO333PJ
Proposal: Demolition of car port; proposed two storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00500/18>

2. Application No: P/00495/18 Alt Ref: TCP/33464
Parish(es): Ryde Ward(s): Ryde North West
Location: 36 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP
Proposal: Proposed single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00495/18>

3. Application No: P/00514/18 Alt Ref: TCP/33466
Parish(es): Ryde Ward(s): Ryde North East
Location: Trentham Guest House, 38 The Strand, Ryde, Isle Of Wight, PO331JF
Proposal: Change of use from bed and breakfast establishment to a single dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00514/18>

4. Application No: P/00512/18 Alt Ref: TCPL/20833/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP
Proposal: Demolition of existing printer store; proposed pair of semi detached dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00512/18>

5. Application No: P/00513/18 Alt Ref: LBC/20833/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP
Proposal: LBC for demolition of existing printer store; proposed pair of semi detached dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00513/18>

Week Commencing 18th May 2018

6. Application No: P/00477/18 Alt Ref: TCP/10413/E
Parish(es): Ryde Ward(s): Ryde North East
Location: 81 George Street, Ryde, Isle Of Wight, PO332JF
Proposal: New timber studio for growth of existing yoga and pilates classes
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00477/18>

7. Application No: P/00480/18 Alt Ref: TCP/25370/A
Parish(es): Ryde Ward(s): Ryde West
Location: Windsor House, Binstead Road, Ryde, Isle Of Wight, PO333NB
Proposal: Proposed shed
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00480/18>

8. Application No: P/00490/18 Alt Ref: TCP/11623/C
Parish(es): Ryde Ward(s): Ryde East
Location: 35 St. Johns Hill, Ryde, Isle Of Wight, PO331ES
Proposal: Proposed conversion of existing attached double garage to annexe accommodation including side and rear extensions, rear glazed veranda and overcladding of first floor with 'Hardi-Plank' cladding
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00490/18>

9. Application No: P/00528/18 Alt Ref: TCP/33472
Parish(es): Ryde Ward(s): Ryde East
Location: 38 High Park Road, Ryde, Isle Of Wight, PO331BT
Proposal: Demolition of conservatory; proposed replacement conservatory and single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00528/18>

10. Application No: P/00529/18 Alt Ref: TCP/01625/J
Parish(es): Ryde Ward(s): Ryde East
Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW
Proposal: Demolition of garage and shed, detached chalet bungalow with garage and turning area, new parking area and turning area for existing dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00529/18>

11. Application No: P/00536/18 Alt Ref: TCPL/22491/D
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: Proposed canopy; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00536/18>

12. Application No: P/00537/18 Alt Ref: LBC/22491/C
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: LBC for internal alterations and proposed canopy
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00537/18>

13. Application No: P/00550/18 Alt Ref: TCP/21255/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Woodlands, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed enlargement of existing dormer window
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00550/18>

Week Commencing 25th May 2018

14. Application No: P/00574/18 Alt Ref: TCP/21101/B
Parish(es): Ryde Ward(s): Ryde East
Location: 88 High Park Road, Ryde, Isle Of Wight, PO331BZ
Proposal: Proposed two storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00574/18>

9. PLANNING APPEALS

None

10. PLANNING DECISIONS

Week ending 4th May 2018

Application No: P/00125/18

Location: 9 Royal Walk, Ryde, Isle Of Wight, PO331NL

Parish: Ryde Ward: Ryde East Proposal: Retention of porch on the front elevation, raised patio to rear; two storey rear extension; use of cladding on the front elevation and extension (revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00300/18

Location: 13 Barfield, Ryde, Isle Of Wight, PO332JP

Parish: Ryde Ward: Ryde North East

Proposal: Lawful development certificate for proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00203/18

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

Parish: Ryde Ward: Ryde North West

Proposal: LBC for removal of southern gable end and rebuilding to match existing arrangement

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00290/18

Location: 166 High Street, Ryde, Isle Of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: 1 x externally illuminated fascia sign; 1 x non illuminated projecting sign

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00296/18

Location: Carmel, 6 Stonepitts Close, Ryde, Isle Of Wight, PO333NH

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 11th May 2018

Application No: P/00044/18

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

Parish: Ryde Ward: Ryde West

Proposal: Proposed detached house with parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 18th May 2018

Application No: P/00344/18

Location: 37 Upton Road, Ryde, Isle Of Wight, PO333HP

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey flat roof extension on rear elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00351/18

Location: 21 Hayward Avenue, Ryde, Isle Of Wight, PO331AS

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing conservatory. Proposed single storey pitched roof rear extension and internal alterations (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00141/18

Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of existing workshop; replacement workshop and utility room (further corrected location plan received)(further readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00314/18

Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH

Parish: Ryde Ward: Ryde North East

Proposal: Replacement of roof on existing conservatory

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00347/18

Location: 110 Arthur Street, Ryde, Isle Of Wight, PO333BT

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey side extension and alterations including ground floor fenestration changes and raising of existing flat roof to rear.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00324/18

Location: land adjacent, 43 Salters Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed detached dwelling to include parking

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The proposal by reason of its scale, mass and design would result in a cramped and contrived form of development which would be out of character with surrounding properties and detrimental to the visual amenities of the street scene, failing to preserve or enhance the character, spatial context and appearance of the of the area contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this proposal subject to the assurance that the development would not affect the neighboring properties right to light.

11. TREE DECISIONS

Protection Trees in Tree Preservation Order TPO/1993/3

Location 10 Pell Lane, Ryde

Refusal for the following:

The oak tree in question is of particular significance to the wider area and of high amenity. The removal of the tree will have a major on the wider areas arboreal character given the prominence age and size of the tree. It is considered that whilst there are pockets of decay these have not been sufficiently investigated to provide the necessary information to warrant the tree removal. For this reason the council cannot at this time justify giving consent for its removal.

Protection Trees in Tree Preservation Order 2003/14

Location 34 Dover Street, Ryde

Consent for the following:

To reduce the crown of the beech tree detailed in the application by 25% and raise the crown by 4 metres above ground level when measured from the garden side.

Reason: The work is necessary to ensure the tree does not become a nuisance and make it less dominating.

12. LICENSE APPLICATIONS

Isle of Wight Pride, The Esplanade, Ryde, Isle of Wight.
UK Pride Event on 21st July 2018.

24f Union Street, Ryde. Licence for new Bar/ Restaurant

13. LICENSE DECISIONS

None

14. RYDE BORO BIKE EXPERIENCE

To receive information on the new BORO Bike Experience starting in Ryde this summer.

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **19th June 2018** .