



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

25th July 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 31st July 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 10th June 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Ryde BoRo Bike Experience.
- Elmhurst Road Adoption

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 13th July 2018

1. Application No: P/00723/18 Alt Ref: TCP/27555/E
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached dwelling; 1 pair of semi detached dwellings; associated parking and access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00723/18>

2. Application No: P/00759/18 Alt Ref: TCP/28001/J
Parish(es): Ryde Ward(s): Ryde East
Location: Former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR
Proposal: Construction of two pairs of semi-detached houses
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00759/18>

Week Commencing 20th July 2018

3. Application No: P/00501/18 Alt Ref: TCP/07329/K
Parish(es): Ryde Ward(s): Ryde North West
Location: 24f, Union Street, Ryde, Isle Of Wight, PO332DT
Proposal: Change of use from Class A1 (retail) to Class A3 (restaurant & cafes)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00501/18>

4. Application No: P/00773/18 Alt Ref: LDC/18205/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Garden Flat, 47 Monkton Street, Ryde, Isle Of Wight, PO332BB
Proposal: Lawful Development Certificate for existing use as a residential flat
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00773/18>

5. Application No: P/00761/18 Alt Ref: TCP/10899/K
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA
Proposal: Conversion of barns to provide 3 houses (1 x 2 bed, 2 x 3 bed), and relocated bus stop.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00761/18>

6. Application No: P/00788/18 Alt Ref: TCP/33064/B
Parish(es): Ryde Ward(s): Ryde East
Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW
Proposal: Proposed raised patio terrace and landscaping to rear garden
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00788/18>

7. Application No: P/00790/18 Alt Ref: LDC/14166/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Lawful Development Certificate for continued mixed use of building as HMO (House of Multiple Occupancy) and self contained dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00790/18>

8. Application No: P/00789/18 Alt Ref: LBC/14950/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 44 Spencer Road, Ryde, Isle Of Wight, PO333AD
Proposal: LBC for reconstruction of four chimney stacks
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/18>

Week Commencing 27th July 2018

9. Application No: P/00808/18 Alt Ref: TCP/33532
Parish(es): Ryde Ward(s): Ryde South
Location: 53 Harding Road, Ryde, Isle Of Wight, PO331EQ
Proposal: New front boundary fence 1.8m in height
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00808/18>

7. PLANNING APPEALS

None

8. PLANNING DECISIONS

Week ending 6th July 2018

Application No: P/00550/18

Location: Woodlands, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed enlargement of existing dormer window

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00574/18

Location: 88 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Proposed two storey side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00477/18

Location: 81 George Street, Ryde, Isle Of Wight, PO332JF

Parish: Ryde Ward: Ryde North East

Proposal: New timber studio for growth of existing yoga and pilates classes

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00222/18

Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed 2no. flats (revised application form - section 25 (certificates))(readadvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 13th July 2018

Application No: P/00590/18

Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00376/18

Location: land rear of 42 and 42A, Green Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed detached dwelling (revised scheme) (revised plans)
(revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objected to the revised scheme on the following grounds.

There is still no provision for off road parking for cars or cycles within this application which falls outside the Town Centre boundary. The parking provision SPD requires the inclusion of parking for 1 car and 1 cycle space. This development is immediately next to an electricity substation and the effects of this have not been considered within the application.

Week ending 20th July 2018

None

9. PLANNING APPEAL DECISIONS

None

10. TREE DECISIONS

Protection **Trees in Tree Preservation Order TPO/2009/29 G2**
Location **Sherbourne Centre, Sherbourne Avenue, Ryde,**

Consent for the following:

Consent to coppice fell the oak tree as detailed in the application

Reason: The tree in question is collapsing on to the adjacent shed.

Protection **Trees in Tree Preservation Order TPO/1949/1 G6**
Location **Land adjacent to road opposite 7 Kentstone Court**

Consent for the following:

No objection to the felling of 4 cypress trees as detailed in the application.

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. ISLAND PLANNING STRATEGY WORKING GROUP

To receive a report from the IPS working group on the development of the Position Statement and agree the groups terms of reference.

14. PUBLIC REALM BUDGET APPLICATIONS

To consider any applications received for Public Realm funding.

15. MEETING OF THE RYDE SOCIETY

To receive a report from the Ryde Town Council's representatives on the meeting of the Ryde Society held on the 23rd July.

16. ANNUAL REGENERATION CONFERENCE

To receive a report from the Ryde Town Council's representatives on the IW Council's Annual Regeneration Conference on 19th July 2018

17. PEDESTRIANISATION OF THE HIGH STREET

To receive a report from the Clerk on the latest proposals by IW Council and Island Roads for the pedestrianisation of the High Street.

18. DATE OF NEXT MEETING

Please note the next Planning Committee meeting will be held on **Monday 20th August 2018.**