



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 23rd February AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Cllr.T.Wakeley (Chair), Cllr.P.Warren (Deputy Chair),
Cllr.J.Moore, Cllr.H.Adams

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

Paul Wyatt asked what the situation was in respect of Harcourt Sands. It was confirmed that the application was approved in principle, subject to the completion of a legal agreement and that that agreement had not been completed as yet due to negotiations over the provision of affordable housing.

1. APOLOGIES

Cllr. R.Milburn, Cllr.D.Woodward

2. DECLARATIONS OF INTEREST

Cllr.P.Warren declared a non pecuniary interest in Planning Agenda Item 7 as he is a governor of Ryde Academy.

3. MINUTES

P/29/16 - Ryde Town Council resolved that the minutes of the meeting held on the 2nd February 2016 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

It was confirmed that the Conservative Club was referred to the Isle of Wight Council's Planning Enforcement Team in November 2015 and that in February 2016 RTC had received confirmation that the Isle of Wight Council had not yet commenced a dialogue with the owner of the site over its condition. The

communication from the Isle of Wight Council also indicated that s215 was a low priority for the service.

P/30/16 Ryde Town Council's Planning committee requested that the Chair write to the Isle of Wight Council's Head of Planning and Housing asking why no contact had been made with the owners prior to February 2016, requesting confirmation of where, within the IWC's policy it stated that s215's were a low priority and requesting for confirmation of why action was taken against another owner in Ryde under a s215 when that was a lower priority (in accordance with their published policy) than this site which is a listed building.

It was confirmed that discussions were still ongoing with the owners of Ryde Theatre but that currently, as the building was wind and water tight, it was not considered by the IWC that any further action could be taken at this point. Discussions are still being held between the owner and Ryde Town Council in order to try and broker a long term solution for the site and that access is going to be granted within the next two weeks for the clerk to look around the site and take photos.

It was confirmed that the clerk had written to the Conservation Officer, the planning case officer and the Head of Planning and Housing in respect of whether a commencement had been established in respect of the Royal York but to date no reply had been received since the start of January 2016. In addition the Chair reported that he had been contacted by the County Press who had informed him that commencement had been established as they had heard directly from the Isle of Wight Council.

P/31/16 Ryde Town Council's Planning committee requested that the Chair write to the Isle of Wight Council's Head of Planning and Housing asking why no response had been given to the clerk and asking for an update on what action is going to be taken in respect of the Royal York.

It was confirmed that following the previous Planning Committee a bid to the Coastal Revival Fund had been made for the replacement of the fence along the railwayline and that decisions were due to be made by the 1 April 2016 with the funding to be spent during 2016/17 financial year.

It was further confirmed that £500 had been agreed for immediate works to Swanmore Meadows and that the Finance Committee has recommended that £10,000 per annum for 4 years be set aside for Countryside management which will need to be considered by Full Council.

Finally it was confirmed that the Environment Agency are holding two open days on 1st and 2nd March 2016 at the Simeon Arms to display the options for the flood risk management for the Monktonmead Brook.

5. MEMBERS' QUESTIONS

Cllr Adams asked what the current situation was in respect of Pennyfeathers. It was

confirmed that the application had not yet been approved because the legal agreement had yet to be signed.

P/32/16 Ryde Town Council's Planning Committee requested that the clerk write to the planning case officer and request an update in respect of the legal agreement.

6. PLANNING APPLICATIONS

Press list 5th February 2016

1. Application No: P/00052/16 Alt Ref: TCP/03375/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Inshore Rescue, Esplanade, Ryde, Isle Of Wight, PO33
Proposal: Change of use of part of ground floor to charity shop
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00052/16>

P/33/16 Ryde Town Council's Planning Committee recommends approval of this application. However it also recommends that should Ryde Inshore Rescue no longer need this part of the building for a charity shop it reverts back to its original use in order to ensure that the use of this part of the building as a shop does not create an additional out of town retail unit.

2. Application No: P/00051/16 Alt Ref: TCP/09749/P
Parish(es): Ryde Ward(s): Ryde North West
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde,
Proposal: Proposed three storey block of three flats to include two parking spaces
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00051/16>

P/34/16 Ryde Town Council's Planning Committee recommends refusal of this application on the grounds of over development of the site. The Town Council does not consider that the 2 parking units to the front of the site provides an attractive, functional, accessible and safe built environment in accordance with policy DM2 of the Core Strategy.

In addition the alleyway to the side of the site is not designed to prevent crime and disorder and the access to the 3 units is to the rear of this alleyway and could be designed in a different manner to ensure that the access to the premises is located at the front of the site.

It is considered that the parking spaces are not required on this site and in their current arrangement are not considered to provide safe access and egress from the site.

The application form has been completed stating that the applicant is not related to an Elected Member. We believe the applicant to be the son of an Elected member Cllr.R.Whitby-Smith.

In addition to the concerns raised no financial contributions have been offered for the Solent SPA or Affordable Housing in accordance with the adopted

SPD's.

3. Application No: P/00057/16 Alt Ref: TCP/18341/E
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Demolition of garage; proposed detached dwelling with associated garage;
formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00057/16>

P/35/16 Ryde Town Council's Planning Committee recommends refusal of this application in accordance with policy DM2 of the Island Plan Core Strategy. The Town Council considers that the development of this land will further lead to settlement coalescence within this area. Ryde Town Council has written extensively to the Isle of Wight Council about the development of this area in consultations on the draft Area Action Plan and as such considers that the additional urbanisation of this area will lead to the 'perception' of settlement coalescence occurring.

The Town Council considers that this application, if approved, will further lead to pressure for the remove of T2 tree in the future. This whole area is covered by Tree Preservation Orders and the incremental destruction of this woodland habitat, is leading to the perception of settlement coalescence occurring.

In addition the application makes no provision for contributions towards Affordable Housing and the Solent SPA nor makes adequate provision for surface water drainage.

If the Isle of Wight Council is minded to approve this application the Town Council requests that a condition regarding construction management and construction traffic be applied to ensure that this unmade road is maintained to the same standard prior to commencement.

Press list 12th February 2016

4. Application No: P/00054/16 Alt Ref: TCP/10363/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Extension at 1st floor level on rear elevation to form kitchen and to include balcony with storage space under
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00054/16>

P/36/16 Ryde Town Council's Planning Committee recommends refusal of this application due to the application not providing sufficient detail in respect of overlooking from the balcony into the adjoining properties.

5. Application No: P/00093/16 Alt Ref: TCP/11556/W
Parish(es): Ryde Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: 7 Puckpool Close, Ryde, Isle Of Wight, PO331PD
Proposal: Proposed decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00093/16>

This application is not within the Parish of Ryde.

6. Application No: P/00117/16 Alt Ref: TCP/32542
Parish(es): Ryde Ward(s): Ryde East
Location: 2 Little Preston Road, Ryde, Isle Of Wight, PO331DG
Proposal: Demolition of conservatory; single storey side and rear extensions to include rooflights
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00117/16>

P/37/16 Ryde Town Council Planning Committee recommends approval of this application.

7. Application No: P/00158/16 Alt Ref: TCP/32541
Parish(es): Ryde Ward(s): Ryde West
Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN
Proposal: Demolition of existing school and associated outbuildings; proposed 2/3 storey new school building; associated sport pitches and courts; alterations to vehicular access; formation of new vehicular accesses; additional parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00158/16>

P/38/16 Ryde Town Council Planning Committee recommends refusal of this application on the basis that insufficient information has been provided in respect of traffic and transport infrastructure and consider that insufficient information has been provided in the form of a traffic management plan.

Ryde Town Council is particularly concerned that the Isle of Wight Council's educational advisors have consistently confirmed that there is an over provision of secondary school places within the Ryde area and that is why no financial contributions were requested for secondary school provision as part of the Pennyfeathers application.

In addition, to bring forward an application of this nature some level of pre-application discussion must have taken place with the Isle of Wight Council. It is therefore of utmost concern to the Town Council that issues over highways infrastructure do not seem to have taken into consideration the findings of the Solent Transport Study, commissioned by the Isle of Wight Council and these recommendations have not made their way into discussions between the applicants and the Isle of Wight Council's Highway advisors Island Roads.

It is of further concern that none of the comments raised by the Town Council, as part of the consultation on the draft Area Action Plan have made it into any discussions between the applicants and the Isle of Wight Council.

Furthermore it is of concern that these discussions must have taken place in August 2015, which was prior to the publication of the draft Area Action Plan but that this document was published with no reference to a major educational establishment within the area increasing by 3 Form Entry with up to 500 extra students and 60 extra staff.

Ryde Town Council considers that the only way that residents can have faith in the planning system is when all the available evidence is published as part of draft documents and requests a further meeting with the Isle of Wight Council do discuss this situation in detail.

The traffic management plan is considered to not to contain sufficient detail about how it is intended to 'reduce' car use. This means a reduction over current levels. It appears that this document has been compiled in a rush in order to ensure that the application is 'validated' and does not include any direct measures which can be included in a s106 agreement and monitored by the Isle of Wight Council.

Ryde Town Council is not objecting in principle to the redevelopment of this site to provide a modern and inspiring educational facility for its residents but considers that insufficient work has been undertaken to understand the highways implications of this development proposal.

8. Application No: P/00123/16 Alt Ref: LBC/14078/H
Parish(es): Ryde Ward(s): Ryde North East Ryde North West
Location: Ryde Esplanade Railway Station, Esplanade, Ryde, Isle of Wight, PO332HE
Proposal: Demolition of part of canopy; proposed fascia board
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00123/16>

P/39/16 Ryde Town Council Planning Committee recommends approval to this application subject to comments from the Conservation Officer ensuring that the materials used match the existing and any materials removed from the site are used to improve Platform 2 at Ryde Esplanade Station.

9. Application No: P/00127/16 Alt Ref: TCP/32449/A
Parish(es): Ryde Ward(s): Ryde West
Location: 18 Winston Avenue, Ryde, Isle Of Wight, PO333QE
Proposal: Proposed detached dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00127/16>

P/40/16 Ryde Town Council Planning Committee recommends approval to this application subject to contributions being made for the Solent SPA and Affordable Housing in accordance with the adopted SPD's.

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10. Application No: P/00112/16 Alt Ref: TCP/06903/C
Parish(es): Ryde Ward(s): Ryde North East
Location: Robreena, 28 West Hill Road, Ryde, Isle Of Wight, PO331LQ
Proposal: Demolition of dwelling, garage and outbuildings; proposed replacement detached dwelling, garage and separate garden studio; alterations to vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00112/16>

P/41/16 Ryde Town Council Planning Committee recommends refusal to this application on the following grounds:

Policy DM2 confirms that 'the council will support proposals for high quality and inclusive design to protect and enhance our existing environment whilst allowing change to take place.....Development proposals will be expected to:.....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.'

The important thing to note is that these paragraphs use the words 'protect and enhance' are used as well as 'defined in Conservation Area Appraisals'.

The application sits within the Ryde St. Johns Conservation Area and as such is located within character area 3: St. John's Park. The Conservation Area Appraisal confirms that 'E4 Within the designated conservation area boundaries, the Council will apply stricter policies and tighter controls on all types of development, paying particular attention to the need to sustain and enhance the character of the conservation area in line with PPS5 and to consider its setting and its seascape (Policy DM13).

Where new designs are proposed in the conservation area or its setting, the LPA will seek to encourage ingenuity and quality in design, appropriate to its particular historic context. The need to sustain various characteristics such as the historic plan form, views, traditional materials and relationships between buildings will be key considerations in determining applications within the designated area. Proposals which lack quality materials or applications which are poorly detailed will not be supported. Key information on the external finishes, profiles and fenestration detailing will be sought as part of the application in order that the effect of a proposal on the character of the conservation area can be determined.'

Ryde Town Council is aware that the applicant is applying to remove a bungalow which in its opinion does nothing to sustain and enhance the character of the conservation area however there are other examples of this design within the same road.

Ryde Town Council considers that key to making a decision on this application is whether the new design makes a positive improvement to the setting of the Conservation Area. In this regard Ryde Town Council objects to the application because it considers that the application does not sustain or enhance the character of the conservation area and proposes materials which are out of context for the local area and therefore not in accordance with the principles of policy DM2.

In addition Ryde Town Council is aware, through the Ryde Surface Water Management Plan findings, that this area is prone to surface water run off that causes issues further down in the catchment area.

The applicant as confirmed that existing surface and foul water drainage systems will be, for the most part unaltered.

Ryde Town Council objects to this application on this basis because there has been no attempt to improve drainage as part of this application.

11. Application No: P/00145/16 Alt Ref: TCP/04120/A
Parish(es): Ryde Ward(s): Ryde South
Location: Community Centre, St. Johns Road, Ryde, Isle Of Wight, PO33
Proposal: Alterations and conversion of store to form residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00145/16>

P/42/16 Ryde Town Council Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's.

12. Application No: P/00157/16 Alt Ref: TCP/32313/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Variation to condition 2 on P/00776/15 - TCP/32313 to allow amendments to approved design of extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00157/16>

P/43/16 Ryde Town Council's Planning Committee does not object to this application.

13. Parish(es): Ryde Ward(s): Ryde North West
Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW
Proposal: Alterations and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00132/16>

P/44/16 Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's.

14. Application No: P/00133/16 Alt Ref: LBC/12944/P
Parish(es): Ryde Ward(s): Ryde North West
Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW
Proposal: LBC for alterations and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00133/16>

P/45/16 Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's.

7. PLANNING REVISIONS

1. Quarrhurst, Quarr Road, Ryde
Application number 00963/15
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=30105>

P/46/16 Ryde Town Council's Planning Committee objects to the detached ancillary building on the following basis:

Policy DM2 confirms that 'the council will support proposals for high quality and inclusive design to protect and enhance our existing environment whilst allowing change to take place.....Development proposals will be expected to:.....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.'

The character and form of this area is defined within the Heritage Statement as 'The overall basis of significance, for buildings and landscape features, are established by the local records and statutory designations and the criteria on which they are based, in the guidance and documents published by English Heritage. Nearby properties which are part of the established character and represent the development of the area at this period Binstead Hall, Kingarth and The Keys and others. However Quarrhurst along with other nearby estates and large houses are representative of the mid Victorian development in this area which was associated with the development of Osborne House and its estate by Queen Victoria and Prince Albert.'

Ryde Town Council considers therefore that in this setting there is precedence for a large house with a gatehouse and therefore the redevelopment of Quarrhurst should be acceptable in principle. However it considers that the setting of the Amenity Block, its scale and mass do nothing to preserve or enhance the character, context and setting of the AONB or the surrounding area.

In addition no further details have been provided concerning the 'ancillary residential accommodation' contained within the amenity block and therefore the Town Council object to this application on the basis that it cannot consider the full implications of this proposal until further details on the use of this residential accommodation can be established with full plans.

Ryde Town Council is aware of the extensive discussions that have taken place over the surfacing works carried out under the LSTF programme and would seek a condition that requires the applicant to carry out these works, whilst recognizing that this condition may not pass the requisite tests of being enforceable. If the applicant is in agreement to this then it may provide additional comfort to local residents.

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

Decisions week ending 29th January 2016

Application No: P/01485/15

Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU

Parish: Ryde Ward: Ryde East

Proposal: Demolition of porch; single storey extension to front elevation to form additional bedrooms; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but would ask for further clarification on whether there will be a net reduction in surface water run off from this site in accordance with the recommendations of the Ryde Surface Water Management Plan.

The Isle of Wight Council did not consider there to be any surface water implications in respect of this application.

Decision week ending 5th February 2016

Application No: P/01486/15

Location: 22 Argyll Street, Ryde, Isle Of Wight, PO333BZ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but requests that the applicant confirms whether a contribution will be sought for the SPA in accordance with the adopted SPD.

Ryde Town Council have raised a query as to whether a contribution will be sought for the Solent Protection Area in accordance with the Supplementary Planning Document. As this proposal seeks to enlarge an existing care home and would result in a net increase of just one bedroom, it is considered that it is not likely to result in a significant impact on the designated SPA site. Therefore, it is considered that in this particular case a contribution under the SPD is not required.

Decisions week ending 12th February 2016

Application No: P/01480/15

Location: 10 Vernon Square, Ryde, Isle Of Wight, PO332JG

Parish: Ryde Ward: Ryde North East

Proposal: Replacement bay windows on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council supported this application.

Application No: P/00001/16
Location: 4 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP
Parish: Ryde Ward: Ryde North West
Proposal: First Floor extension to provide additional bedroom, alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01508/15
Location: British Telecom, Telephone Exchange, St. James Street, Ryde
Parish: Ryde Ward: Ryde North West
Prior Notification for the replacement of 3 x antennas and 3 x mast head amplifier units with 3 new antenna units and 3 MHAs, proposed SAMO equipment cabinet with associated ancillary development
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01333/15
Location: 31 Newnham Road, Ryde, Isle Of Wight, PO333TE
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Extension and conversion of outbuilding to form residential accommodation (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to the outbuilding aspect of this application on the basis of overdevelopment and the fact that this would create an additional housing unit in an area which does not accord with the general pattern of development in the local area and therefore does not accord with policy DM2 of the Core Strategy.

In addition there is no detail in the application concerning parking provision on site for this additional housing unit, there is no detail concerned with reducing surface water run off from any additional buildings/hard landscaping, no details about the need to make a financial contribution towards the SPA for creating this additional housing unit and no details about the need to make a payment towards affordable housing (prior to commencement) for creating this additional housing unit.

During the course of the application a revised plan has been received. This revised plan would reduce the length of the extension by 900mm. The reduction in size and scale of the extension would reduce the possibility of this unit becoming self-contained accommodation. The internal footprint would be adequate for ancillary accommodation and would not overdevelop the application site, which would retain the benefit of a spacious amenity area to the front and rear of the host dwelling. The basis of the objection from the Town Council would be that the unit is an additional housing unit. This would not be the case, as the outbuilding would provide facilities for ancillary

accommodation without any defined separation in terms of the layout of the plot. The unit in scale and use would be ancillary to the host dwelling.

Application No: P/01234/15

Location: 1 Lower Bettsworth Road, Ryde, Isle Of Wight, PO333EG

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of lobby; proposed end of terrace dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application.

10. TREE DECISIONS

1. RUSTIC COTTAGE, 15 BELLEVUE ROAD, RYDE

No objection to pollarding T1, T2 and T3 Sycamore situated as detailed in the application to previous pollard points and coppicing of the T4 Sycamore situated as detailed in the application to continue past management.

2. 4 BUCKLERS DRIVE, RYDE

Consent to the removal of the lower secondary branches to raise the crown in order to clear the roof of the T6 Oak situated as detailed in the application to prevent the tree becoming a nuisance.

3. WOODLYNCH 60 WEST HILL ROAD, RYDE

No objection to pollarding at two thirds of the existing height the T1 and T2 Lime tree, T3 and T4 Bay Laurel situated as detailed in the application to coppice and T5 Tulip tree situated as detailed in the application to lift the canopy at the rear to 3 metres, to match the neighbouring tree to prevent the trees coming into conflict with neighbouring properties.

4. STONELANDS, BINSTEAD ROAD, BINSTEAD, RYDE

Consent to T1 and T3 Sycamore situated as detailed in the application to crown lift to 10ft and remove the dead wood, T2, T4 and T6 Ash situated as detailed in the application to crown lift to 10ft and remove the dead wood and T5 Wellingtonia situated as detailed in the application to crown lift to 10ft and remove the dead wood as part of the general arboreal management of the property.

5. 10 QUARR CLOSE, RYDE

Consent to T1, T2 and T3 Oak situated as detailed in the application to raise the crowns to 5 metres, thin the crowns by 25% and reduce the crowns away from the property by 2 metres. Remove approximately three limbs on each tree to prevent the trees coming into conflict with the house.

6. 5 QUARR CLOSE, BINSTED

Consent to T2 Oak situated as detailed in the application to be felled to near ground level as this tree is of poor form and its removal will give greater space for the surrounding trees.

Refusal to T1 English Oak situated as detailed in the application to be felled to near ground level or reduce as much as is permissible as this is a high amenity tree and contributes to the distinctive arboreal character of the area. Its removal or reduction will impact on this factor. It is also felt given the amount of trees in the surrounding area that the improvement to light levels to the area will be marginal. For this reason the Council cannot justify giving consent for the tree's removal.

Allowance of Lesser Works: It is seen that T1 has a dense crown and to partially assist with the improvement of light levels, the tree could be thinned by 25% to enable dappled light through to the garden.

7. 21 BELLEVUE ROAD, RYDE

No objection to T1 Yew situated as detailed in the application to be reduced by 30% to form a domed top and T2 Bay situated as detailed in the application to be felled to near ground level as part of the general garden management.

11. LICENSING APPLICATIONS

None received.

12. LICENCE DECISIONS

1. Approval given for Crown Hotel to place street furniture on the highway.
2. Purrington and Sons – 1 day licence 28th August 2016
3. Jules Ice – Mobile Ice Cream Van

13. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 15th March 2016.