



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 26<sup>th</sup> April 2016 AT TOWN HALL CHAMBERS  
10, LIND STREET, RYDE**

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

In attendance: Peter Griffiths, Planning Clerk.  
Chris Turvey, Administration

**PUBLIC QUESTION TIME**

No questions were asked that were not already on the Planning Agenda.

**1. APOLOGIES**

No apologies were received.

**2. DECLARATIONS OF INTEREST**

Cllr.Wakeley declared a non-pecuniary interest in item 16 on the planning applications section of the agenda.

**3. MINUTES**

**P/92/16 - The minutes for the 5<sup>th</sup> April 2016 were confirmed as read and confirm as accurate and signed off.**

**4. PROGRESS ON ACTION TAKEN**

It was confirmed that further discussions had been undertaken with the owner of Ryde Theatre but that the owner has now gone abroad and that as soon as he returns discussions will commence again.

It was confirmed that the Royal York still had working going on inside but that residents had stated that work had ceased. It was confirmed that if Ryde Town Council received evidence that work had stopped this would be referred to the Isle of Wight Council.

It was confirmed that the meeting with the IWC on 'infrastructure issues' was being held on the 16<sup>th</sup> May 2016 and would be verbally reported at the next meeting.

It was confirmed that a visit had been made by the police and an 'enforcement' team and that the majority of roads around Swanmore Road had seen a reduction in the number of untaxed cars.

It was confirmed that the Asheby Road application was on the agenda and therefore would be dealt with under the planning applications section.

It was confirmed that a residents information meeting in respect of Hope Road would be held at Grace's Church on the 3<sup>rd</sup> May 2016 at 7pm and the purpose of this meeting was to hear residents views and not make comment. It was confirmed that further information would be requested from the developers agent following the public meeting to ensure all residents had access to the latest information.

It was confirmed that work was still ongoing between developers and the Isle of Wight Council over the application of the Affordable Housing Supplementary Planning Document.

It was confirmed that a meeting had been set up with the Isle of Wight Council in respect of the outfall location to ensure that all parties understood each others views.

It was confirmed that Gift to Nature had provisionally received £20,000 from the Big Lottery fund for upgrading works to Swanmore Meadows and that a site meeting for the 12<sup>th</sup> May 2016 had been set up to discuss in more detail.

## **5. MEMBERS' QUESTIONS**

Cllr.Moore asked whether the funding for the provision of a pathway across Eastern Gardens would include a barrier to Eastern Gardens in this location. It was confirmed that liaison was under way with the landowner.

Cllr.Warren asked about the provision of infrastructure to support developments being proposed. It was confirmed that this was exactly the purpose of the meeting with the Executive Member for Planning and Housing and that following this meeting a verbal report would be brought back to the committee.

## **6. PLANNING APPLICATIONS**

### **Press list 8<sup>th</sup> April 2016**

1. Application No: P/00260/16 Alt Ref: TCP/32592  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Penyghent, 49 Hillrise Avenue, Ryde, Isle Of Wight, PO333TZ  
Proposal: Proposed 1st floor side extension to provide en-suite bathroom to include dormer windows

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00260/16>

**P/93/16 – Ryde Town Council does not object to this application.**

2. Application No: P/00278/16 Alt Ref: TCP/28152/G  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Beachwood, Quarr Road, Ryde, Isle Of Wight, PO334EL  
Proposal: Proposed single storey rear extension to enlarge dining area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00278/16>

**P/94/16 - Ryde Town Council does not object to this application.**

3. Application No: P/00336/16 Alt Ref: A/02662  
Parish(es): Ryde Ward(s): Ryde South  
Location: Unit 3B, Nicholson Road, Ryde, Isle Of Wight, PO331BE  
Proposal: 2 x non-illuminated fascia signs on front and side elevations Easting: Case  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00336/16>

**P/95/16 - Ryde Town Council does not object to this application.**

4. Application No: P/00391/16 Alt Ref: TCP/24115/E  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Fairways, Quarr Road, Ryde, Isle Of Wight, PO334EL  
Proposal: Variation of condition 2 on P/00154/14 - TCP/24115/D to allow amendments to approved garage/studio to include use of building as annexe accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00391/16>

**P/96/16 – Ryde Town Council does not object to this application subject to the owners keeping a register of those occupying the annexe accommodation and having it available for inspection by the Local Planning Authority from time to time to ensure that the use is restricted and not used as holiday accommodation.**

5. Application No: P/00392/16 Alt Ref: TCP/26536/G  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 61 Spencer Road, Ryde, Isle Of Wight, PO333AF  
Proposal: Demolition of shed; proposed two storey side extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00392/16>

**P97/16 - Ryde Town Council does not object to this application.**

6. Application No: P/00401/16 Alt Ref: TCP/10363/C  
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 (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00401/16>

**P98/16 – Ryde Town Council does not object to this application.**

## Press list 15<sup>th</sup> April 2016

7. Application No: P/00383/16 Alt Ref: TCP/32235/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Fern Cottage, Binstead Hill, Ryde, Isle Of Wight, PO333RN  
Proposal: Demolition of single storey side extension; alterations; proposed two/single storey side extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00383/16>

**P/99/16 – Ryde Town Council does not object to this application.**

8. Application No: P/00420/16 Alt Ref: LBC/09069/P  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Proposal: LBC for replacement ATM (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00420/16>

**P/100/16 – Ryde Town Council does not object to this application.**

9. Application No: P/00419/16 Alt Ref: P/00419/16  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Proposal: Replacement ATM (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00419/16>

**P/101/16 - Ryde Town Council does not object to this application.**

10. Application No: P/00423/16 Alt Ref: TCP/27304/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 68 High Park Road, Ryde, Isle Of Wight, PO331BX  
Proposal: Demolition of utility area; alterations; proposed single storey side/rear extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00423/16>

**P/102/16 - Ryde Town Council does not object to this application.**

11. Application No: P/00417/16 Alt Ref: TCP/32600  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: land at and rear of 65, Ashley Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of dwelling; proposed residential development of 12 dwellings including formation of new vehicular access, parking and associated landscaping  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00417/16>

**P/103/16 – Ryde Town Council objects to this application on the basis that the access onto Ashley Road requires the movement of the road narrowing works back into a location where previously they were moved from because they were felt to be in an unsafe location. Therefore this development would introduce a highways solution that was previously felt to be unsafe. In addition there is no financial contribution to the roundabout at Smallbrook Road at the end of Ashley Road and no detailed information about the provision of affordable housing. Furthermore the application does not plan for the holistic delivery of a satisfactory solution for foul water drainage. There are several**

**developments that are planned for this area but there seems to be no joined up thinking on how these schemes are going to be delivered.**

12. Application No: P/00356/16 Alt Ref: TCP/32603  
Parish(es): Ryde Ward(s): Ryde South  
Location: 4 Prince Street, Ryde, Isle Of Wight, PO332SE  
Proposal: Demolition of porch; proposed porch  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00356/16>

**P104/16 – Ryde Town Council does not object to this planning application.**

13. Application No: P/00379/16 Alt Ref: TCP/32599  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Wayfarer, East Hill Road, Ryde, Isle Of Wight, PO331LL  
Proposal: Demolition of conservatory, shed and bedroom; proposed single storey extension on west elevation to form lounge  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00379/16>

**P105/16 – Ryde Town Council does not object to this planning application.**

14. Application No: P/00369/16 Alt Ref: TCPL/20882/H  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: Demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00369/16>

**P/106/16 - Ryde Town Council does not object to this planning application.**

15. Application No: P/00370/16 Alt Ref: LBC/20882/G  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: LBC for demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00370/16>

**P/107/16 – Ryde Town Council does not object to this planning application.**

16. Application No: P/00393/16 Alt Ref: TCP/32601  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Stone Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SU  
Proposal: Demolition of garage and shed; proposed detached dwelling with parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00393/16>

**P/108/16 – Ryde Town Council does not object to this planning application subject to the provision of affordable housing, the spa contribution and confirmation that the site will lead to a net reduction in surface water runoff.**

## Press list 22<sup>nd</sup> April 2016

17. Application No: P/00426/16 Alt Ref: TCP/16462/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: 3 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU  
Proposal: Demolition of garage; single storey side extension to provide kitchen and utility room; alterations; balcony at first floor level on rear elevation; car port; new vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00426/16>

**P/109/16 – Ryde Town Council does not object to this application subject to confirmation from officers that there are no issues relating to overlooking.**

18. Application No: P/00457/16 Alt Ref: TCP/32604  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 1 Newnham Lane, Ryde, Isle Of Wight, PO334ED  
Proposal: Alterations; extension at 1st floor level to include replacement raised roof and dormers on front and rear elevations to form additional living accommodation.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00457/16>

**P/110/16 – Ryde Town Council objects to this application on the basis that the design of the additional living accommodation is not in accordance with the general pattern of development in this location and it is not considered that the proposal accords with policy DM2 of the Core Strategy.**

19. Application No: P/00485/16 Alt Ref: TCP/32611  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 35 Newnham Road, Ryde, Isle Of Wight, PO333TE  
Proposal: Proposed loft conversion to form additional living accommodation to include dormers on rear elevation; alterations; replacement raised roof; balcony at ground floor level on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00485/16>

**P/111/16 – Ryde Town Council does not object to this application.**

### 7. PLANNING REVISIONS

None

### 8. PLANNING APPEALS

None

### 9. PLANNING DECISIONS

#### Week ending 1<sup>st</sup> April 2016

Application No: P/00177/16  
Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN  
Parish: Ryde Ward: Ryde East  
Proposal: Single storey rear extension to provide living accommodation, Juliet balcony at 1st floor level on rear elevation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee raises no objection to this application**

Application No: P/00133/16

Location: 174-175 High Street, Ryde, Isle Of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: LBC for alteration and conversion of 1<sup>st</sup> and 2<sup>nd</sup> floors to form 3 residential units to include storage area at ground floor level

Decision: Granted Plan Permission (or issue Cert)

**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**

**No condition regarding Affordable Housing was made**

**Week ending 8<sup>th</sup> April 2016**

Application No: P/00052/16

Location: Ryde Inshore Rescue, Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Change of use of part of ground floor to charity shop

Decision: Granted Plan Permission (or issue Cert)

**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.**

**No condition was attached.**

Application No: P/01165/15

Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of boundary wall; three storey extension on rear elevation to form 5 additional flats; parking and formation of new boundary wall

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application but recommends a condition be attached to ensure that there is a reduction in net surface water run off post development being constructed on this site. Before any development commences, details of the arrangements to be made for waste water drainage and treatment, surface water drainage and drainage of access shall be submitted to and approved in writing by the Local Planning Authority. All works included in the approved details shall be carried out before mineral working operations begin.**

Application No: P/00045/16

Location: 10 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for alterations and conversion of first floor from offices to 2 residential units  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council resolved not to object to this application.**

**Week ending 25<sup>th</sup> March 2016**

Application No: P/00117/16  
Location: 2 Little Preston Road, Ryde, Isle Of Wight, PO331DG  
Parish: Ryde Ward: Ryde East  
Proposal: Demolition of conservatory; single storey side and rear extensions to include rooflights  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee recommends approval of this application.**

Application No: P/00157/16  
Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle Of Wight, PO333AR  
Parish: Ryde Ward: Ryde North West  
Proposal: Variation to condition 2 on P/00776/15 - TCP/32313 to allow amendments to approved design of extension  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee did not object to this application.**

**15<sup>th</sup> April 2016**

Application No: P/00233/16  
Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU  
Parish: Ryde Ward: Ryde East  
Proposal: Demolition of porch; alterations; single storey extension to front elevation to form bedrooms;porch  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval for this application.**

Application No: P/00259/16  
Location: Ryde Cinema and Bingo Hall,, 2 Star Street, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
Prior notification for telecommunications installation of 3 x 600mm diameter dishes and ancillary development  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval to this application.**



Application No: P/00175/16

Location: Copsefield House, Copsefield Drive, Ryde, Isle Of Wight, PO333AR

Parish: Ryde Ward: Ryde North West

Proposal: Detached single storey building to form holiday accommodation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval subject to the comments of the tree officer and requests a condition that a register be kept in relation to occupiers of the holiday accommodation to include details of their main home address**

**The IWC confirmed that the applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing occupiers of the holiday accommodation hereby approved, their main home addresses and the dates of occupation at the site. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.**

Application No: P/00227/16

Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposal: Proposed swimming pool and pool house

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan.**

Application No: P/01340/15

Location: former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR

Parish: Ryde Ward: Ryde East

Demolition of school and associated buildings; construction of 9 no. dwellings; parking and associated landscaping (re-advertised application) (corrected address) (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but requests the following conditions and requirements :

- a) A condition to ensure that there will be no net increase in surface water run off from this development site post development compared to the existing site conditions,
- b) A condition to ensure that the materials used in the construction of the dwellings will ensure that they match the surrounding properties
- c) A request that the development provides a financial contribution towards the improvement of pedestrian and highways movement in the local area.

**The IWC confirmed that construction of the buildings hereby permitted shall not begin until details of the materials, finishes, windows and doors to be used in the construction of the exterior of these buildings have been submitted to and approved in writing by the Local Planning Authority.**

**The comment of Ryde Town Council that the development should contribute to off-site highway improvement works has been considered. However, it has been established that the proposed development would not harm the safe use**

and capacity of the highway network and the pedestrian and vehicular access to the site and the level of traffic generated by the proposed development would not be any different or greater than when the site was in use as a school. The proposed development does not require any off-site highway improvement works to make it acceptable. As such there would be no justifiable reason to require such a contribution in this case.

No development, except for the demolition works hereby permitted (including any site clearance), shall commence until details of the facilities to be provided for the drainage and disposal of surface water and foul sewerage to service the development have been submitted to and approved in writing by the Local Planning Authority. The submitted details include shall (where relevant) calculations to demonstrate that the ground conditions are suitable and/or that the existing public sewer system has capacity to accommodate the flows from the development. The approved drainage works shall be completed before the dwellings hereby permitted are occupied.

Application No: P/01291/15

Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA

Parish: Ryde Ward: Ryde South

Proposal: Demolition of building; outline for two storey block of four flats with parking

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

## **10. TREE DECISIONS**

22 Bucklands Gardens

### **Consent to the following:**

- \_T1 Field Maple – situated as detailed in the application to coppice
- \_T2 Oak - situated as detailed in the application for crown lifting and stem cleaning
- \_T3 Oak - situated as detailed in the application felling of dead tree

Mimosa Lodge, 17 Buckingham Road

### **No objection to the following:**

- \_T1 Mimosa situated as detailed in the application to fell
- \_T2 Horse Chestnut as detailed in the application to fell

23 Seldon Avenue

### **Consents:**

■\_Consent to carry out the following work to the magnolia positioned as detailed in the application: reduce length of lowest branch by 50% approx. 2m, reduce length of other northeast branches by 33% Lower crown growth by max 2m other trimming as required to maintain a balanced shape max 20%

### **PET DOCTORS VETERINARY CLINIC, 23 SPENCER ROAD, RYDE**

**No objection to carry out the work requested to the trees detailed in the application.**

**Reason:** The tree work detailed in the application will remove dangerous trees and prevent the remaining trees from becoming a nuisance

### **LAND ADJACENT 27 SALISBURY ROAD, RYDE**

**Consent to the following:**

