



**RYDE
TOWN COUNCIL**

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

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10th January 2017

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 17th January 2017** at the **Town Council Offices at 10 Lind Street, Ryde** 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

Prior to the Council meeting commencing there will be a public forum 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 meeting held on 13th. December 2016.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **Revised SPD's**
Consultation on new Affordable Housing SDP
- **Vectis House**
- **Flood issues in Ryde (possible SPD)**
- **Replacement of Esplanade Fence**

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS ALREADY COMMENTED ON UNDER DELEGATED POWERS

Week Commencing 16th December 2016

1. Application No: P/00889/16 Alt Ref: LBC/16492/Y
Parish(es): Ryde Ward(s): Ryde North East and Ryde North West
Location: Ryde Pier, Esplanade, Ryde, Isle Of Wight, PO33
Proposal: LBC for alterations to pier to include proposed safety curbs
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00889/16>

Ryde Town Council does not object to this Proposal

2. Application No: P/01568/16 Alt Ref: TCP/29929/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 30 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Proposal: Proposed single storey rear extension forming breakfast and family rooms; decking; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01568/16>

Ryde Town Council does not object to this Proposal

3. Application No: P/01558/16 Alt Ref: TCP/03160/M
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: land adjacent Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO33
Proposal: Retention of patio and steps; proposed conservatory
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01558/16>

Ryde Town Council does not object to this Proposal

4. Application No: P/01577/16 Alt Ref: TCP/32819/A
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33
Proposal: Proposed dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01577/16>

Ryde Town Council object to this application on the grounds that the site is very constrained and lacks amenity space. In addition a development on this site would have detrimental effect on the existing adjacent significant listed buildings

Application Withdrawn

5. Application No: P/01580/16 Alt Ref: TCP/28011/G
Parish(es): Ryde Ward(s): Ryde North West
Location: Little Copsefield, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Demolition of existing bungalow and replacement with a single storey house with two rooms in the roofspace
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01580/16>

Ryde Town Council is disappointed in the lack of imagination in the architects use of natural materials in respect of this application.

6. Application No: P/01585/16 Alt Ref: TCP/08048/C
Parish(es): Ryde Ward(s): Ryde East
Location: 119 Marlborough Road, Ryde, Isle Of Wight, PO331AW
Proposal: Demolition of garage; proposed detached dwelling with parking; formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01585/16>

Ryde Town Council does not object to this Proposal

Week Commencing 23rd. December 2016

7. Application No: P/01586/16 Alt Ref: TCPL/01586/16
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ
Proposal: Replacement of 1 x non illuminated fascia sign; 1 x non illuminated projecting sign; 2 x non illuminated hoarding signs and 1 vinyl poster
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01586/16>

Ryde Town Council does not object to this Proposal

8. Application No: P/01615/16 Alt Ref: TCP/00677/M
Parish(es): Ryde Ward(s): Ryde West
Location: 125 & 126, High Street, Ryde, Isle Of Wight, PO332SU
Proposal: Variation of condition no 4 on P/01393/12 - TCP/00677/K to allow alterations to opening hours
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01615/16>

Ryde Town Council does not object to this Proposal

9. Application No: P/01587/16 Alt Ref: LBC/09069/S
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ
Proposal: LBC for replacement of 1 x non illuminated fascia sign; 1 x non illuminated projecting sign; 2 x non illuminated hoarding signs and 1 vinyl poster
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01587/16>

Ryde Town Council does not object to this Proposal

10. Application No: P/01625/16 Alt Ref: TCP/32894
Parish(es): Ryde Ward(s): Ryde West
Location: Pell Farm House, Pell Lane, Ryde, Isle Of Wight, PO333LT
Proposal: Proposed conservatory on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01625/16>

Ryde Town Council does not object to this Proposal

11. Application No: P/01623/16 Alt Ref: TCP/32895
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 23 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY
Proposal: Proposed single/two storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01623/16>

Ryde Town Council does not object to this Proposal

7. PLANNING APPLICATIONS

Week Commencing 30th. December 2016

12. Application No: P/01626/16 Alt Ref: TCP/18404/V
Parish(es): Ryde Ward(s): Ryde North East
Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA
Proposal: Proposed extension to existing ice cream kiosk
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01626/16>

13. Application No: P/01644/16 Alt Ref: TCP/27471/R
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE
Proposal: Proposed drum room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01644/16>

Week Commencing 6th. January 2017

None

Week Commencing 13th January 2017

14. Application No: P/01592/16 Alt Ref: TCP/12753/F
Parish(es): Ryde Ward(s): Ryde East
Location: land between, 113 and 115, High Park Road, Ryde, Isle Of Wight, PO33
Proposal: Demolition of garage; proposed detached house with parking; formation of new vehicular and pedestrian access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01592/16>

15. Application No: P/01670/16 Alt Ref: TCP/02613/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 92B West Street, Ryde, Isle Of Wight, PO332NN
Proposal: Proposed open sided lean to canopy/ car port
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01670/16>

16. Application No: P/01692/16 Alt Ref: TCP/21293/C
Parish(es): Ryde Ward(s): Ryde West
Location: NHS Clinics at 68/69 and 70/71, Swanmore Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed terrace of 3 dwellings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01692/16>

8. PLANNING REVISIONS

None.

9. PLANNING APPEALS

None

10. PLANNING DECISIONS

Week ending 9th. December 2016

Application No: P/01378/16

Location: 77 Newnham Road, Ryde, Isle Of Wight, PO333TE

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of porch; alterations; proposed rear extension and porch

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01401/16

Location: 113 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey front extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01408/16

Location: Land on corner of Ratcliffe Avenue and, Swanmore Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Prior notification for 12.5 metre high telecommunications column; removal of nearby column; installation of 3 equipment cabinets.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Week ending 16th. December 2016

Application No: P/01377/16

Location: land rear of 7 and 8, Hope Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Proposed dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01428/16

Location: Bombay Palace, Appley Rise, Ryde, Isle Of Wight, PO331LE

Parish: Ryde Ward: Ryde North East

Proposal: Variation of conditions 5 and 6 on P/00595/07 - TCP/03663/F to allow alterations to opening hours and hours for provision of takeaway food

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01430/16

Location: Solent Court, Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Replacement windows and french doors

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01400/16

Location: 66 Union Street, Ryde, Isle Of Wight, PO332LG

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from A1 (retail) to A3 (cafe)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01337/16

Location: 32 Great Preston Road, Ryde, Isle Of Wight, PO331EE

Parish: Ryde Ward: Ryde South

Proposal: Proposed dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Week ending 23rd. December 2016

Application No: P/01370/16

Location: 20A Esplanade, Ryde, Isle Of Wight, PO332DZ
Parish: Ryde Ward: Ryde North East
Proposal: Change of use from cafe to dog grooming parlour
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01443/16

Location: 47 Park Road, Ryde, Isle Of Wight, PO332BE
Parish: Ryde Ward: Ryde North East
Proposal: Removal of boundary wall; proposed vehicular access and parking
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01454/16

Location: 22 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Parish: Ryde Ward: Ryde North West
Proposal: Demolition of dwelling and garage; replacement dwelling; alterations to vehicular access (revised scheme)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01462/16

Location: 17 Spencer Glade, Ryde, Isle Of Wight, PO333AJ
Parish: Ryde Ward: Ryde North West
Proposal: Proposed use of ancillary outbuilding as a separate dwelling house (use class c3); landscaping to include alterations to vehicular access and parking bays (revised plans) (revised description)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application because of the buildings proximity to its neighbours

Week ending 30th. December 2016

None

Week ending 6th. January 2017

Application No: P/01441/16

Location: 3 Gordon Close, Ryde, Isle Of Wight, PO333RB
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Demolition of garage, lean-to and shed; proposed end of terrace house with parking
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to the proposal. There is insufficient information on the trees which will be removed to accommodate the scheme.

An objection has been raised by the Town Council with regard to insufficient information on the trees to be removed. This would be as per the original approvals on the site and thus the relationships have been previously found to be acceptable. Furthermore, it would be possible to re-plant additional trees along the side and rear boundaries which would in time re-provide the natural screening that presently exists.

Application No: P/01487/16

Location: 22 Birch Gardens, Ryde, Isle Of Wight, PO333XB

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed conservatory on side elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01502/16

Location: 52 The Mall, Ryde, Isle Of Wight, PO333SF

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Replacement of conservatory roof with flat roof

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

11. TREE DECISIONS

Trees in TPO/1950/2 & TPO/1982/37 Tree Preservation Order

Location: 1 Quarr Close, Binstead

Consent to the following:

T1 Oak Lower limb growing towards the house to be removed.

T2 Oak Remove the lowest limb growing towards the house and reduce the one above by 1.5M

T3 Oak Reduce the lowest limb by 1m to achieve a 2 metre distance from the property

T4 Oak Reduce the lower crown by 1.5 metre to achieve an adequate clearance from the property.

T5 Oak Dead wood the tree.

Reason: The work is necessary as part of the general management of the arboreal features of the garden.

Location Part of railway, Esplanade, Ryde, PO33

No objection to the following:

Consent to remove the bay and euonymus situated as detailed in the application

Reason: The trees and bushes are causing damage to the embankment wall

Trees in TPO/2008/24 A1 Tree Preservation Order

Trees in Ryde St Johns Conservation Area

Location St John's Farm Cottage, 14 Marlborough Road, Ryde

Consent for the following:

Consent to re-pollard the Lime tree to previous pollard points and Reduce the lime tree canopy by 30% of its current capacity.

Reason: The work is considered routine maintenance to the two trees.

Trees in Ryde Conservation Area

Location Esplanade, Ryde, PO33

No objection to the following:

To pollard all trees that has been pollarded in previous years from the bus station to the canoe lake.

Reason: The work is necessary to continue past management and prevent the trees blocking vehicular access along the street.

Trees in Ryde Conservation Area

Location Telephone Exchange, St James Street, Ryde

No objection to the following:

Consent to fell the T1 Hawthorn to near ground level.

Reason: The tree is over hanging the road and has been requested to be removed by the council under section 154 Highways Act due to it obstructing passing traffic.

Trees in TPO/1982/37 Tree Preservation Order

Location 11 Quarr Close, Binstead, Ryde, Isle of Wight

Consent for the following:

Consent to reduce oak trees T1 and T2 by 30% of their current size.

Reason: The work is necessary to address the issue of alleged subsidence seen in the property.

12. LICENSE APPLICATIONS

Jules Ices. Renewal of license.

13. LICENSE DECISIONS

The following has now been processed and issued by the licensing authority:

Application for a Premises Licence at 22 Cross Street, Ryde. (Wine retailers)

14. 91 Marlborough Road

Complaint by homeowner to the remarks uploaded to the planning website.

15. Pedestrianisation of Ryde High Street

To confirm the date of a public meeting

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **7th. February 2017**



RYDE TOWN COUNCIL

**Chris Turvey
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10 Lind Street
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PO33 2NQ**

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12th January 2017

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

MEETING of the RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on
TUESDAY 17th JANUARY 2017, in Committee Room 1, Town Chambers, 10 Lind
Street, Ryde commencing at **7.00 PM**

SUPPLEMENTARY AGENDA

17. Ryde Splash Pool Planning Proposal

To consider, pre application, the proposal for a changing area and tea room at the splash pool on the Ryde Canoe Lake