



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 21<sup>st</sup>. February 2017 AT THE TOWN COUNCIL OFFICES, 10 LIND  
STREET, RYDE**

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

In attendance: Chris Turvey, Planning Clerk

## **PUBLIC QUESTION TIME**

A member of the public asked why the Theatre Clock had stopped. Cllr Woodward stated that the power to the Theatre had been cut off by the energy suppliers.

## **APOLOGIES**

None

## **32/17 DECLARATIONS OF INTEREST**

Cllr Woodward declared a non-pecuniary interest in planning item 10

## **33/17 MINUTES**

**RESOLVED that the minutes of the planning committee held on the 31<sup>st</sup>. January 2017 be approved as a true and accurate record and signed by the Chairman**

## **34/17 PROGRESS ON ACTION TAKEN**

### **St Thomas's Church**

The clerks informed the committee that they were still awaiting a reply to their further enquiry regarding repairs to the pillar at St Thomas's church and that he had also contacted the IW Council about the hole in the roof. To date the clerks have not received a reply. Cllr Wakeley stated that he would report the matter to the responsible member.

The clerk also presented a copy of the deeds for St Thomas's Church to inform the committee of the covenants.

### **Pedestrianisation**

The clerks presented the responses and suggestions generated by the presentation and the members added further responses. The clerks will now present these to Island Roads for their comments prior to IW Council consultation process.

### **Affordable Housing SPD**

The clerks reported that they had presented the comments on the Affordable Housing SPD to the IW Council for their consideration.

## **35/17 MEMBERS' QUESTIONS**

Cllr Woodward asked for update from the clerks on new house numbers in relation to the housing requirements for Ryde. The clerks stated that they would obtain the latest information and present it to a future meeting.

Cllr Lilley asked for an update on Ryde Arena and the clerks stated that the latest available information had recently been reported in the IW County Press.

Cllr Wakeley raised a question on behalf of Cllr Axford.  
Cllr Axford asked whether the planning committee would consider attending a private presentation from the agent responsible for the application to build a dormitory block in the grounds of Ryde School. The committee unanimously decided not to have a private presentation but to consider the application through the normal process.

36/17

## **PLANNING APPLICATIONS**

### **Week Commencing 3<sup>rd</sup>. February 2017**

1. Application No: P/00417/16 Alt Ref: TCP/32600  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: land at and rear of 65, Ashey Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of dwelling; proposed residential development of 9 dwellings and 5 flats including formation of new vehicular access, parking and associated landscaping (revised scheme)(revised description)(readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00417/16>

**RESOLVED** that the Ryde Town Council object to the application on the following grounds.

**There is still no financial contribution to the roundabout at Smallbrook Road at the end of Ashey Road and no detailed information about the provision of affordable housing. However the access to the site has been addressed.**

**The level of alteration to the scheme including revoking of the TPO, changes to the access and an increase of 17% in the housing numbers are not minor revisions. The additional housing numbers have not been dealt with in various reports. This scheme should be covered by a new application.**

**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.**

2. Application No: P/00023/17 Alt Ref: TCP/06916/H  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: Internal and external alterations to a listed building; removal of existing garage; removal of rear parking area and reconstruction of boundary wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00023/17>

**RESOLVED** that Ryde Town Council does not object to this application subject to the conservation officers report.

3. Application No: P/00024/17 Alt Ref: LBC/06916/G  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: LBC for Internal and external alterations to a listed building; removal of existing garage; removal of rear parking area and reconstruction of boundary wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00024/17>

**RESOLVED that Ryde Town Council does not object to this application subject to the conservation officer's comments.**

4. Application No: P/00067/17 Alt Ref: TCP/20615/A  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: part OS parcel 4439, off, Smallbrook Lane, Ryde, Isle Of Wight, PO33  
Proposal: Proposed alterations and conversion of pole barn to form residential dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00067/17>

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

5. Application No: P/00077/17 Alt Ref: TCP/21297/A  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS  
Proposal: Proposed 2 storey rear extension with flat roof  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00077/17>

**RESOLVED that Ryde Town Council objects to this application on the grounds of overcrowding and reduction of light to a neighbouring property, however Ryde Town Council may support a scheme with 1 storey.**

6. Application No: P/00080/17 Alt Ref: TCP/32936  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 14 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA  
Proposal: Demolition of conservatory, garage and shed; proposed single storey rear extension; alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00080/17>

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

**Week Commencing 10<sup>th</sup> February 2017**

7. Application No: P/00010/17 Alt Ref: LBC/01758/W  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED  
Proposal: Listed Building Consent for demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00010/17>

**RESOLVED that Ryde Town Council welcomes the development as outlined in this application**

8. Application No: P/00027/17 Alt Ref: TCP/32951  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Splash Park, Esplanade, Ryde, Isle Of Wight, PO33  
Proposal: Proposed storage container modified to provide wc, baby changing facilities and a retail area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00027/17>

**RESOLVED that Ryde Town Council objects to this application on the following grounds**

**Ryde Town Council does not consider a shipping container to be a suitable building for this development although a building designed to fit in with the surroundings and approved by the conservation officer may be supported**

**The development requires some excavation of the protected sand dunes and there is no detail on how this will be dealt with (including mitigation measures) or report for the ecology officer.**

9. Application No: P/00081/17 Alt Ref: TCPL/01758/X  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED  
Proposal: Demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00081/17>

**RESOLVED that Ryde Town Council welcomes the development as outlined in this application**

10. Application No: P/00089/17 Alt Ref: TCP/32943  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 2 West Street, Ryde, Isle Of Wight, PO332NX  
Proposal: Demolition of part of wall; alterations to vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00089/17>

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

11. Application No: P/00101/17 Alt Ref: TCP/32950  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Copsefield West, Copsefield Drive, Ryde, Isle Of Wight, PO333AR  
Proposal: Part two storey and part single storey extension to provide larger kitchen, additional living space and an additional bedroom with en-suite shower room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00101/17>

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

12. Application No: P/00107/17 Alt Ref: TCP/01361/E  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 1 Buckingham Close, Ryde, Isle Of Wight, PO332DP  
Proposal: Demolition of single garage; proposed double garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00107/17>

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

**Week Commencing 17<sup>th</sup>. February 2017**

13. Application No: P/00108/17 Alt Ref: LBC/09429/U  
Parish(es): Ryde Ward(s): Ryde North East  
Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT  
Proposal: LBC for demolition and reconstruction of a wall to restore to a safe condition and addition of doors to existing grade II listed building.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00108/17>

**RESOLVED that Ryde Town Council does not object to this application subject to the conservation officer's comments.**

14. Application No: P/00116/17 Alt Ref: TCP/31464/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334EL  
Proposal: Proposed skywalk and treehouse  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00116/17>

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

15. Application No: P/00118/17 Alt Ref: TCP/22772/C  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Haylands Farm, 34 Salters Road, Ryde, Isle Of Wight, PO333HU  
Proposal: Alterations and conversion of house and office to form house of multiple occupation (HMO); proposed extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00118/17>

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

16. Application No: P/00114/17 Alt Ref: TCP/32954  
Parish(es): Ryde Ward(s): Ryde East  
Location: 4 High Park Road, Ryde, Isle Of Wight, PO331BP  
Proposal: Proposed detached garage; driveway and vehicular access; removal of 2x chimneys on south elevation; relocation of shed  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00114/17>

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

37/17 **PLANNING APPLICATION IN HAVENSTREET WARD**

Application No: P/00126/17 Alt Ref: TCP/05008/B

Parish(es): Havenstreet & Asheley Ward(s): Havenstreet, Asheley & Haylands

Location: Land between 107 and 117, Newnham Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed development of 9 x dwellings to include parking; formation of vehicular accesses and associated landscaping

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00126/17>

**RESOLVED that Ryde Town Council objects to this application on the grounds that it may lead to future community coalescence.**

38/17 **PLANNING REVISIONS**

None.

39/17 **PLANNING APPEALS**

None

40/17 **PLANNING DECISIONS**

**Week ending 27<sup>th</sup> January 2017**

**Application No: P/01585/16**

Location: 119 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed detached dwelling with parking; formation of vehicular access (revised plans)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Week ending 3<sup>rd</sup>. February 2017**

**Application No: P/00889/16**

Location: Ryde Pier, Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for alterations to pier to include proposed safety curbs

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01586/16**

Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01587/16**

Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01644/16**

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Parish: Ryde Ward: Ryde North West

Proposal: Proposed drum room

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01615/16**

Location: 125 & 126, High Street, Ryde, Isle Of Wight, PO332SU

Parish: Ryde Ward: Ryde West

Proposal: Variation of condition no 4 on P/01393/12 - TCP/00677/K to allow alterations to opening hours

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01623/16**

Location: 23 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single/two storey rear extension (revised plan)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED- Ryde Town Council does not object to this proposal**

**Application No: P/01580/16**

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

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of existing bungalow and replacement with a single storey house with two rooms in the roofspace

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council was disappointed in the lack of imagination in the architects use of natural materials in respect of this application.**

**Week Ending 10<sup>th</sup> February**

**None**



41/17 **TREE DECISIONS**

**THE PITTS, PITTS LANE, BINSTEAD,  
RYDE TREE PRESERVATION ORDER, TPO/2017/01**

No person shall

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority.

**Protection Trees in 1988/30 Tree Preservation Order**

**Location 24 Pound Mead, Ryde PO33 3HH**

Consent to carry out the work requested to the trees detailed in the application.  
Reason: The work requested is considered necessary to ensure the trees are made safe and not become a nuisance.

**Protection Trees in Ryde Conservation Area**

**Location o/s 29 Dover Street, Ryde, Isle of Wight, PO33 2AG**

Consent to fell the hawthorn tree detailed in the application to near ground level.

Reason: The tree has to be removed as it is dead and will be replaced with a healthy tree.

42/17 **LICENSE APPLICATIONS**

**None**

43/17 **LICENSE DECISIONS**

**None**

44/17 **Delegated Powers**

The clerk informed the committee that the council would enter a period of purdah from 27<sup>th</sup> March until after the elections and suggested that the clerks be given delegated powers during this period

**RESOLVED that the committee considered planning applications as normal up until the 18<sup>th</sup>. April 2017 and delegated powers will be given to the clerks if required from 19<sup>th</sup>. April 2017 until a new planning committee is appointed on the 15<sup>th</sup>. May 2017**

45/17 **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **14<sup>th</sup>. March 2017**