



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 27<sup>th</sup> March 2018 AT THE COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr C Hall (Chair), Cllr M Ross, Cllr D Conyers,  
Cllr H Adams, Cllr Farrell, and Cllr I Stephens.

In attendance: Chris Turvey, Planning Clerk  
Lisa Dyer (Minutes)  
Grace Morris (trainee)

## **PUBLIC QUESTION TIME**

**None**

### **302/17 APOLOGIES**

Cllr J Moody and Cllr J Critchley were unable to attend due to prior engagements.

### **303/17 DECLARATIONS OF INTEREST**

**None**

### **304/17 MINUTES**

**RESOLVED - That the minutes of the planning committee held on the 6th March 2018 be approved as a true and accurate record and signed by the Chairman.**

### **305/17 PROGRESS ON ACTION TAKEN**

#### **Pedestrianisation of the High Street**

The Clerk informed the committee that he had been informed by Island Roads that were in the process of negotiating with IW Council to secure alternate parking in the Victoria Road Car Park for Grace's Bakery. He further stated that if successful this would mean a completely traffic free High Street.

#### **Ryde Theatre Electricity**

The Clerk informed the committee that he and Cllr Axford had attended a meeting at County Hall with IW Council officers. The clerk further stated that IW Council Officer's had agreed to take forward the problem of re-siting the aerial and as a result he would now step aside as previously agreed in committee. Cllr Stephens asked if there was any time frame attached to the IW Council's offer. The clerk informed him that although no time frame had been agreed he would check in with Cllr Axford on a regular basis to check if there were any developments.

### **306/17 MEMBERS QUESTIONS**

Cllr Farrell asked whether it would be possible for a group of tradesmen to redecorate the exterior of Ryde Theatre. The clerk informed her that any work carried out on Ryde Theatre would need approval from the IW Council Conservation Officer, Island Roads to permit on road scaffolding and the land owner. In addition the correct insurance, health and safety procedures and qualified tradesmen would be required to carry out the work. The clerk further stated that he would contact the owner to see whether he would give permission if all other conditions were met.

## 307/17 PLANNING APPLICATIONS

### Week Commencing 9<sup>th</sup> March 2018

None

### Week Commencing 16<sup>th</sup> March 2018

1. Application No: P/00222/18 Alt Ref: TCP/29837/E  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33  
Proposal: Proposed 2no. flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00222/18>

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

2. Application No: P/00246/18 Alt Ref: LBC/23415/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33  
Proposal: LBC for proposed replacement wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00246/18>

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

3. Application No: P/00251/18 Alt Ref: TCP/31968/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 7, Quarry Stone Close, Binstead, Ryde, Isle of Wight, PO33 3ET  
Proposal: Proposed double garage and conversion of existing garage to family room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00251/18>

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

4. Application No: P/00244/18 Alt Ref: TCP/23455/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN  
Proposal: Proposed pair of semi detached houses  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00244/18>

**RESOLVED – Ryde Town Council does not object to this proposal but would seek assurance that the rights of way at present available to the adjacent home owners are not obstructed**

### Week Commencing 23<sup>rd</sup> March 2018

5. Application No: P/00203/18 Alt Ref: LBC/20882/M  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: LBC for removal of southern gable end and rebuilding to match existing arrangement  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00203/18>

6. Application No: P/00287/18 Alt Ref: TCP/33281/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: land at Palmer House and Nelson Mansions, off, Castle Street, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of semi-derelict garages and store buildings; proposed detached dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00287/18>

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

7. Application No: P/00141/18 Alt Ref: TCP/07491/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH  
Proposal: Demolition of existing workshop; replacement workshop and utility room (corrected location plan received)(readadvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00141/18>

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

8. Application No: P/00296/18 Alt Ref: TCP/25082/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Carmel, 6 Stonepitts Close, Ryde, Isle Of Wight, PO333NH  
Proposal: Demolition of conservatory; proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00296/18>

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

9. Application No: P/00290/18 Alt Ref: A/02682  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 166 High Street, Ryde, Isle Of Wight, PO332HW  
Proposal: 1 x externally illuminated fascia sign; 1 x non illuminated projecting sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00290/18>

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

**308/17 PLANNING REVISIONS**

**None.**

**309/17 PLANNING APPEALS**

**None**

**310/17 PLANNING DECISIONS**

**Week ending 2<sup>nd</sup> March 2018**

**None**

**Week ending 9<sup>th</sup> March 2018**

**Application No: P/00043/18**

Location: 15 The Mall, Ryde, Isle Of Wight, PO333SF

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension to the front of the existing property forming entrance porch, en suite, shower room and extension of the lounge

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00113/18**

Location: 246 Upton Road, Ryde, Isle Of Wight, PO333JG

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey side and infill extension forming additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00058/18**

Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey side extension; first floor rear extension

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council was unable to make a meaningful comment on this proposal because the tree report was insufficient in detail to ascertain the possible harm to the trees on the site.**

**Week ending 16<sup>th</sup> March 2018**

**Application No: P/00048/18**

Location: Heathcourt, 27 Salisbury Road, Ryde, Isle Of Wight, PO331BY

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing extension; replacement single storey side and rear extension

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00041/18**

Location: 55 West Hill Road, Ryde, Isle Of Wight, PO331LG

Parish: Ryde Ward: Ryde North East

Proposal: Proposed single storey side/rear extension

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00019/18**

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU

Parish: Ryde Ward: Ryde North West  
Proposal: Proposed pool building  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00020/18**

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for proposed pool building  
Registration Date: 16/01/2018

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

**Application No: P/00082/18**

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG  
Parish: Ryde Ward: Ryde North West  
Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/00180/13 to establish a legal commencement of works for this development  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00094/18**

Location: 21 Longmead Road, Ryde, Isle Of Wight, PO332TN  
Parish: Ryde Ward: Ryde South  
Proposal: Proposed decking at rear of the house  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00072/18**

Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA  
Parish: Ryde Havenstreet, Ashley & Haylands  
Proposal: Conversion of former farm buildings to form two houses (one with ancillary office space)

Decision: Refuse Plan Perm (or not issue Cert)

1. The site is located outside of, and not immediately adjacent to, the defined settlement boundary of the Ryde Key Regeneration Area, within a less sustainable and accessible location which is likely to encourage private car use and deter travel by more sustainable modes of transport, and the application has not demonstrated that there is a specific local need for the development. Therefore the proposal is considered to be contrary to the aims of policies SP1 (Spatial Strategy), SP7 (Travel) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.
2. The application contains insufficient information in relation to protected species to enable the Local Planning Authority to establish the effect of the development on

those species . The proposal is therefore contract to policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan CoreStrategy as well as the requirements of the National Planning Policy Framework.

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

**311/17 TREE DECISIONS**

**Protection**                    **Trees in Tree Preservation Order 1994/31 W1**  
**Location**                    **18 Seasons, Quarr Road, Binstead, PO33 4EL**

Consent for the following:

To carry out the work requested to the trees detailed in the application.

Reason: The work is necessary to remove unwanted specimens from an Ancient Semi Natural Woodland and prevent them becoming into conflict with the neighbouring.

**Protection**                    **Trees in Tree Preservation Order TPO/1975/2**  
**Location**                    **35 Buckland Gardens, Ryde**

Consent for the following:

To fell the horse chestnut detailed in the application.

Reason: the tree has a large decay pocket in the base of the tree making it unsafe.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be a walnut tree "Juglans Regina" of at least half-standard size (as defined in British Standard 3936) to be planted in a location/s as may be agreed in writing by the Council. Planting must be completed within one planting season (October to March) of the tree being felled. If the tree dies within 2 years of planting then it must be replaced with one of the same size and species as conditioned above.

Reason: In the interests of the amenity of the area and to comply with the Town and Country Planning Act 1990 that requires replacements for felled trees to be planted.

**Protection**                    **Trees in Ryde St Johns Conservation Area**  
**Location**                    **St Cecilians Abbey, Apply Rise, Ryde**

No objection to the following:

To raise the crowns of the line of trees detailed in the application to give a 3 metres clearance above the pavement.

Reason: The tree work is necessary to prevent the trees obstructing the pavement.

Conditions:

All work must be carried out to a minimum of BS3998 2010 "Recommendations for Tree Work" or current industry "best practice". Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees.

**Protection**                    **Trees in Ryde Conservation Area**  
**Location**                    **Ryde School, 7 Queens Road, Ryde**

No objection to the following:

T1 -Holm oak to have the 2 lowest horizontal limbs extending over the playing field removed and the lowest opposite limb extending over the path reduced by 40 %

T2 -Holly located beneath T1 reduced by 50%

T3 -(A+B) Holly reduce down the height to suitable lower growth points to form a low bush.

T4 English oak located in the front car park is to be reduced down to a healthy growth points.

Reason: The work is necessary to make the trees safer and as general tree management.

Conditions:

All work must be carried out to a minimum of BS3998 2010 "Recommendations for Tree Work" or current industry "best practice". Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees.

### **312/17 LICENSE APPLICATIONS**

**None**

### **313/17 LICENSE DECISIONS**

**None**

### **314/17 PUBLIC REALM BUDGET ALLOCATION GUIDANCE**

Cllr Conyers asked whether the guidance could include spending limits and or timeframes.

**RESOLVED – Ryde Town Council Planning Committee will meet at 09.30 on 10<sup>th</sup> April 2018 to discuss the possible inclusion of spending limits, timeframes and whether the funds should be allocated ward by ward.**

### **315/17 RYDE TOWN COUNCIL'S RESPONSE TO RYDE REGENERATION PLAN**

The clerk circulated a copy of a proposed letter for Ryde Town Council to send to Reniera O'Donnell in response to her regeneration presentation.

**RESOLVED – Ryde Town Council will send the proposed letter to Reniera O'Donnell**

### **316/17 ISLAND ROADS' ANNUAL ASSET MANAGEMENT WORKSHOP**

Cllr Ross reported that Island Roads were 5 years through a 7 year contract and 77% of the category 1 and 2 roads had been completed. In addition, Cllr Ross reported that IW Council had cut the lighting budget by 28%.

Cllr Conyers suggested that all ward councillors should look at the plans for their wards and check them against what had been done.

### **317/17 DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **17<sup>th</sup> April 2018.**