

PLANNING & INFRASTRUCTURE SERVICES

SCHEDULE OF PLANNING APPLICATIONS AND OTHER RELATED SUBMISSIONS DEALT WITH UNDER THE DELEGATE PROCEDURE

DECISIONS TAKEN DURING THE WEEKS ENDING 03rd October 2025

Acronym List

GTD	Granted
REF	Refused
SPL	Split Decision
PAGTD	Prior Approval Granted
PAREF	Prior Approval Refused
NO	No Objection

Report of Planning and Infrastructure Services

Applications Approved

Decisions Made On: 29/09/2025

Application No: 25/01085/FUL

Location: Tides Reach Mill Road Yarmouth Isle Of Wight PO41 0QZ

Proposal: Replacement of external windows and doors, and replacement of soffits and fascia

Decision Date: 29/09/2025

Parish: Yarmouth

Ward: Freshwater North And Yarmouth

Case Officer: Alexandra Lewis

Decision: GTD

Application No: 25/00045/FUL

Location: Albany Road Public Convenience Albany Road East Cowes Isle Of Wight PO32 6EZ

Proposal: Proposed alterations to the existing pumping station and associated landscaping works to include raised seating area and metal archway with associated lighting

Decision Date: 29/09/2025

Parish: East Cowes

Ward: East Cowes

Case Officer: Hayley Byrne

Decision: GTD

Application No: 25/01080/FUL

Location: Church Row High Street Bembridge Isle Of Wight PO35 5SE

Proposal: Replacement of external windows and doors, and replacement of soffits and fascia

Decision Date: 29/09/2025

Parish: Bembridge

Ward: Bembridge

Case Officer: Hayden Marsh

Decision: GTD

Application No: 25/01082/FUL

Location: 25A To 25F Mountfield Road Wroxall Ventnor Isle Of Wight PO38 3BX

Proposal: Replacement of external windows and doors, and replacement of soffits and fascia

Decision Date: 29/09/2025

Parish: Wroxall **Ward:** Wroxall Lowtherville And Bonchurch

Case Officer: Hayden Marsh **Decision:** GTD

Application No: 25/01126/CLEUD

Location: 8 Cherrytree Road Nettlestone Seaview Isle Of Wight PO34 5JF

Proposal: Lawful Development Certificate for alterations to external appearance of dwelling, including cladding and the replacement of garage door with window (revised description)

Decision Date: 29/09/2025

Parish: Nettlestone And Seaview **Ward:** Nettlestone And Seaview

Case Officer: Victoria Taylor **Decision:** GTD

Application No: 25/00825/HOU

Location: 1 Wentworth Close Shanklin Isle Of Wight PO37 6QD

Proposal: Proposed detached garden room and gym with roof canopy; patio area (revised application)(revised description)(readvertised application)

Decision Date: 29/09/2025

Parish: Shanklin **Ward:** Shanklin South

Case Officer: Victoria Taylor **Decision:** GTD

Decisions Made On: 30/09/2025

Application No: 25/01054/HOU

Location: Durton Farm Long Lane Newport Isle Of Wight PO30 2NW

Proposal: Proposed single storey side extension to form inside swimming pool

Decision Date: 30/09/2025

Parish: Arreton **Ward:** Central Rural

Case Officer: Alexandra Lewis **Decision:** GTD

Application No: 25/00404/FUL

Location: 32 Solent Gardens Freshwater Isle Of Wight PO40 9PN

Proposal: Proposed alterations and two storey side extension to form end of terrace dwelling

Decision Date: 30/09/2025

Parish: Freshwater **Ward:** Totland And Colwell

Case Officer: Stacey Dinning **Decision:** GTD

Application No: 25/01032/OWC

Location: Hunny Hill Farm Hunny Hill Brighstone Newport Isle Of Wight PO30 4DR

Proposal: Ordinary Watercourse Consent for proposed new surface water drainage outfall to existing ditch

Decision Date: 30/09/2025

Parish: Brighstone **Ward:** Brighstone Calbourne And Shalfleet

Case Officer: Mr Stuart Van-Cuylenbu **Decision:** GTD

Application No: 25/01131/CLPUD

Location: Rowborough 32 Arthurs Hill Shanklin Isle Of Wight PO37 6EX

Proposal: Lawful Development Certificate for proposed use of former bed and breakfast hotel as a boarding house for visitors, employees, building contractors and potential new recruits for Hartford Care Ltd (use class C1)

Decision Date: 30/09/2025

Parish: Shanklin **Ward:** Shanklin Central

Case Officer: Mr Stuart Van-Cuylenbu **Decision:** GTD

Application No: 25/01101/FUL

Location: Little Hardingshute Harding Shute Brading Ryde Isle Of Wight PO33 4AR

Proposal: Conversion of an outbuilding into a granny annexe providing ancillary accommodation to the main dwelling including alterations and demolition of an existing lean-to with a replacement extension

Decision Date: 30/09/2025

Parish: Brading **Ward:** Brading And St Helens

Case Officer: Hayden Marsh **Decision:** GTD

Application No: 25/01122/HOU

Location: 2 Popham Road Shanklin Isle Of Wight PO37 6RF

Proposal: Proposed porch

Decision Date: 30/09/2025

Parish: Shanklin **Ward:** Shanklin South

Case Officer: Hayden Marsh **Decision:** GTD

Application No: 25/01139/HOU

Location: 3 Meadow Drive Bembridge Isle Of Wight PO35 5XZ

Proposal: Demolition of outbuilding & previous extension; proposed single storey & two storey extension (including roof-space accommodation), box dormer extension on east elevation, replacement windows & internal alterations; landscaping including raised rear patio

Decision Date: 30/09/2025

Parish: Bembridge

Ward: Bembridge

Case Officer: Victoria Taylor

Decision: GTD

Decisions Made On: 01/10/2025

Application No: 25/00845/LBC

Location: 20 Cavendish Place Newport Isle Of Wight PO30 5AE

Proposal: Listed Building Consent for proposed single storey rear extension

Decision Date: 01/10/2025

Parish: Newport & Carisbrooke
Community Council

Ward: Newport Central

Case Officer: Julie Wilkins

Decision: GTD

Application No: 25/01033/FUL

Location: St Marys Hospital Parkhurst Road Newport Isle Of Wight PO30 5TG

Proposal: Proposed 8 bed ward extension including associated roof mounted plant, screen enclosure and external staircase

Decision Date: 01/10/2025

Parish: Newport & Carisbrooke
Community Council

Ward: Parkhurst And Hunnyhill

Case Officer: Lizzy Hardy

Decision: GTD

Application No: 25/01207/RVC

Location: Seaspray Duver Road Seaview Isle Of Wight PO34 5AJ

Proposal: Variation of condition no 2 on 23/00300/HOU to allow alterations to balcony

Decision Date: 01/10/2025

Parish: Nettlestone And
Seaview

Ward: Nettlestone And Seaview

Case Officer: Victoria Taylor

Decision: GTD

Decisions Made On: 02/10/2025

Application No: 25/01005/RVC

Location: 424 Newport Road Cowes Isle Of Wight PO31 8PP

Proposal: Variation of condition 2 on 20/01100/FUL to allow alterations to elevations, floor layout and site plan (revised description)(readadvertised application)

Decision Date: 02/10/2025

Parish: Northwood

Ward: Cowes South And Northwood

Case Officer: Hayley Byrne

Decision: GTD

Application No: 25/01128/HOU

Location: 36 Pallance Road Northwood Cowes Isle Of Wight PO31 8LW

Proposal: Proposed single storey rear extension; formation of two dormers at first floor level; alterations; proposed porch

Decision Date: 02/10/2025

Parish: Northwood

Ward: Cowes South And Northwood

Case Officer: Hayley Byrne

Decision: GTD

Application No: 25/00905/RVC

Location: Land Between Silwood And 1 Brookside Blackwater Road Newport Isle Of Wight

Proposal: Variation of conditions 2 and 5 on 22/01602/FUL to allow alterations to proposed dwelling to include new solar panels, removal of northern first floor window, alterations to southern first floor en-suite window, replacement of stonework with timber boarding on east elevation and internal alterations to bedroom numbers, repositioning of dwelling 1 metre further back within the site (revised description).

Decision Date: 02/10/2025

Parish: Newport & Carisbrooke
Community Council

Ward: Mountjoy And Shide

Case Officer: Hayley Byrne

Decision: GTD

Application No: 25/01015/HOU

Location: 94 High Street Wootton Ryde Isle Of Wight PO33 4PR

Proposal: Demolition of lean-to rear extension and canopy; proposed single storey rear extension (revised description)(revised plan)

Decision Date: 02/10/2025

Parish: Wootton Bridge **Ward:** Wootton Bridge

Case Officer: Hayden Marsh **Decision:** GTD

Application No: 25/01214/HOU

Location: 43 Monkton Street Ryde Isle Of Wight PO33 2BB

Proposal: Demolition of single storey rear extension and raised terrace; proposed single storey rear extension with raised terrace and alterations to fenestration (revised scheme)

Decision Date: 02/10/2025

Parish: Ryde **Ward:** Ryde Monktonmead

Case Officer: Victoria Taylor **Decision:** GTD

Decisions Made On: 03/10/2025

Application No: 25/01052/RVC

Location: Land Adjacent Somerton Farm Cottage Newport Road Cowes Isle Of Wight PO31 8PE

Proposal: Variation of conditions 4 and 5 on 24/01632/FUL to allow use of different package treatment plant

Decision Date: 03/10/2025

Parish: Northwood

Ward: Cowes South And Northwood

Case Officer: Hayley Byrne

Decision: GTD

Application No: 25/01030/TW

Location: Northwood House Ward Avenue Cowes Isle Of Wight PO31 8AZ

Proposal: Amendment received 29.09.2025:T1; Bay - Coppice fell.T2; Holm oak - Pollard at approximately 6 metres.T3; Holm oak - Raise the crown by upto 2 metres and reduce over long limbs by upto 2m back into the main crown.T4 & T5; Holm Oak - Pollard at approximately 7 metres.

Decision Date: 03/10/2025

Parish: Cowes

Ward: Cowes North

Case Officer: Lewis Mabbett

Decision: NO

Application No: 25/01079/TW

Location: 22 West Hill Road Ryde Isle Of Wight PO33 1LG

Proposal: This application includes trees covered by TPO and Conservation Area:T1; Beech (Covered by TPO) - Reduce height to create a clearance of approximately 1m from telephone line and trim new growth on sides to maintain size.G1 & G2; Mixed hedges (Covered by Conservation Area) - Reduce height by approximately 1m and trim new growth on sides to maintain size.

Decision Date: 03/10/2025

Parish: Ryde

Ward: Ryde Appley And Elmfield

Case Officer: Lewis Mabbett

Decision: SPL

Application No: 25/01150/TW

Location: Varna East Hill Road Ryde Isle Of Wight PO33 1LL

Proposal: Amendment received 18/09/2025:T1; Hornbeam - Reduce Crown by approx. 30% back to previous reduction points.T2; Bay laurel - Remove 3x saplings growing from existing root base. T3; Kohuhu - Remove the growth extending beyond the shaping of the bush (see photo 3).

Decision Date: 03/10/2025

Parish: Ryde

Ward: Ryde Appley And Elmfield

Case Officer: Lewis Mabbett

Decision: NO

Application No: 25/01134/TW

Location: Withyfields Shalfleet Newport Isle Of Wight PO30 4QA

Proposal: Amendment received 01.10.2025:T1,T2,T3 and T8; 4x Horse chestnut (Aesculus hippocastanum) - Crown lift to approx. 4m and crown clean; Leave specified branch approx. 4m long on T1.T4 and T14; 2 x Field maple (Acer campestre) - Crown lift to approx. 4m and crown clean.T5; Horse chestnut (Aesculus hippocastanum) - Dismantle.T6; English Oak (Quercus robur) - Remove specified over extended bough and crown thin approx. 15% to include reduction of overhang to neighbours.T7; Ash (Fraxinus excelsior) - Crown clean.T15; Red Oak (Quercus rubra) - Remove specified over-extended bough.T16; Sycamore (Aver psuedopplantanus) - Dismantle.T17; Silver Birch (Betula endula) - Crown clean.Lower specified Hawthorn (Crategeus monogyna) to approx 2m. To form hedge with less leverage.

Decision Date: 03/10/2025

Parish: Shalfleet

Ward: Brighstone Calbourne And Shalfleet

Case Officer: Lewis Mabbett

Decision: NO

Application No: 25/01037/TW

Location: The Hollies Westhill Road Shanklin Isle Of Wight PO37 6PT

Proposal: T2; Holm Oak. Remove boughs back to where they split at the trunk.T3; Lawsons Cypress - Fell.T4; Lawsons Cypress - Fell.T5; Lawsons Cypress - Fell.

Decision Date: 03/10/2025

Parish: Shanklin

Ward: Shanklin South

Case Officer: Lewis Mabbett

Decision: GTD

Application No: 25/01117/TW

Location: Farthings Undercliff Drive Niton Ventnor Isle Of Wight PO38 1XF

Proposal: This application includes trees covered by TPO and Conservation Area:G1; Group of 5x Sycamore trees (see photos) (covered by Conservation Area)- No. 1 - 4 sycamores - Pollard to around 6-10 feet; No. 1 Sycamore - Trim back overhanging branches back to the boundary; No. 5 sycamore - trim back approximately 2m from tips.G2; 3x Yew trees (Covered by TPO) - Re-shape by approximately 30% individually, cutting back 2m from branch tips all around back to good growth where possible; Lift roadside branches to 5.5m (public highway specification).

Decision Date: 03/10/2025

Parish: Ventnor

Ward: Ventnor And St Lawrence

Case Officer: Lewis Mabbett

Decision: SPL

Application No: 25/01125/TW

Location: Dairy Crest Drive Newport Isle Of Wight PO30 5QQ

Proposal: G003; Goat willow group - Fell dead group. As these are self set trees and not part of the original landscaping, it is proposed to replace with 3 x 5lt Euonymus europeaus in suitable gaps.G004; Mixed species group - Lateral prune overhang to appropriate branch unions, in line with fence boundary of car park.G005; Native species group - Lateral prune western side of group to provide appropriate 2m gap to dwelling, and in line with garden boundary fence.T007; Elm - Fell. Replace with 1x 10-12 Sorbus aucuparia.T010; Whitebeam - Fell. Replace with 1x 10-12 Sorbus aria.T011; Plum - Prune to provide 1m clearance to utility pole and wires.

Decision Date: 03/10/2025

Parish: Newport & Carisbrooke
Community Council

Ward: Newport West

Case Officer: Lewis Mabbett

Decision: GTD

Report of Planning and Infrastructure Services

Applications Refused

Decision Made On: 01/10/2025

Application No: 25/01115/TW

Location: Stone Ridge Undercliff Drive Niton Ventnor Isle Of Wight PO38 2LY

Proposal: Willow tree; repollard to previous pollard points

Decision Date: 01/10/2025

Parish: Niton And Whitwell

Ward: Chale Niton And Shorwell

Case Officer: Lewis Mabbett

Decision: REF

Decision Made On: 03/10/2025

Application No: 25/01117/TW

Location: Farthings Undercliff Drive Niton Ventnor Isle Of Wight PO38 1XF

Proposal: This application includes trees covered by TPO and Conservation Area:G1; Group of 5x Sycamore trees (see photos) (covered by Conservation Area)- No. 1 - 4 sycamores - Pollard to around 6-10 feet; No. 1 Sycamore - Trim back overhanging branches back to the boundary; No. 5 sycamore - trim back approximately 2m from tips.G2; 3x Yew trees (Covered by TPO) - Re-shape by approximately 30% individually, cutting back 2m from branch tips all around back to good growth where possible; Lift roadside branches to 5.5m (public highway specification).

Decision Date: 03/10/2025

Parish: Ventnor **Ward:** Ventnor And St Lawrence

Case Officer: Lewis Mabbett **Decision:** SPL

Application No: 25/01079/TW

Location: 22 West Hill Road Ryde Isle Of Wight PO33 1LG

Proposal: This application includes trees covered by TPO and Conservation Area:T1; Beech (Covered by TPO) - Reduce height to create a clearance of approximately 1m from telephone line and trim new growth on sides to maintain size.G1 & G2; Mixed hedges (Covered by Conservation Area) - Reduce height by approximately 1m and trim new growth on sides to maintain size.

Decision Date: 03/10/2025

Parish: Ryde **Ward:** Ryde Appley And Elmfield

Case Officer: Lewis Mabbett **Decision:** SPL

Application No: 25/01153/HOU

Location: Myrtle House Ducie Avenue Bembridge Isle Of Wight PO35 5NE

Proposal: Retention of fencing.

Decision Date: 03/10/2025

Parish: Bembridge **Ward:** Bembridge

Case Officer: Hayden Marsh **Decision:** REF
