PLANNING & INFRASTRUCTURE SERVICES

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

DECISIONS TAKEN DURING THE WEEK ENDING 6th November 2026

Acronym List

GTD	Granted
REF	Refused
SPL	Split Decision
PAGIV	Prior Approval Given
PARE	Prior Approval Required
PAREF	Prior Approval Refused
NOOBJ	No Objection
OB	Objection

Report of Planning and Infrastructure Services

Applications Approved

Decisions Made On: 02/11/2026

Application No: 26/01063/FUL

Location: 13 John Street Ryde Isle Of Wight PO33 2PY

Proposal: Conversion of first and second floors to form a 2 bedroom self contained flat

Decision Date: 02/11/2026

Parish: Ryde **Ward:** Ryde North West

Case Officer: Julie Wilkins **Decision:** GTD

Application No: 26/01064/LBC

Location: 13 John Street Ryde Isle Of Wight PO33 2PY

Proposal: Listed Building Consent for alterations in connection with conversion of first and second floors to form a 2 bedroom self contained flat

Decision Date: 02/11/2026

Parish: Ryde **Ward:** Ryde North West

Case Officer: Julie Wilkins **Decision:** GTD

Application No: 26/01308/ADV

Location: The Broadway Centre Broadway Sandown Isle Of Wight PO36 9GG

Proposal: Proposed illuminated digital display board

Decision Date: 02/11/2026

Parish: Sandown **Ward:** Sandown South

Case Officer: Charlotte Howlett **Decision:** GTD

Decisions Made On: 03/11/2026

Application No: 26/01183/RVC

Location: Highcliff Luccombe Road Luccombe Shanklin Isle Of Wight PO376RS

Proposal: Variation of condition 2 on P/01349/15 to allow alterations and extensions to dwelling to be carried out in accordance with submitted revised plans

Decision Date: 03/11/2026

Parish: Shankıın **Ward:** Shanklin South

Case Officer: Russell Chick **Decision:** GTD

Application No: 26/01034/FUL

Location: 18 Gills Cliff Road Ventnor Isle Of Wight PO38 1LH

Proposal: Retention of detached residential annexe within the curtilage of the dwelling house

Decision Date: 03/11/2026

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

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

Application No: 26/01281/TW

Location: Carisbrooke Castle Castle Hill Carisbrooke Newport Isle Of Wight PO30 1XY

Proposal: 3974; Fraxinus excelsior - Removal to ground level.Reason: Fully defoliated standing dead tree on top of wall, among sycamore, over footpath below.3975; Fraxinus excelsior (two ash with composite crown) - Removal to ground level. Reason: One now >90% defoliated. Target includes perimeter footpath, low occupancy. 3976; Aesculus hippocastanum - Remove to ground level. Reason: Historical apical stem loss, leaving large lateral - now with old ffb (possibly Trametes versicolour) and decay at primary union. Lateral primary highly likely to split out at stem onto footpath.3977; Fraxinus excelsior - Remove. Reason: Crown dieback, deadwood and poor vitality overall. Multiple I.hispidus brackets along stem and primary limbs. Decline considered irreversible.3978; Fraxinus excelsior - Monolith to crownbreak.Reason: Significant crown dieback, multiple ffb of D.concentrica throught stem and limbs.

Decision Date: 03/11/2026

Parish: Newport & Carisbrooke Community Council **Ward:** Carisbrooke And Gunville

Case Officer: Lewis Mabbett **Decision:** NOOBJ

Decisions Made On: 04/11/2026

Application No: 26/01186/TW

Location: Pier House Swains Lane Bembridge Isle Of Wight PO35 5ST

Proposal: T1; Yew (Taxus Baccatta); Dismantle to near ground level.Reason: Tree has severe dieback.T2; Holm Oak (Quercus Illex); Crown lift over decked area to give approximately 4M clearance over decked area. Remove long secondary bough encroaching building to reduce overhang.Reason: Excessive shade and stop decking being as slippy/hazardous. T3; Horse Chestnut (Aesculus Hippocastanum); Prune biased side and crown clean. Approximately 10-15% reductionReason: To increase uniformity and reduce excessive shade.T4; Sycamore (Acer pseudoplatanus); Re-pollard multi-stem tree to previous pollard points at approximately 3M height.Reason: To reduce encroachment over building and provide Arboricultural maintenance.T5; Lawson Cypress (Chamaecyparis lawsoniana); Dismantle to near ground levelReason: Tree is congested and has severe dieback.T6; Gum Tree (Eucalyptus globulus); Dismantle to near ground levelReason: Tree contributes little to landscape,has severe dieback and Artists Fungus(Ganoderma Applanatum) to the base.T7; Beech (Fagus sylvatica); Crown clean and remove significant deadwood.Reason: To improve trees general health.T8; Blue Cedar (Cedrus atlantica); Reduce long/lower overextended bough by approximately 25%.Reason: Branch is overloaded and nearly touching lawn.T9 and T10; 2 x Scots Pine (Pinus sylvestris) Remove significant deadwood throughout canopies,Reason: To make the trees safe and improve the trees general health.G1; Front hedge comprising Pittosporum (Pittosporum tenuifolium), Laurel (Prunus laurocerasus) and Bay (Laurus nobilis); Reduce to previously trimmed height of approximately 5M, trim all sides and reduce encroachment to roadside.Reason: To make the trees safe and provide Arboricultural maintenance.G2; 8 x Lime (Tilia cordata); Re-pollard to original pollard points at approximately 4-5M height.Reason: To reduce excessive shade and reduce the trees chances of failure.

Decision Date: 04/11/2026

Parish: Bembridge **Ward:** Bembridge

Case Officer: Jerry Willis **Decision:** SPL

Application No: 26/00935/TW

Location: 1 Green Lane Northwood Cowes Isle Of Wight PO31 8QG

Proposal: T2; Oak - Remove.Reason: The tree works are proposed to stop the influence of the tree on the soil below building foundation level and provide long term stability at 3 Green Lane, Cowes, PO31 8QG.Note: Further monitoring results may be submitted if these become available during the course of this application.

Decision Date: 04/11/2026

Parish: Northwood **Ward:** Cowes South And Northwood

Case Officer: Jerry Willis **Decision:** GTD

Application No: 26/00934/TW

Location: 3 Green Lane Northwood Cowes Isle Of Wight PO31 8QG

Proposal: T1; Oak - Remove Reason: The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.Note: Further monitoring results may be submitted if these become available during the course of this application.

Decision Date: 04/11/2026

Parish: Northwood **Ward:** Cowes South And Northwood

Case Officer: Jerry Willis **Decision:** GTD

Application No: 26/01288/TW

Location: Moorlands The Duver St Helens Isle Of Wight PO33 1XZ

Proposal: T1; Bay - Remove.T2; Holm oak - Pollard to c.8m, remove 2x stems growing out to SE side towards front of house.T3; Monterey cypress - Remove.T4; Pine - Remove dead/damaged branches/stubs to improve appearance.T5; Pittosporum - Remove.T6; Horse chestnut - Crown lift for c.3m clearance above ground level, retaining arching limb along fence but reduce larger limb over road back to main fork & remove sub-laterals for clearance of larger vehicles.T7; Oak - Crown reduce by 40%.T8; White poplar - Remove 3 leaning stems and treat stumps, clear ivy and dwd from remaining stem.T9; Monterey pine - Remove secondary stem to gl.T10; Clear ivy and dwd for future inspections.T11; Sycamore - Remove.T12; Oak - Clear Ivy.T13, T28, T32, and T33; White Poplar - Remove. T14; Monterey pine - Crown lift to remove 3 lowest limbs to reshape, remove dwd. T15; Corsican pine - Crown lift to give 10m clear lower trunk, remove dwd & ivy.T16; Corsican pine - Crown lift to give 10m clear lower trunk, remove dwd.T19 and T20; Corsican pine - Remove.T21; Corsican pine - Remove lowest weak limb, dwd & ivy.T22; Corsican pine - Remove dead branches & monitor future health.T23; Holm oak - Remove.T24; Corsican pine - Remove dwd.T25; Corsican pine - Crown lift to remove lowest 2 branches to reshape, remove dwd.T26; Corsican pine - Crown lift to remove lowest 2 branches to reshape, remove dwd and branch stubs.T27; Corsican pine - Crown lift to remove lowest 4 weak branches below main fork, remove dwd & branch stubs.T29; Corsican pine - Remove dwd/branch stubs to clean stem.T30; Corsican pine - Crown lift to remove lowest 2 branches to E, remove dwd/branch stubs.T31; Tamarisk - Remove.T34; Holm oak - Remove.T35; Corsican pine - Remove lower branch to S and dwd.T36; Holm oak - Remove.T37; Holm oak and White poplar - Remove.T38; Oak - Reduce N. limb by c.2m.T39; Corsican pine - Remove 3 lowest limbs, remove dwd.T40; Corsican pine - Remove dwd.

Decision Date: 04/11/2026

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

Case Officer: Jerry Willis **Decision:** NOOBJ

Application No: 26/01195/FUL

Location: Ground Flat And Binstead Hall West Quarr Road Binstead Ryde Isle Of Wight PO33 4EL

Proposal: Proposed outbuilding forming home gym, refuse store and alterations at ground floor level to provide a rear terrace and boundary wall (Ground Flat); alterations and extension to first floor sunroom (Binstead Hall West)

Decision Date: 04/11/2026

Parish: Ryde **Ward:** Binstead And Fishbourne

Case Officer: Maria Bishop **Decision:** GTD

Application No: 26/01235/FUL

Location: Forest Park Civic Amenity Site Forest Road Newport Isle Of Wight PO30 5YS

Proposal: Proposed replacement storage shelter

Decision Date: 04/11/2026

Parish: Newport & Carisbrooke Community Council **Ward:** Parkhurst And Hunnyhill

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

Application No: 26/01033/FUL

Location: Gainsborough Court Lane End Road Bembridge Isle Of Wight PO35 5SZ

Proposal: Retention of detached self contained annexe

Decision Date: 04/11/2026

Parish: Bembridge **Ward:** Bembridge

Case Officer: Ann Braid **Decision:** GTD

Application No: 26/00712/RVC

Location: Land Adjacent Merrie Gardens Public House Newport Road Lake Sandown Isle Of Wight

Proposal: Variation of conditions on 25/00587/FUL to allow for internal and external alterations to the building and change to external layout, EV charger position and drainage alterations.

Decision Date: 04/11/2026

Parish: Lake **Ward:** Lake South

Case Officer: Charlotte Howlett **Decision:** GTD

Application No: 26/01217/FUL

Location: Jewson 127 Avenue Road Sandown Isle Of Wight PO36 8DY

Proposal: Demolition of one ancillary warehouse building; Proposed alterations to fenestration, new external finishes in connection with the refurbishment of the main building; regularisation of storage arrangement (revised scheme)

Decision Date: 04/11/2026

Parish: Sandown **Ward:** Sandown North

Case Officer: Charlotte Howlett **Decision:** GTD

Application No: 26/01317/TW

Location: Wallsend Farm High Street Bembridge Isle Of Wight PO35 5SF

Proposal: T1; Ash. Reduce overall by approximately 30% to good growth points.Reason: Tree has outgrown is enclosed domestic location.

Decision Date: 04/11/2026

Parish: Bembridge **Ward:** Bembridge

Case Officer: Lewis Mabbett **Decision:** NOOBJ

Application No: 26/01250/TW

Location: Swains House Swains Road Bembridge Isle Of Wight PO35 5XT

Proposal: T1; Monterey Pine (Pinus radiata) - Crown clean and thin overhang to garages approximately 20-25%.Reason: Canopy is heavily biased with overloaded boughs.T2; Cedar of lebanon (Cedrus Libani),Crown clean canopy overhanging road; Crown lift over road to approximately 6m height.Reason: To improve safety to pedestrians and high vehicles as overhanging a frequently used road.T3; Bay (Prunus nobilis) - Prune tertiary boughs to provide 1m clearance from BT wires.Reason: To prevent tree damaging BT wires.T4 and T5; Sycamore (Acer pseudoplatanus) - Prune tertiary boughs to provide 1M clearance from BT wires.Reason: To prevent trees damaging BT wires.T6; Sweet Chestnut (Castanea sativa) - Crown lift canopy above Magnolia (Magnoliaceae grandiflora) to approximately 5m. Reason: To reduce overloaded bough overhanging Magnolia (Magnoliaceae grandiflora) and allow it more light.T7; Magnolia (Magnoliaceae grandiflora) - Prune overall canopy approximately 30%.Reason: To regenerate the canopy and provide arboricultural maintenance.T8: Strawberry Tree (Arbutus unedo) - Prune as per photo.Reason: To improve access.

Decision Date: 04/11/2026

Parish: Bembridge **Ward:** Bembridge

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01160/TW

Location: Gurnard Pines Cockleton Lane Gurnard Cowes Isle Of Wight PO31 8QE

Proposal: 5x Oak trees (outside No's 80 - 83) - Crown raise by approx 4m, dead wood, crown clean.Reason: To clear neighbouring properties.Holm Oak (behind No's 288 & 289) - Reduction of crown by 30%.Reason: To clear neighbouring roofs.Ash tree (behind No. 246) - Prune limb back to stem (alternatively back to closest adequate growth point nearest stem).Reason: To create clearance from neighbouring property roof.Large Oak (overhanging No. 128) - Carry out approx 30% reduction, prune back over extended limbs overneighbouring properties to clear roof line/boundary of buildings, crown raise by approx 5 metres & remove dead wood/crown clean.Reason: To clear neighbouring properties.

Decision Date: 04/11/2026

Parish: Gurnard **Ward:** Cowes West And Gurnard

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01340/TW

Location: Seaview Cottage 2 Old Seaview Lane Seaview Isle Of Wight PO34 5BD

Proposal: Eucalyptus - Removal.Reason: Tree is dying. The tree is very large for the small area and there is a healthy Bay tree which will thrive after removal of the Eucalyptus.

Decision Date: 04/11/2026

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

Case Officer: Lewis Mabbett **Decision:** NOOBJ

Application No: 26/01246/TW

Location: Elm Cottage Woolverton Road St. Lawrence Ventnor Isle Of Wight PO38 1XW

Proposal: Sycamore (on boundary of Elm cottage and Elm Dene) - Fell.Reason: Tree is almost dead with few leaves remaining, significant branches are starting to fall onto road, driveways and garden seating areas.

Decision Date: 04/11/2026

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

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01307/TW

Location: Orchardleigh Shore Road Ventnor Isle Of Wight PO38 1RF

Proposal: Amendment to proposed works:Beech - Reduce height by 2m; North side of tree reduced by 2.5m; South side of tree reduced to give 2m clearance from the garage; Position of all branch reductions to be near to growth junction.Reason: The tree is overhanging the garage and is a potential hazard. The tree is currently unbalanced in growth towards the garage, and the resulting pruning will also balance the tree.

Decision Date: 04/11/2026

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

Case Officer: Lewis Mabbett **Decision:** NOOBJ

Application No: 26/01318/TW

Location: Flat 1 Cliff House Bonchurch Shute Ventnor Isle Of Wight PO38 1NU

Proposal: T1; Cherry - Reduce by approximately 30% to good growth points.T2; Sycamore - Fell to near ground level.Reason: Oversized for location (too close to old stone boundary wall).

Decision Date: 04/11/2026

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

Case Officer: Lewis Mabbett **Decision:** NOOBJ

Application No: 26/01229/TW

Location: Kipper Cottage Woodside Road Wootton Ryde Isle Of Wight PO33 4JR

Proposal: T4; Declining ash - Remove tree Reason: it is becoming dangerous. T2; Declining oak with large cavity at base. RemoveReason: it is over the house and becoming dangerous.

Decision Date: 04/11/2026

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

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01251/TW

Location: 4 Chatfield Lodge Newport Isle Of Wight PO30 1XR

Proposal: Amendment to proposed works:T1; Sweet chestnut (Castanea sativa) - Crown lift to approximately 4 metres, and a crown thin of approximately 20%..Reason: Tree is large for the area and diseased with chicken of the woods (Laetiporus sulphureus). Owner has concerns of failure.

Decision Date: 04/11/2026

Parish: Newport & Carisbrooke Community Council **Ward:** Mountjoy And Shide

Case Officer: Lewis Mabbett **Decision:** GTD

Decisions Made On: 05/11/2026

Application No: 26/01412/TW

Location: Rustic Cottage 15 Bellevue Road Ryde Isle Of Wight PO33 2EU

Proposal: Amendment to proposed works:T1; Sycamore - Re-pollard to previous pollarded points.

Decision Date: 05/11/2026

Parish: Ryde **Ward:** Ryde North West

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01245/FUL

Location: Old Golf Club House Afton Down Freshwater Isle Of Wight PO40 9TZ

Proposal: Proposed pool, fire pit, aircon units and driveway to dwelling currently under construction under 26/00140/FUL

Decision Date: 05/11/2026

Parish: Freshwater **Ward:** Freshwater South

Case Officer: Alexandra Cuffe **Decision:** GTD

Decisions Made On: 06/11/2026

Application No: 26/01242/FUL

Location: 25 Parkhurst Road Newport Isle Of Wight PO30 5HT

Proposal: Retention of self contained annex

Decision Date: 06/11/2026

Parish: Newport & Carisbrooke Community Council **Ward:** Parkhurst And Hunnyhill

Case Officer: Hayley Byrne **Decision:** GTD

Application No: 26/01212/RVC

Location: ICR Touch (IOW) Ltd Embassy Way Sandown Isle Of Wight PO36 0JP

Proposal: Variation of condition 2 on 25/00782/FUL for a revised design to allow for a longer linkway

Decision Date: 06/11/2026

Parish: Newchurch **Ward:** Newchurch Havenstreet And Ashey

Case Officer: Ann Braid **Decision:** GTD

Application No: 26/01170/TW

Location: 5 Medina View East Cowes Isle Of Wight PO32 6LG

Proposal: Amendment to proposed works:T1 & T2; Swedish whitebeam - To reduce the crown by 20% to balance.Reason: Maintain size and shape to fit the location. Currently, as evidenced by the photos provided, they are encroaching on the neighbouring property and also parking spaces and the driveway to other parking spaces.

Decision Date: 06/11/2026

Parish: East Cowes **Ward:** Osborne

Case Officer: Lewis Mabbett **Decision:** GTD

Application No: 26/01320/TW

Location: 24 Youngwoods Copse Newchurch Sandown Isle Of Wight PO36 0HJ

Proposal: T1; Oak - Remove lowest branch growing NE. Cut back the lower N-NW crown by 2m laterally.Reason: To give clearance to the house as branches are now encroaching on the property.

Decision Date: 06/11/2026

Parish: Newcnurcn **Ward:** Newchurch Havenstreet And Ashey

Case Officer: Lewis Mabbett **Decision:** GTD

Report of Planning and Infrastructure Services

Applications Refused

Decision Made On: 03/11/2026

Application No: 26/01277/HOU

Location: 33 Maresfield Road East Cowes Isle Of Wight PO32 6AF

Proposal: Proposed extensions and alterations to include terraces to first and second floor

Decision Date: 03/11/2026

Parish: East Cowes **Ward:** East Cowes

Case Officer: Hayley Byrne **Decision:** REF

Decision Made On: 04/11/2026

Application No: 26/01186/TW

Location: Pier House Swains Lane Bembridge Isle Of Wight PO35 5ST

Proposal: T1; Yew (Taxus Baccatta); Dismantle to near ground level.Reason: Tree has severe dieback.T2; Holm Oak (Quercus Illex); Crown lift over decked area to give approximately 4M clearance over decked area. Remove long secondary bough encroaching building to reduce overhang.Reason: Excessive shade and stop decking being as slippy/hazardous. T3; Horse Chestnut (Aesculus Hippocastanum); Prune biased side and crown clean. Approximately 10-15% reductionReason: To increase uniformity and reduce excessive shade.T4; Sycamore (Acer pseudoplatanus); Re-pollard multi-stem tree to previous pollard points at approximately 3M height.Reason: To reduce encroachment over building and provide Arboricultural maintenance.T5; Lawson Cypress (Chamaecyparis lawsoniana); Dismantle to near ground levelReason: Tree is congested and has severe dieback.T6; Gum Tree (Eucalyptus globulus); Dismantle to near ground levelReason: Tree contributes little to landscape,has severe dieback and Artists Fungus(Ganoderma Applanatum) to the base.T7; Beech (Fagus sylvatica); Crown clean and remove significant deadwood.Reason: To improve trees general health.T8; Blue Cedar (Cedrus atlantica); Reduce long/lower overextended bough by approximately 25%.Reason: Branch is overloaded and nearly touching lawn.T9 and T10; 2 x Scots Pine (Pinus sylvestris) Remove significant deadwood throughout canopies,Reason: To make the trees safe and improve the trees general health.G1; Front hedge comprising Pittosporum (Pittosporum tenuifolium), Laurel (Prunus laurocerasus) and Bay (Laurus nobilis); Reduce to previously trimmed height of approximately 5M, trim all sides and reduce encroachment to roadside.Reason: To make the trees safe and provide Arboricultural maintenance.G2; 8 x Lime (Tilia cordata); Re-pollard to original pollard points at approximately 4-5M height.Reason: To reduce excessive shade and reduce the trees chances of failure.

Decision Date: 04/11/2026

Parish: Bembridge **Ward:** Bembridge

Case Officer: Jerry Willis **Decision:** SPL
