



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON
TUESDAY 5 NOVEMBER 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Charles Chapman, Cllr Michael Lilley, Cllr Karen Lucioni, Cllr Phil Jordan, Cllr Malcolm Ross and Cllr Ian Stephens

In Attendance: Jon Baker (Planning Administrator) and Chris Turvey (Planning Clerk)

222/19 PUBLIC QUESTION TIME

There were no questions raised.

223/19 APOLOGIES

Apologies were received from Cllr Adrian Axford

224/19 DECLARATIONS OF INTEREST

Cllr Lucioni declared a non-pecuniary interest in Agenda Item 8 (ix), minute 230, as she was the local ward member.

Cllr Lilley declared a non-pecuniary interest in Agenda Item 8 (iii), minute 230, as he had been active in supporting the application and would therefore refrain from making comment when the item was being addressed.

225/19 ELECTION OF VICE CHAIR

Following the resignation of Cllr Lilley as Vice Chair at the meeting held on 15 October, it was necessary to elect a new Vice Chair of the Planning Committee.

Cllr Charles Chapman was nominated as vice chair by Cllr Stephens. Cllr Chapman however declined the nomination owing to other responsibilities.

Cllr Ross was then nominated as vice chair by Cllr Lilley and seconded by Cllr Jordan. After a show of hands it was:

RESOLVED:

THAT Cllr Malcolm Ross be elected as Vice Chair of the Planning Committee.

226/19 MINUTES

The minutes to the previous meeting were reviewed.

Whilst the minutes to the meeting held on 15 October 2019 were agreed as a true and accurate record, members did note that the minutes of the meeting held on 24 September 2019 referenced that a representation was received from “*the Secretary of the Ryde Society*” on behalf of Cllr Lilley with regard to the transport and highway infrastructure around the proposed application. This should have stated that it was a representation from a ward member of Cllr Lilley.

RESOLVED:

THAT, the minutes of the Planning Committee held on the 15 October 2019 be approved as a true and accurate record and signed by the Chair.

227/19 PLACE PLAN FOR RYDE

The committee welcomed Mr Ian Boyd who provided an update on the latest position regarding the Ryde Place.

Members were advised that the plan was not to be the same as the Shaping Newport initiative. Ryde’s Place Plan would adopt a new approach, reviewing work that had already been carried out and focusing on specific aspects.

Various maps that highlighted certain aspects of the town included conservation areas, listed buildings, heritage / protected sites, areas of deprivation, landscape features and green spaces. Crime statistics were also provided, and it was noted that Ryde North East and North West incidents were higher where there were higher levels of deprivation.

The plan would need to address issues around proposed urban extensions and various large scale housing planning applications, this would infrastructure as well as highlighting the value of maintaining and securing additional public green spaces. Critical road and transport junctions, including the interchange on the Western Esplanade itself, must also be addressed and improved.

Public opinion was also highlighted, and this included views around more facilities for young people being established, wider enhancements to the Public Realm whilst recognising a reluctance to pay for unnecessary frills and Ryde Esplanade being protected as free and accessible public space but also recognising it is in decline.

Priorities for action included fixing discrepancies regarding transport operators and Island Roads and the implications to public realm, in particular greenspace which was in decline and addressing Ryde’s unique areas of cultural and natural features that were central to its Biosphere classification.

Members were advised that the Place Plan was an early draft. It was therefore suggested that a further internal meeting could be held with Mr Boyd ahead of the final draft being presented at a future Planning Committee and possibly Ryde Regeneration Group meeting in order to discuss its content in more detail.

It was also suggested that as with the High Street Heritage Action Zone (HSHAZ), a walk around key areas of the town could be carried out with the Planning Clerk, The Chair and Mr Boyd.

RESOLVED:

THAT the Draft Ryde Place plan be brought back to the next Planning committee for further consideration.

228/19 MEMBER QUESTIONS

Cllr Lucioni asked if the Wight Fibre Broadband boxes within conservation areas would remain all the same colour with no advertising on them. The Planning Clerk advised that this would be the case, although Cllr Stephens suggested that they could be the same colour as the street litter bins. The Planning Clerk would approach the IWC's Conservation Officer to confirm the situation.

229/19 PROGRESS ON ACTION TAKEN

There were no matters to discuss at this stage.

230/19 PLANNING APPLICATIONS

The IWC have changed their search facility for viewing Planning Applications which have been submitted after the 1 April 2019. If you wish to view an application, please follow the weblink below each item

- i. Application No: [19/01117/CLEUD](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Quarrhurst, Quarr Road, Binstead, Ryde
Proposal: Lawful Development Certificate for confirmation of commencement of planning permission P/00963/15 through construction of entrance access apron

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- ii. Application No: [19/01179/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 1 Market Street, Ryde
Proposal: Proposed installation of patio doors and replacement casement window on rear elevation

Members expressed concern that the proposed work was not in keeping with the conservation area status and that every effort should be made by the applicant to uphold the character of the rest of the building by installing windows which match, in style, the existing ones.

RESOLVED:

THAT Ryde Town Council objected to the application on the following grounds:

- a) **The property is situated within the Ryde Conservation Area and as such the development should strive to maintain the character of the rest of the building by installing windows which match, in style, the existing windows as outlined in Ryde Town Council's Position Statement.**

b) Within Ryde's Conservation Area any replacement windows should match, in the use of materials, that which is prevalent on the rest of the existing building or when the replacement is extensive, that which was used when the property was built.

iii. Application No: [19/00310/FUL](#)

Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands

Location: Smallbrook Stadium, Ashey Road, Ryde

Proposal: Proposed new sports facility providing ice rink, tennis courts and ancillary facilities, with car parking (additional information relating to ecology and sports provision received – re-advertised application)

Members noted that this was a revised application and that further objections from Island Roads, Natural England, Sport England, and the IWC Tree Team had been submitted. All other consultees reported that no further information had been submitted that would change their original advice. As such, the previous objections submitted by Ryde Town Council to the original application should remain unchanged.

RESOLVED:

THAT Ryde Town Council maintains the previous objection, which was submitted on 26 July 2019, namely:

THAT Ryde Town Council expressed complete support for the proposal and welcomed the plans to provide high class sports facilities in Ryde however the committee felt that they would have to reluctantly object to the application until the following concerns were addressed by the applicant.

a) The committee expressed concerns over the location of the proposal, in particular with regards to the lack of public transport to the site and the lack of safe pedestrian and cycle access.

b) The committee noted and agreed with the recommendation for refusal made by Island Roads on the grounds of road safety.

c) The committee agreed that no tree survey was included in the application as highlighted by the tree officer although there are significant trees which may be affected by the proposal.

d) The committee were concerned that there was not enough detail contained within the proposal to make an informed decision.

e) The committee agreed that they would have preferred to have seen more consultation with stake holders and statutory consultees prior to the submission of the application.

iv. Application No: [19/01181/FUL](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: 61A Union Street, Ryde

Proposal: Proposed new shop front; outside seating area

There was some discussion around the various amendments to the application regarding road safety issues and disabled access as well as the proposed parklet being in keeping with the Public Realm Strategy.

Island Roads who had submitted the comments regarding road safety issues and disabled access requested that revised details are submitted to address each of the concerns.

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

- a) **Concerns raised by Island Roads with regard to road safety issued and disabled access must be addressed.**
 - b) **The design of the proposed railings of the Parklet was not in keeping with the heritage style of this conservation area and therefore not in keeping with RTC's Public Realm Strategy or their Position Statement**
- v. Application No: [19/01182/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Bagel Wrap, 61A Union Street, Ryde
Proposal: Listed Building Consent for proposed new shop front

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

- a) **Concerns raised by Island Roads with regard to road safety issued and disabled access must be addressed.**
 - b) **The design of the proposed railings of the Parklet was not in keeping with the heritage style of this conservation area and therefore not in keeping with RTC's Public Realm Strategy or their Position Statement**
- vi. Application No: [19/01185/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3A Nelson Crescent, Ryde
Proposal: Proposed removal of existing roof; replacement roof extension to provide additional living accommodation; rear extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- vii. Application No: [19/01143/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Telephone Exchange
St James Street, Ryde
Proposal: Proposed louvres

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- viii. Application No: [19/01214/CLPUD](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 John Street, Ryde
Proposal: Lawful Development Certificate for continued use of building as three flats
- ix. Application No: [19/01215/CLPUD](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 23 Star Street, Ryde
Proposal: Lawful Development Certificate for continued use of building as four flats

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- x. Application No: [19/01219/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Corneila Heights 93 George Street, Ryde
Proposal: Change of use from care home to House in Multiple Occupation

This is a grade 11 listed building but with no alterations to the fabric of the building. Cycle racks and waste bin storage was included in the scheme, although members raised some concerns with regard to there being no evidence of laundry facilities.

There was also no provision for affordable housing and it was therefore noted that there should be a viability assessment to establish whether such provision was required.

A named vote was taken after which it was:

RESOLVED:

THAT, subject to laundry facilities being confirmed, Ryde Town Council raised no objection to this application.

For – Cllr Conyers, Cllr Lucioni, Cllr Chapman, Cllr Ross, Cllr Jordan

Against – Cllr Stephens

- xi. Application No: [19/01250/RVC](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: Trotters Riding School, Ashey Road, Ryde
Proposal: Removal of condition no 2 on P/01080/00 which restricts occupancy of the dwelling to managerial duties connected to Trotters Riding School

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- xii. Application No: [19/01251/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Dental Surgery, 9 Melville Street, Ryde
Proposal: LBC for works required to address dry rot fungus on lower, upper ground floor and first floor levels; replacement down pipe

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- xiii. Application No: [19/01286/FUL](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashley And Haylands
Location: 36 Mitchells Road, Ryde
Proposal: Proposed conservatory

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

231/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

- i. Application No: [19/00801/HOU](#)
Location: 25 Spencer Road, Ryde
Proposal: Demolition of conservatory; proposed single storey rear extension; alterations and conversion of garage to form utility; replacement porch
Parish: Ryde Ward: Ryde North West
Decision Date: 07/10/2019

Ryde Town Council raised no objection to this application

- ii. Application No: [19/00834/FUL](#)
Location: 23 - 33 Arundel Close, Ryde
Proposal: Replacement UPVC windows.
Parish: Ryde Ward: Ryde East
Decision Date: 14/10/2019

Ryde Town Council raised no objection to this application

- iii. Application No: [19/00833/FUL](#)
Location: 22 - 32 And 21 - 31 Mountbatten Drive, Ryde
Proposal: Replacement UPVC windows
Parish: Ryde Ward: Ryde West

Decision Date: 14/10/2019

Ryde Town Council raised no objection to this application

- iv. Application No: [P/00274/19](#)
Location: Rye House, Playstreet Lane, Ryde
Proposal: Proposed 2 detached dwellings and formation of access off Playstreet Lane (revised plans) (revised description)
Parish: Ryde Ward: Ryde West
Decision Date: 15/10/2019

Ryde Town Council raised no objection to this application

- v. Application No: [19/00844/FUL](#)
Location: The Bungalow Quarr Hill, Binstead, Ryde
Proposal: Demolition of dwelling; Construction of a replacement dwelling (revised scheme).
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 16/10/2019

Ryde Town Council raised no objection to this application

- vi. Application No: [19/00852/ADV](#)
Location: 4 Anglesea Street, Ryde Isle of Wight PO33 2SX
Proposal: 1x non-illuminated fascia; 3x internally illuminated logos; 24x nonilluminated wall mounted aluminium panels; 1x non-illuminated post mounted aluminium panel; 2x non-illuminated acrylic letters; 6x vinyl's
Parish: Ryde Ward: Ryde North East
Decision Date: 22/10/2019

Ryde Town Council raised no objection to this application

b) APPLICATIONS REFUSED

None

2. TREE DECISIONS

- i. LPA Ref No.: **19/00863/TW**
Site: Ryde Golf Club - Binstead
Tree Works: Tree 1 - Oak situated as detailed in the application: Fell to near ground level. (1993/29 W3)
Tree 2 - Beech situated as detailed in the application: Fell to near ground level.
Proposal: (1999/3 W1)
Decision: GRANTED in accordance with the application, plans and any other associated information submitted
- ii. LPA Ref No.: **19/01004/TW**
Site: 25 Melville Street, Ryde
Conservation Area: Ryde
Tree Works: Tree 1 - Mimosa: Fell

Decision - NOT OBJECTED TO in accordance with the application, plans and any other associated information submitted

RESOLVED:

THAT Ryde Town Council noted the decisions taken by the IW Council.

232/19 POSITION STATEMENT REVIEW

This required an annual review and was due to be updated and adopted in January 2019. It was agreed by all members that this should be deferred to the next meeting of the Planning Committee on 26 November 2019 in order to allow more time for members to read the current version and make suggested amendments, if any, before its adoption.

RESOLVED:

THAT the Position Statement Review be deferred and considered at the meeting on 26 November 2019.

233/19 HIGH STREET HERITAGE ACTION ZONE

The Planning Clerk advised that he had recently met with the Isle of Wight Councils (IWC) Director of Regeneration, the IWC's Regeneration Programme Manager and the consultant from Simpson Consulting via a telephone conference with regard to progressing the bid to Stage 2. The focus on the meeting was identifying whether there was to be an approach on more specific areas or whether there should be a broader strategy.

It was noted that there would be a walk through the High Street with the consultant and the IWC's Conservation Officer along with the Planning Clerk in order to identify specific areas of attention.

Members also noted that the fees of the consultant were being met by the IWC.

234/19 PROPOSED WORKS AT MONKTON MEAD PUMPING STATION

The Planning Clerk advised that works at the pumping station to the east of Eastern Gardens was due to start shortly and that there would be some minor disturbance for a few days.

235/19 HIGHWAYS NETWORK UTILITIES PARKING SCHEME

Members agreed that this would be deferred to the next committee meeting in order to allow more time to generate a response which was required by Friday, 13 December 2019.

236/19 ISLE OF WIGHT COUNCIL PLANNING ROADSHOW

The Chair circulated a report on the recent visit from the Head of Planning and Planning Officers from the IWC where members from RTC and other surrounding local councils attended.

Part of the roadshow involved discussions around the requests for Section 106 funding. Members agreed that any wish list needed to be properly discussed. It was therefore agreed that this should return to the next meeting of the planning committee.

RESOLVED:

THAT S106 allocations would be addressed in more detail at the next meeting on 26 November 2019.

237/19 RURAL MARKET TOWN GROUP

Members agreed to defer this item to the next Planning Committee meeting in order to give them more time to determine any implications for RTC.

RESOLVED:

THAT the Rural Market Town Group application would be deferred to the next meeting on 26 November 2019.

238/19 WIGHTFIBRE GIGABITE ISLAND BRIEFING 26 NOVEMBER 2019

WightFibre was holding a briefing in order to provide an update on the development and roll-out of Gigabit Island from them and giving Town and Parish Councils an opportunity to gain clarity on the programme as well as ask any relevant questions.

Cllr Lucioni, Ross, Stephens and Jordan all indicated that they would be like to attend.

239/19 PUBLIC REALM

The committee agreed that in order to consider the funding of stage 2 of the Heritage Horizon Fund bid for Ryde Town Hall and Theatre, a maximum of £5,000 for costs, which would include a detailed presentation of the proposal by a consultant as well as associated meeting and travel expenses, needed to be considered and approved. It was also noted that RTC would be advised on the outcome of stage 2.

RESOLVED:

THAT a spend of up to a maximum of £5,000 be agreed to cover costs for a detailed Stage 2 (should it be confirmed) presentation of the proposal by a consultant for the Heritage Horizon Fund bid for Ryde Town Hall and Theatre as well as associated meeting and travel expenses, be agreed.

240/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday 26 November 2019 at 7pm in the Ryde Town Council Chambers.