



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 27 OCTOBER 2020 AT 4.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE

Members Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Charles Chapman, Cllr Michael Lilley, Cllr Malcolm Ross and Cllr Ian Stephens

Also in Attendance: Jon Baker (Committees Coordinator), Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

Prior to the meeting, a written question was received via email from Mrs Jenny Wade of Ryde regarding the Pennyfeathers Housing development. She wanted to know: (i) whether the additional applications for Phasing Plans and Reserved Matters had been submitted following a suggestion from the developer's agent in July 2020 that they would be applied for in September 2020; and (ii) whether rumours that Hepburns Planning Consultancy was no longer the agent were true. It was agreed that the question would be addressed during Agenda Item 9 (Meeting Housing Needs), minute reference 145/20.

137/20 APOLOGIES

Apologies were received from Cllr Henry Adams and Cllr Phil Jordan

138/20 DECLARATIONS OF INTEREST

None declared.

139/20 REQUESTS FOR DISPENSATIONS

None requested.

140/20 MINUTES

The minutes to the previous meeting held on 6 October 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 6 October 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

The following updates were provided on issues raised at the meeting of 6 October 2020:

- i. Oakfield Primary School. It was noted that there continued to be issues around the school with regard to children and parents walking to the school either from Marlborough Road, East Hill Road or High Park Road. Cllr Lilley reported that there would be a meeting between the School's Headteacher, the Board of Governors and the local member, arranged by the Chair of the Schools Board of Governors to discuss a way forward. Feedback from the meeting would be provided to Ryde Town Council and a letter from the Town Council would then be sent to the Isle of Wight Council and Island Roads with a request to look into the matter.
- ii. Bartletts Farm Planning Application. This had not been picked up by Ryde Town Council officers as it was listed as an application for Brading and St Helens ward. It was noted that the ward was on the boundary and that any future applications should be checked to ensure its ward location was listed correctly.
- iii. Harcourt Sands. The Town Council had yet to hear from the Health and Safety Executive. Officers would endeavour to chase for a response by the next meeting.

141/20 MEMBER QUESTIONS

None were received.

142/20 PLANNING APPLICATIONS

The following Planning Applications were then considered by the committee:

- i. Application No: [20/01374/OUT](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Westwood Road, Ryde, PO33 3BJ
Proposal: Outline for proposed pair of semi-detached bungalows with vehicular accesses and parking

Island Roads had raised objections on the grounds of road safety owing to the design of the road junction with Queens Road as being unacceptable due to safe access. Visibility for vehicle drivers using the junction was also insufficient.

At the time of the meeting, four objections had been submitted by members of the public who considered the lane which was intended as the main access for the two proposed houses to be unsuitable as a main access to the highway network.

Members noted that Island Roads had lodged an objection but were becoming increasingly concerned that the Isle of Wight Council had on various applications in the past ignored them and proceeded to approve an application.

The committee was advised however that there needed to be clear evidence that this was happening on a regular basis in order to raise any objection to the Isle of Wight Council.

It was agreed that officers would investigate the matter and try to establish some previous examples in order to raise objections to the Head of the IWC's Planning, the IWC's Planning Committee Chair and the Cabinet Member for Planning and Housing.

The Chair also advised members that she would in her capacity as the Chair of the Isle of Wight Association of Local Councils (IWALC), propose at the next IWALC meeting that they could investigate if this was an issue being experienced across the Island. Any letter of objection by Ryde Town Council could also be copied to IWALC.

RESOLVED:

THAT Ryde Town Council objected to the application on the grounds outlined in the Island Roads report, namely:

- a) **Generation of traffic onto the public highway. This would create a significant increase in vehicular traffic entering and leaving the public highway through the junction of Westwood Drive with Queens Roads. This would be contrary to Policy DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Isle of Wight Core Strategy**
 - b) **Standing vehicles in Highway – Development would attract standing vehicles on the highway at Queens Road which would interrupt the free flow of traffic adding to the hazards of road users and therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy**
 - c) **Inadequate Fire Access and Refuse Collection Access - The access would be unable to serve the proposed development by reason of the inadequacy of Westwood Drive to allow access and working area for the Fire Service and Refuse Collection Service. The proposal is therefore considered to be contrary to policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.**
 - d) **Inadequate Parking Area - Inadequate space to enable vehicles to park in a satisfactory and safe manner and therefore the interests of road safety are compromised. It is therefore inconsistent with the guidelines set out by the Local Planning Authority in Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.**
 - e) **Inadequate Access Visibility – Accesses are unsatisfactory to serve the proposed development by reason of unacceptable visibility and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy**
- ii. Application No: [20/01390/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 34 & 36 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Formation of vehicle crossovers and hardstanding (revised scheme)

Members noted that this was a revised application for a scheme which had previously been refused. The main difference between this application and the previous was a small amount of tarmac was to be removed in order to lessen the impact of the loss of the grass between the footpath and the adjoining properties.

Island Roads had made some recommendations which they felt would be essential to make the revised scheme acceptable, although at the time of the meeting, nothing had been submitted from the applicant to address their concerns. The application had also been objected to by several local residents.

The previous application, [20/00325/HOU](#), had been advertised by the Isle of Wight Council on 5 June 2020. It had attracted a great deal of opposition and been opposed by Ryde Town Council at its meeting on 14 July 2020.

The committee were of the opinion that the revised scheme still did not address the reasons for the first refusal in that it would have a serious adverse effect on the character and context of the area contrary to the aims of Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

RESOLVED:

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

- i. The application was contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.**
- ii. The concerns raised by Island Roads had not been addressed by the applicant.**
- iii. Application No: [20/01651/FUL](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Quarrhurst, Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Demolition of dwelling; Proposed replacement dwelling with detached garage and detached ancillary amenity pool house building

Members were advised that the proposed application included a HUF House which was a prefabricated building system from Germany and that the construction time would usually be less than one month. It was noted that the application would replace a withdrawn application for a much bigger scheme that had been removed by the applicant.

Members were advised that the building which was to be demolished was not listed and was not situated in a conservation area. There had been no objections from any local residents and none from the various consultee agencies.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- iv. Application No: [20/01564/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 30 Somerset Road, Ryde, PO33 1BU
Proposal: Proposed rear and side extension including alterations

Members were advised that earlier on the day of the meeting, the Planning Clerk had noticed that on the Isle of Wight Council's website there was an absence of various documents to support the application and members questioned whether the consultation time should be extended in order to allow for any further representations to be received.

It was noted however that there had been no objections from local residents or relevant statutory consultees to date.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- v. Application No: [20/01704/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 117 Great Preston Road, Ryde, PO33 1DB
Proposal: Demolition of outbuilding; proposed building forming annexed accommodation

It was noted that Island Roads recommended approval with no concerns raised. The annexed accommodation was also in line with the proposals outlined in the draft Island Planning Strategy where such applications were encouraged.

Members were happy to support the application on the understanding that the annexed accommodation would remain as part of the main property.

RESOLVED:

THAT, subject to the annexed accommodation remaining as part of the main property, Ryde Town Council raised no objection to the application.

- vi. Application No: [20/01435/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations.

Members were reminded that the premises licence application for the proposed Pool Hall, which was applied for ahead of the planning application, was supported in full by the Committee at its meeting on 15 September 2020.

It was noted that members were again pleased to show their support for such a venture that would provide much needed local and tourist indoor entertainment on a year round basis in such a high profile area in the town.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- vii. Application No: [20/01707/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Listed Building Consent for internal alterations to create a kitchen, extend the gents toilets and change the office into a ladies toilet

RESOLVED:

THAT Ryde Town Council raised no objection to the application

The applications below had been considered under delegated powers by the Chair and Planning Clerk and they proposed that no objections be raised:

- i. Application No: [20/01613/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 28 Arnold Road, Binstead, Ryde, PO33 3RJ
Proposal: Proposed single storey extension; alterations and outbuilding
- ii. Application No: [20/01531/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 31 West Hill Road, Ryde, PO33 1LG
Proposal: Demolition of conservatory; Proposed alterations and single storey rear extension including Juliet balcony at first floor level on rear elevation (revised scheme)
- iii. Application No: [20/01608/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Former Ryde Conservative Club, 8 Lind Street, Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01223/18 to allow revised internal layout and omission of garage
- iv. Application No: [20/01609/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Former Ryde Conservative Club, 8 Lind Street, Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01224/18 to allow revised internal layout and omission of garage
- v. Application No: [20/01650/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 4 Wykeham Close, Binstead, Ryde, PO33 3ST
Proposal: Proposed extension on front elevation and cladding (revised scheme)
- vi. Application No: [20/01223/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: Melody, 9 Trafalgar Drive, Binstead, Ryde, PO33 3QW
Proposal: Proposed alterations and single storey rear extension; loft conversion; single storey extension to garage to form workshop (revised plans) (readvertised application)

- vii. Application No: [20/01659/HOU](#)
Parish(es): Ryde
Ward(s): Ryde North East
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Proposed alterations to boundary wall to provide gated vehicular access onto the Esplanade
- viii. Application No: [20/01660/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Listed Building Consent for proposed alterations to boundary wall to provide gated vehicular access onto the Esplanade

RESOLVED:

THAT the above eight applications were agreed with no objections.

143/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01230/HOU](#)
Location: Macquarrie Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Retention of fencing and gates (Revised Plans)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 28/09/2020

Ryde Town Council objected to the application due to the unsympathetic nature of the metal galvanised type fence combined with the planting of nonindigenous trees that were not in keeping with the AONB.

- ii. Application No: [20/01233/HOU](#)
Location: Beachwood Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Retention of fencing and gates (Revised Plans)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 28/09/2020

Ryde Town Council objected to the application due to the unsympathetic nature of the metal galvanised type fence combined with the planting of nonindigenous trees that were not in keeping with the AONB.

- iii. Application No: [20/01072/TW](#)
Location: Land Rear of Downs View and Redridge House Rosemary Lane Ryde
Proposal: TC and TD Cupressus Macrocarpa trees situated as detailed in the application are to have their crowns overhanging neighbouring gardens by 2 to 3 metres. All reductions are to be to string growth points at least one third the diameter of the adjacent pruning point.
Parish: Ryde Ward: Havenstreet, Ashley And Haylands
Decision Date: 29/09/2020

- iv. Application No: [20/01289/HOU](#)
Location: 10 Vernon Square Ryde Isle of Wight PO33 2JG
Proposal: Replacement bay windows on front elevation
Parish: Ryde Ward: Ryde North East
Decision Date: 05/10/2020

Ryde Town Council raised no objection to this application

- v. Application No: [20/01109/TW](#)
Location: 61 Spencer Road, Ryde, PO33 3AF
Proposal: The oak tree situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Ryde North West
Decision Date: 07/10/2020

- vi. Application No: [19/01593/FUL](#)
Location: 11 East Street Ryde, PO33 1JP
Proposal: Continued use of property as community arts centre and cafe; including two artist studios; exhibition gallery and community gallery
Parish: Ryde Ward: Ryde North East
Decision Date: 13/10/2020

Ryde Town Council raised no objection to this application

- vii. Application No: [19/01594/ADV](#)
Location: 11 East Street Ryde, PO33 1JP
Proposal: Non-illuminated projecting sign and 2 fascia signs
Parish: Ryde Ward: Ryde North East
Decision Date: 13/10/2020

Ryde Town Council raised no objection to this application

2. APPLICATIONS REFUSED

- i. Application No: [20/00975/HOU](#)
Location: 40 Great Preston Road, Ryde, PO33 1EF
Proposal: Demolition of garage; proposed two storey side extension; first floor rear extension; loft conversion including alterations to existing roof line.
Decision Date: 06/10/2020
Parish: Ryde Ward: Ryde South

Ryde Town Council raised no objection to this application

- ii. Application No: [20/01280/FUL](#)
Location: Old Wychwood Quarr Hill Binstead Ryde, PO33 4EH
Proposal: Proposed construction of new bungalow with parking
Decision Date: 12/10/2020
Parish: Ryde Ward: Binstead And Fishbourne

Ryde Town Council support this application subject to the confirmation by way of a tree report that no trees will be adversely affected by the proposed dwelling

It was noted that there were two applications which Ryde Town Council had objected to and conversely, one application which was refused that Ryde Town Council had supported.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Planning Committee meeting be noted.

144/20 PAVEMENT PARKING: OPTIONS FOR CHANGE

The Chair advised members that the Town Council had, along with other Town and Parish Councils, been made aware of a government consultation initiative, inviting comments on the proposed options for change with regard to the increasing problems around the parking of vehicles on pavements.

In order for the government to better understand the wide range of issues and problems being encountered, the Department for Transport had outlined three main options:

- Option 1 – Ongoing work to improve the current enforcement process, under which local authorities can prohibit pavement parking by making Traffic Regulation Orders (TROs) and, if they have Civil Parking Enforcement (CPE) powers, issuing PCNs.
- Option 2 - Legislative change to allow local authorities with CPE powers to enforce against 'unnecessary obstruction of the pavement'. At present only the Police have this power.
- Option 3 - Legislative change to introduce a London-style pavement parking prohibition throughout England (London had banned all pavement parking since 1974) except on streets which the local authority designates as exempt.

Any other alternative proposals would also be welcomed. Consultees are requested to respond by completing an online questionnaire.

Members were of the opinion that as Ryde had large areas of narrow pavements, the issue of pavement parking had become a problem in some areas, creating difficulties for people to negotiate around parked cars, particularly those with physical disabilities. The general opinion was that some change is needed and Option 2 and 3 were discussed. It was agreed that the Chair would explore the options further and draft a response for consideration at the next meeting.

145/20 MEETING HOUSING NEEDS

The Committee was reminded of the public question which was raised regarding the Pennyfeathers Phasing Plans and Reserved Matters applications that were anticipated to be received during September 2020. The Chair stated that, although Ryde Town Council had been informed by the developer's agent that they hoped to submit the applications by the original deadline of 1 September, they had no legal responsibility to do so because the government had, owing to the Covid 19 pandemic, extended the deadline for such submissions to April 2021. Regarding the rumour that Hepburns was

no longer the agent, the Chair agreed to look into the matter and advise the questioner accordingly.

With regard to housing needs in general, the Chair suggested that, in view of current debates on housing needs assessment and the allocation of land for housing purposes, the Town Council should consider its stance on these issues and what possible action it could take to facilitate the provision of appropriate housing, especially social housing for rent. She suggested that Vectis Housing Group should be contacted in order to gain support and advice.

It was agreed that these issues should be referred to the working group set up to review the Position Statement and that a meeting of the Group should be organised as soon as possible.

It was suggested that the Isle of Wight Council's Cabinet Member for Planning and Housing should be invited to the next meeting in order to discuss housing and related planning issues. It was agreed that the Chair would write a letter of invitation to the Cabinet Member with a view to him attending the next meeting on 17 November 2020.

146/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE

In his absence the Chair of the HSHAZ Steering Group had circulated ahead of the meeting an update on the project.

It was noted that there were plans for a research project, led by the University of Southampton and funded by the Solent Local Enterprise Partnership, to examine the impact of the pedestrianisation of the lower High Street on deliveries to businesses.

Members agreed that such a study could be useful because some businesses have no rear delivery access. They also suggested that, since there are still a small number of vehicles driving and parking in the zone, especially during the evening, there is a need for further measures, such as a barrier and/or improved signage.

It was also noted an error in the research proposal. It referred to the pedestrianisation being between Garfield Road and Cross Street. This should in fact be between Garfield Road and Star Street.

147/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 17 November 2020 via the Zoom Video meeting facility, at 4.00pm.



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 17 NOVEMBER 2020 AT 4.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE

Members Present: Cllr Diana Conyers (Chair), Cllr Henry Adams, Cllr Adrian Axford, Cllr Charles Chapman, Cllr Michael Lilley, Cllr Phil Jordan, Cllr Malcolm Ross and Cllr Ian Stephens

Also in Attendance: Jon Baker (Committees Coordinator), Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

Prior to the meeting, a written question was received from Mrs Jenny Wade, regarding the difficulty of considering the revised West Acre Park planning application (20/01061/FUL), given the several different proposals put forward for the Westridge Cross junction and further delays in the publication of the Island Roads infrastructure report (commissioned by the Ryde Regeneration Working Group), which is now not expected to be ready until Christmas.

The Chair advised that the application would be discussed later in the meeting and her question would be addressed via a written response.

148/20 APOLOGIES

None received

149/20 DECLARATIONS OF INTEREST

None declared.

150/20 REQUESTS FOR DISPENSATIONS

None requested.

151/20 MINUTES

The minutes to the previous meeting held on 27 October 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 27 October 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

The following points arising from the Minutes were noted:

- i. Pennyfeathers – Members were advised that Hepburns Planning Consultancy were still the agents for the Pennyfeathers developers.
- ii. Meeting on 8 December 2020 – Cllr Barry Abraham, the Isle of Wight Cabinet Member for Planning and Housing was unable to attend the present meeting but would be attending the Planning, Regeneration and Environment Committee meeting on Tuesday, 8 December 2020.
- iii. Harcourt Sands – The IW Councillor for Seaview and Nettlestone ward had advised that the concerns expressed by members were being addressed.

152/20 MEMBER QUESTIONS

None were received.

153/20 PLANNING APPLICATIONS

The following Planning Applications were then considered by all members of the committee:

- i. Application No: [20/01061/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land South of Appley Road North of Bullen Road and East of Hope Road (West Acre Park) Ryde
Proposal: Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 475 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 474 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements (Revised plans, revised drainage strategy and flood risk, additional highway technical note and updated appendix S to highway chapter of environmental statement)(readvertised application)

It was noted that that additional comments had been received from the IWC's Ecology Officer and that their concerns had now been addressed. The Woodland Trust had also stated that the concerns that they had raised had also been addressed and had subsequently removed their objection.

With regard to the seven houses that were located on a flood zone within Phase D of the development identified by the Environment Agency, these had been relocated to Phase B.

Members were also advised that concerns received previously from Island Roads around road, footpath designs and road junctions, had seen revised plans submitted. The local Police Authority had also stated that their concerns had been addressed.

Whilst Members noted these points, they were still of the opinion that the original objections lodged to the Isle of Wight Council on 11 September 2020 should remain.

There was also an additional concern that the proposed multi user access to West Acre Park at Marlborough Road was unsuitable for pedestrians and cyclists owing to safety issues and that its development would compromise the local street scene as well as that of the entrance to Salisbury Road, having a detrimental effect on the residents.

RESOLVED:

THAT the objections submitted on 11 September 2020 remain and that an additional objection is raised, namely:

Ryde Town Council objects owing to the proposed revisions to the access to the site are unsafe and compromise the street scene of Marlborough Road and the access to Salisbury Road and will have a detrimental effect on the local amenity.

- ii. Application No: [20/01704/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 117 Great Preston Road, Ryde, PO33 1DB
Proposal: Demolition of outbuilding; proposed building forming annexed accommodation(revised plans)(readvertised application)

Members were advised that this was a revised application with one change. This was to reduce the overall number of bedrooms on the site to match what was there originally. This would help mitigate the issues raised by Natural England regarding foul drainage.

RESOLVED:

THAT Ryde Town Council had no objections to the application

- iii. Application No: [20/01877/HOU](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 1 Warwick Street, Ryde, PO33 2HY
Proposal: Proposed two storey rear extension and single storey front extension.

The local ward Member advised the committee that he had received no objections from local residents.

RESOLVED:

THAT Ryde Town Council had no objections to the application

iv. Application No: [20/01733/OUT](#)

Parish(es): Nettlestone And Seaview

Ward(s): Nettlestone And Seaview

Location: Land North of Woodland Close and Adjacent Cedar Lodge and Thornton Cottage, Puckpool Hill, Seaview

Proposal: Outline for up to 50 residential dwellings (with details of access), creation of a new access off Puckpool Hill, and provision of public open space, landscaping and associated works.

Whilst this site was located within the Nettlestone and Seaview Ward, it was considered appropriate to comment on it is on the border of Ryde East Ward and would impact on its residents. Nettlestone and Seaview Parish Council had been contacted and indicated they would welcome our comments.

It was noted that Island Roads had requested additional information around carriageway and footway but considered that the development would not have a significant impact on traffic at the Marlborough Road/Appley Road junction. It was also noted that the developers justified complaints that the development was in a rural area on the grounds that it was an extension of Ryde.

Members were concerned to note that there would be no provision of affordable housing. The rationale for this was supported by a viability study that stated that including affordable housing in the scheme would make it unfeasible. However, this was disputed by the Town Council because the valuation assessments were based on property values for an outline scheme and should be reviewed when reserved matters are submitted to accurately assess what type and value of housing would be on the site. In addition, comparisons in house prices used were not like for like, further skewing the potential value of property on the site.

The proposed West Acre Park site nearby would give a much better indication of current house values than the comparisons used in the study for Puckpool Hill. Also and no allowance had been made for the increase in property prices for the duration of the development. The nearby site at Westridge Farm, however unpopular, is being delivered and has managed to provide a full affordable house quota. If the Puckpool development were to escape the imposition of affordable housing it would be an unlevel playing field and give them a great commercial advantage.

Members were extremely concerned that the entrance and exit to the site was dangerous as there was no capacity to create a footpath for pedestrians to walk in and out of it. This would therefore prejudice homeowners without the use of a motor vehicles. They also disputed the claims made by Island Roads that should the development proceed it would have no significant impact on the increase in traffic. This was a concern owing to the location of Oakfield Primary School and the safety of its pupils walking to school.

Other objections raised were overdevelopment, the further loss of green space (which is in contradiction of the Ryde Place Plan which identified a lack of green space within the town) and the location of the development outside the settlement boundary.

RESOLVED:

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

- a) No provision for affordable housing.**
- b) No infrastructure to address an increase in traffic.**
- c) No pedestrian access to the site, which prejudices potential home owners without access to motor vehicles.**
- d) The site is outside of the Ryde Settlement Boundary**
- e) Further overdevelopment of Ryde.**
- f) Loss of green space**

The applications below were considered under delegated powers by the Chair and Planning Clerk and they proposed the following:

- i. Application No: [20/01735/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, AsheY And Haylands
Location: 98 AsheY Road, Ryde, PO33 2UZ
Proposal: Proposed single storey rear extension
- ii. Application No: [20/01797/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, AsheY And Haylands
Location: 4 Southfield Gardens, Ryde, PO33 3EE
Proposal: Proposed two storey side extension
- iii. Application No: [20/01845/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Northwood Drive, Ryde, PO33 3AQ
Proposal: Alterations and conversion of garage to form additional living accommodation.

RESOLVED:

THAT the above three applications were agreed with no objections.

154/20 LICENCING APPLICATIONS

The following Licencing applications were considered

- i. Application for a Premises Licence – Grace’s bakery, 178 High Street – Ryde
ref [20/00939/LAPNEW](#)

Members wished to place on record their full support for this application. Owing to difficult times it was encouraging to see businesses looking at new ways of remaining open.

RESOLVED:

THAT Ryde Town Council had no objections to the application

- ii. Application for a Premises Licence – Craft, 9 Esplanade, Ryde – Ref [20/00940/LAPNEW](#)

Members also wished to place on record their full support for this application, welcoming more diverse places for residents and visitors to dine out.

RESOLVED:

THAT Ryde Town Council had no objections to the application

155/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01225/TW](#)
Location: Gloucester House, 18 St Thomas Street, Ryde, PO33 2DL
Proposal: Sycamore situated as detailed in the application is to be felled to near ground level
Horse chestnut situated as detailed in the application is to have the crown reduced by thirty percent of its current crown capacity. All the pruning cuts are to be to strong growth points that are at least one third the diameter of the adjacent pruning point. The reduction will leave the tree with a natural form.
London Plane situated as detailed in the application is to have the crown reduced by thirty percent of its current crown capacity. All the pruning cuts are to be to strong growth points that are at least one third the diameter of the adjacent pruning point. The reduction will leave the tree with a natural form.
Parish: Ryde Ward: Ryde North West
Decision Date: 19/10/2020
- ii. Application No: [20/01371/TW](#)
Location: Rear Of 3 And 5 Marina Avenue Appley Lane Ryde
Proposal: T1; Common Ash - Remove dead wood, end weight reduction (reduce large lateral southern facing limb by 2 -2.5m), raise low canopy (crown lift 3m off building). T2; Common Ash - Remove dead wood
Parish: Ryde Ward: Ryde East
Decision Date: 19/10/2020
- iii. Application No: [20/01431/HOU](#)
Location: 1 Grasmere Avenue Ryde, PO33 1NU
Proposal: Proposed two storey extension and porch (revised scheme)
Parish: Ryde Ward: Ryde East
Decision Date: 22/10/2020

Ryde Town Council raised no objection to the application

- iv. Application No: [20/01422/HOU](#)
Location: 17 Melville Street, Ryde, PO33 2AF
Proposal: Installation of railings, gate and walls
Parish: Ryde Ward: Ryde North East
Decision Date: 26/10/2020

Ryde Town Council raised no objection to the application

- v. Application No: [20/01423/LBC](#)
Location: 17 Melville Street, Ryde, PO33 2AF
Proposal: Listed Building Consent for installation of railings, gate and walls
Parish: Ryde Ward: Ryde North East
Decision Date: 26/10/2020

Ryde Town Council raised no objection to the application

- vi. Application No: [20/01325/TW](#)
Location: Park House 72 West Hill, Road Ryde, PO33 1LW
Proposal: T1 and 2; (TPO 28 and 29) Lime trees - situated as detailed in the Application are to be pollarded to previous pollard points. T3; (TPO 27) Lime - situated as detailed in the application is to have the coppice regrowth from the stump removed. Sycamore and Buddleia - the sycamore and buddleia saplings detailed in the application are to be removed.
Parish: Ryde Ward: Ryde North East
Decision Date: 28/10/2020

- vii. Application No: [20/01457/HOU](#)
Location: 2 Ashy Place, Ryde, PO33 2WA
Proposal: Proposed single storey rear flat roofed extension; replacement garden outbuilding
Parish: Ryde Ward: Havenstreet, Ashy And Haylands
Decision Date: 29/10/2020

Ryde Town Council raised no objection to the application

- viii. Application No: [20/01475/HOU](#)
Location: Sumara, Grove Road, Ryde, PO33 3LH
Proposal: Proposed single storey rear extension
Parish: Ryde Ward: Havenstreet, Ashy And Haylands
Decision Date: 30/10/2020

Ryde Town Council raised no objection to the application

- ix. Application No: [20/01864/TW](#)
Location: 1 Kentstone Court Binstead Road Ryde, PO33 3DF
Proposal: T1 Field maple situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 02/11/2020

- x. Application No: [20/01261/TW](#)
Location: 70 Spencer Road Ryde, PO33 3AH
Proposal: T1; Yew situated as detailed in the application is to have the height reduced by 50% T2; Cypress hedge situated as detailed in the application is to be trimmed on the western side.
Parish: Ryde Ward: Ryde North West
Decision Date: 02/11/2020

2. APPLICATIONS REFUSED

- i. Application No: [20/01179/CLPUD](#)
Location: Avalon Appley Rise Ryde, PO33 1LE
Proposal: Lawful Development Certificate for proposed replacement garage
Parish: Ryde Ward: Ryde North East
Decision Date: 04/11/2020

No consultation required owing to the application was for a lawful development certificate

- ii. Application No: [20/01374/OUT](#)
Location: 24 Westwood Road Ryde, PO33 3BJ
Proposal: Outline for proposed pair of semi-detached bungalows with vehicular accesses and parking
Parish: Ryde Ward: Ryde North West
Decision Date: 06/11/2020

Ryde Town Council objected to the application on the grounds outlined in the Island Roads report, namely:

- a) *Generation of traffic onto the public highway. This would create a significant increase in vehicular traffic entering and leaving the public highway through the junction of Westwood Drive with Queens Roads. This would be contrary to Policy DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Isle of Wight Core Strategy*
- b) *Standing vehicles in Highway - Development would attract standing vehicles on the highway at Queens Road which would interrupt the free flow of traffic adding to the hazards of road users and therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy*
- c) *Inadequate Fire Access and Refuse Collection Access - The access would be unable to serve the proposed development by reason of the inadequacy of Westwood Drive to allow access and working area for the Fire Service and Refuse Collection Service. The proposal is therefore considered to be contrary to policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.*

- d) *Inadequate Parking Area - Inadequate space to enable vehicles to park in a satisfactory and safe manner and therefore the interests of road safety are compromised. It is therefore inconsistent with the guidelines set out by the Local Planning Authority in Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.*
- e) *Inadequate Access Visibility - Accesses are unsatisfactory to serve the proposed development by reason of unacceptable visibility and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy*

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Planning Committee meeting be noted.

156/20 RYDE INTERCHANGE CYCLEWAY

The Committee were advised that the revised plans for the Interchange would include an uncovered walk and cycle along the Pier and a cycleway along the Esplanade to Appley. It was suggested that in order to involve the cycling community, Cycleway should be approached to look at forming a cycling working group which could also involve local cycle businesses. This would enable engagement between the Isle of Wight Council and a key stakeholder.

On the wider changes to the Interchange, the committee felt strongly that such a major change to a significant area of the town must have a heavy influence from the Town Council, and that any input into the consultation process for the three year project must be taken into account for the benefit of Ryde and its residents. The Planning, Regeneration and Environment Officer would therefore contact the Isle of Wight Councils Highways and Transport Manager in order to ensure that Ryde Town Council would play a major part in the project.

It was noted that there were also plans for a small sub group of the Ryde Regeneration Working Group to be involved with overlooking the three year project, and any news would be fed back to the Planning, Regeneration and Environment Committee.

It was also noted that the Ryde Place Plan recommended that a Memorandum of Understanding (MoU) between the Town Council and all the major travel operators be pursued. All operators have agreed in principle and such an MoU would benefit all parties.

157/20 PAVEMENT PARKING - RTC RESPONSE

At the previous meeting the Chair had advised members that all primary, town and parish councils had been invited to contribute to a government consultation on the proposed legislative change around vehicles parking on pavements.

Three options were proposed: support ongoing work to improve the current enforcement process (option 1), allow local authorities with civil parking enforcement

powers to enforce against unnecessary pavement parking in order to take pressure off the police (option 2) or a complete ban in England (except on streets which the local authority designates as exempt) as has been the case in London since 1974 (option 3).

Members discussed a draft response, which favoured Option 3. There was a wide discussion around the merits of options 2 and 3. Whilst option 3 made it clear that unless a road had been designated exempt, no pavement parking would be permitted. This may prevent parking which was not considered to be an unnecessary obstruction of the pavement and divert vehicles onto off street parking which was already in short supply. However, there was also the opinion that a blanket ban would on balance protect those pedestrians who had problems with sight and other physical disabilities as make the legislation the same for all motorists. It was eventually decided to support Option 3.

RESOLVED:

THAT Option 3 be supported and the draft response submitted in its current form.

158/20 POSITION STATEMENT REVIEW GROUP

The Chair gave a brief verbal report on the first meeting of the Position Statement Review Group, which was held the previous day. A written report would be submitted to the Committee's at the next meeting. The next meeting of the Review Group would be on Monday 7 December.

The draft notes to the meeting held on 16 November 2020 is attached at the end of these minutes as an appendix. These will be approved at the next meeting of the Position Statement Review Group.

159/20 HIGH STREET HERITAGE ACTION ZONE (HSZAZ) UPDATE

The Chair of the HSZAZ Steering Group (Cllr Jordan) advised that himself, Cllr Ross, Cllr Chapman and Mike Fitt had visited the Co-Op Square in Anglesea Street in order to assess its potential in making aesthetic improvements.

The Shop Front Design Code was now in its initial stages and would be rolled out in full in 2021.

The Steering Group was now looking at putting in place a physical barrier at the entrance to the Lower High Street Pedestrianisation Zone in order to deter vehicles driving and parking in the that part of the town.

160/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 8 December 2020 via the Zoom Video meeting facility, at 4.00pm.



NOTES OF RYDE TOWN COUNCIL'S POSITION STATEMENT WORKING GROUP HELD ON MONDAY 16 NOVEMBER 2020 AT 2.00PM VIA THE ZOOM VIDEO FACILITY

Members Present: Cllr Diana Conyers (Chair), Cllr Phil Jordan, Cllr Karen Lucioni, Cllr Malcolm Ross and Cllr Ian Stephens

Also in Attendance: Jon Baker (Committees Coordinator), Chris Turvey (Planning Clerk)

1/20 APOLOGIES

None

2/20 DECLARATIONS OF INTEREST

None declared.

3/20 TERMS OF REFERENCE

It was agreed that the Terms of Reference would be set out as follows

“To review the status and content of the Position Statement (PS) in the light of changes in circumstances over the previous two years”

4/20 WHY A REVIEW IS NECESSARY

Members discussed the initial thoughts from the Chair which was circulated as a small report prior to the meeting.

The Position Statement was created in 2018, with the final version approved in January 2019 and was seen primarily to be a document contributing to the IWC's new Island Planning Strategy as well as a policy document to assist in the consideration of planning applications and decision making.

Its review was always intentional and with the major changes that have occurred since its approval, such as a revised Island Planning Strategy being developed and proposed changes to national planning legislation, the Review Group was set up to achieve this as soon as possible.

The Position Statement contained five main areas of focus. Heritage, Economy, Housing, Infrastructure and Environment, all with specific areas appertaining to them.

5/20 RELATIONSHIP BETWEEN POSITION STATEMENT AND PLACE PLAN

Members were asked if there was a need to consider keeping the Position Statement in light of the creation of the Ryde Place Plan and the Corporate Plan. Following discussion it was agreed that the Position Statement should remain as an important document in its own right and should complement the Place Plan but not be replaced by it.

The Position Statement focused more on statutory planning matters and assists the Town Council in responding to various planning issues and applications as well intending to influence the Local Planning Authority (The Isle of Wight Council) in their planning policy. It was also vital that the Town Council persistently lobbied the Isle of Wight Council into agreeing that the Position Statement should be considered as a Supplementary Planning Document (SPD) in order to ensure that various planning strategies would be adhered to.

Members discussed the urgency of establishing a Memorandum of Understanding (MoU) between RTC and the IWC which would help in pushing local issues through for the benefit of Ryde and its residents. It was suggested that the Position Statement should be an annex to the MoU and/or that its recognition as an SPD be part of the MoU.

6/20 WORK PLAN

In light of the local elections scheduled for early May 2021 (Covid 19 permitting) and the mandatory pre-election period of Purdah, the finalised document should be completed by the end of January 2021.

The following allocations of responsibility for the five areas of revision were then agreed:

- Heritage and the Economy – Cllr Diana Conyers
- Housing – Chris Turvey (Cllr Conyers to assist with any social housing matters)
- Infrastructure – Cllr Phil Jordan (Cllr Malcolm Ross to assist in cycling issues)
- Environment – Cllr Malcolm Ross

- Cllr Karen Lucioni would also provide input into all areas

All group members were also encouraged to provide any ideas for all areas should they feel they have something to contribute that had perhaps not been picked up on.

7/20 DATE OF NEXT MEETING

In light for the need to finalise the review by the end of January 2021, the Group agreed that they should meet again in early December 2020 in order to discuss their initial ideas and suggestions. It was therefore agreed that the next meeting would be held on Monday, 7 December 2020 at 4pm via Zoom.



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON TUESDAY 8 DECEMBER 2020 AT 2.00PM VIA
THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Diana Conyers (Chair), Cllr Henry Adams, Cllr Adrian Axford, Cllr Michael Lilley, Cllr Phil Jordan and Cllr Malcolm Ross

Also in Attendance: Cllr Barry Abraham (IWC), Jon Baker (Committees Coordinator), Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

Prior to the meeting a written question was received from Mrs Jenny Wade of The Ryde Society. This is appended, along with the response, to the end of these minutes and forms part of the minutes.

A written question was also received from Mr Peter Griffiths of Home Consultancy Ltd. This is also appended, along with the response, to the end of these minutes and forms part of the minutes.

161/20 APOLOGIES

None received.

162/20 DECLARATIONS OF INTEREST

None declared.

163/20 REQUESTS FOR DISPENSATIONS

None requested.

164/20 MINUTES

The minutes to the previous meeting held on 7 November 2020 were reviewed.

Prior to approval, the following was noted: Page A-9, minute reference 156/20, the end of the third line should refer to CYCLEwight and not Cycleway.

It was also noted that with regard to the public question received from the Ryde Society, it should have stated that the publication of the Island Roads infrastructure report was commissioned by Chris Ashman, the Director of Regeneration for the Isle of Wight Council (IWC).

RESOLVED:

THAT subject to the above being noted, the Minutes of the meeting held on 17 November 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

165/20 DISCUSSIONS WITH THE ISLE OF WIGHT COUNCIL'S CABINET MEMBER FOR PLANNING AND HOUSING

The Isle of Wight Councils Cabinet Member for Planning and Housing attended the meeting to discuss various matters regarding Housing and Regeneration issues within Ryde.

The Cabinet member advised on the current IWC policy regarding allocation and sites for housing along with the implications for Ryde.

He reported that the IWC had consulted on the original draft of the Island Plan Review, which planned for some 641 houses per year, although he conceded that the plan was not well received during consultation. As a result, the IWC is reassessing the targets, taking into account current Island statistics such as what has been delivered and what has been built in any given year as opposed to the government methodology. Whilst such a course of action was unusual, it had been sanctioned by the government itself and such figures would also need to be robust and deliverable. Whilst no precise figure was given, the Cabinet Member did advise that it would be significantly lower than the initial forecast within the first draft of the Plan.

Within the Core Strategy, there was a policy which stated that building could take place outside the development envelope and he would be keen to remove this policy completely. It was also noted that as part of the regeneration of the town, major road improvements should also be achieved.

With regard to the Strategic Housing Land Availability Assessment (SHLAA), members were advised that it sets out potential housing sites, not confirmed ones and that some may never be developed. However the Cabinet Member was of the belief that there needed to be more public involvement regarding the SHLAA meetings.

On the issue of the Environment Bill, which was due to come into effect from January 2021, there was some discussion around specific planning applications for any green field sites. Any future development from January 2021 would need to include a biodiversity plan from any developer who proposes to build on a green field site which commits to increasing the biodiversity by 10 percent.

It was noted that regarding the funding of any major road widening works that would need to be carried out to support a development, such as widening Smallbrook Lane for the Nicholson Road site, funding would need to be sought from central government in addition to developers.

Members were very concerned and frustrated that the major infrastructure plan, which was commissioned by the IWC, had still not been carried out. Furthermore Island Roads had recommended refusal for the Nicholson Road site owing to road safety and capacity issues but the application was still approved.

Members also noted that Island Roads raised no concerns with regard to the proposed Puckpool Hill development of 50 houses, and along with the proposed West Acre Park site, the resulting increase in traffic that would be generated, but acknowledged that the Mini Roundabout which is on the end of Appley Road next to Oakfield Primary School as being a dangerous junction. The Mayor therefore requested that the IWC, as the Highways Authority, needed to robustly challenge Island Roads on all aspects of road safety.

The Cabinet Member advised that the revised Local Plan had been delayed largely due to the Covid 19 pandemic and that officer capacity has also delayed the delivery of the Infrastructure Plan. This meant that it may well not be submitted until the new administration takes office in May 2021.

On the IOW Member of Parliament's position on Island housing numbers, the Cabinet Member agreed with the MP that the Island needed to deliver realistic targets within the capacity it had. It was also noted that with regard to the national planning reforms and housing numbers consultations, the IWC had objected to both the proposed increase in numbers (raising to over 1,000) along with a part of the new reforms which stated that should a site be agreed as being developable, it would be assumed as being classed as having outline planning permission.

On the matter of enforcement issues, it was noted that the Cabinet Member had met with the IWC's Head of Planning to discuss how to move the matter forward in a more effective way, using the limited resources it had in order to concentrate on the more significant and larger cases such as the Royal York Hotel in Ryde.

Following the discussion, the Chair thanked the Cabinet Member for his time in attending the meeting and answering the various questions put to him.

166/20 MEMBER QUESTIONS

None were received.

167/20 PLANNING APPLICATIONS

The following Planning Applications were then considered by all members of the committee:

- i. Application No: [20/01892/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Barsby Lodge, St Georges Road, Ryde, PO33 3AS
Proposal: Proposed alterations/upgrade to rear extension and veranda to include terrace over; extension to ground floor decking; proposed external spiral staircase to form access to 1st floor terrace; alterations to include replacement windows and air conditioning unit on east façade; replacement porch

Members were advised that there had been two comments from local residents concerned about the potential noise from an Air Conditioning unit. Whilst this was not a material consideration, it was noted that this could be rectified in order to allay any concerns by residents. All plastic window frames were being replaced with wooden ones.

It was also noted that the local ward member had received no objections from local residents.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- ii. Application No: [20/01930/FUL](#)
Parish(es): Ryde, Ward(s): Ryde South
Location: Land Adjacent To 1 Prince Street, Ryde, PO33 2SE
Proposal: Demolition of double garages and construction of a pair of semi-detached houses

Island Roads had recommended conditional approval as set out in its submissions to the Planning Authority (IWC). Members were also encouraged to see development on a brown field site.

RESOLVED:

THAT, subject to the Special Protection Areas (SPA) contribution payment being made, Ryde Town Council raised no objection to the application

- iii. Application No: [19/00564/HOU](#)
Parish(es): Ryde, Ward(s): Binstead And Fishbourne
Location: Beachwood, Quarr Road, Binstead, PO33 4EL
Proposal: Single storey side extension to provide additional living space and bedroom accommodation. (revised plans)(readvertised application)

Ryde Town Council had previously objected to this application owing to the implications for existing trees. Members noted that the IWC Tree officer had still recommended refusal

A tree report had shown the root area but owing to issues which had hampered access to the correct documents on the IWC Website, members were unable to see the report in full.

Members were very frustrated that access to the IWC Planning Website had been very unreliable owing to IT issues, which was making considered decisions by the committee difficult as well as hampering the public's access to important documents.

RESOLVED:

THAT Ryde Town Council objects to the application, due to the findings of the Tree Officer. However, should the tree officer later be satisfied that a solution to his concerns are identified, then Ryde Town Council would subsequently support the application.

The applications below were considered under delegated powers by the Chair and Planning Clerk and they proposed the following:

- i. Application No: [20/01917/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 2 Nelson Crescent, Ryde, PO33 3QN
Proposal: Proposed single storey side extension
- ii. Application No: [20/01919/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Driftwood, Binstead Road, Ryde, PO33 3ND
Proposal: Demolition of attached garage; proposed alterations; two storey side extension; single storey rear extension; porch
- iii. Application No: [20/01968/HOU](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 4 Swanmore Road, Ryde, PO33 2TF
Proposal: Demolition of conservatory; proposed single storey rear extension
- iv. Application No: [20/01889/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 59 Colenutts Road, Ryde, PO33 3HS
Proposal: Proposed dormer window on side elevation at 2nd floor level

RESOLVED:

THAT the above four applications were agreed with no objections.

168/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01531/HOU](#)
Location: 31 West Hill Road, Ryde, PO33 1LG
Proposal: Demolition of conservatory; Proposed alterations and single storey rear extension including Juliet balcony at first floor level on rear elevation (revised scheme)
Parish: Ryde Ward: Ryde North East
Decision Date: 09/11/2020

Ryde Town Council raised no objection to the application.

- ii. Application No: [20/01564/HOU](#)
Location: 30 Somerset Road, Ryde, PO33 1BU
Proposal: Proposed rear and side extension including alterations
Parish: Ryde Ward: Ryde East
Decision Date: 11/11/2020

Ryde Town Council raised no objection to the application.

- iii. Application No: [19/01656/RVC](#)
Location: Palmer House, Castle Street Ryde, PO33 2EE
Proposal: Variation of condition 2 on [P/00287/18](#)
Parish: Ryde Ward: Ryde North East
Decision Date: 11/11/2020

Ryde Town Council raised no objection to the application.

- iv. Application No: [20/00659/TW](#)
Location: 58 Sherbourne Avenue, Ryde, PO33 3PW
Proposal: The Ash tree situated as detailed in the application is to be felled to near ground level
Parish: Ryde Ward: Ryde West
Decision Date: 11/11/2020

Tree Decision

- v. Application No: [20/01390/HOU](#)
Location: 34 & 36 Grasmere Avenue Ryde, PO33 1NU
Proposal: Formation of vehicle crossovers and hardstanding (revised scheme) (revised plans)
Parish: Ryde Ward: Ryde East
Decision Date: 16/11/2020

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

- a) *The application is contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.*
- b) *The concerns raised by Island Roads have not been addressed by the applicant.*

- vi. Application No: [20/01613/HOU](#)
Location: 28 Arnold Road, Binstead Ryde, PO33 3RJ
Proposal: Proposed single storey extension; alterations and outbuilding
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 19/11/2020

Ryde Town Council raised no objection to the application.

- vii. Application No: [20/01223/HOU](#)
Location: Melody 9 Trafalgar Drive, Binstead Ryde, PO33 3QW
Proposal: Proposed alterations and single storey rear extension; loft conversion.
single storey extension to garage to form workshop (revised plans)(readvertised application)
Parish: Ryde Ward: Ryde West
Decision Date: 23/11/2020

Ryde Town Council raised no objection to the application.

- viii. Application No: [20/01609/RVC](#)
Location: Ryde Conservative Club, 8 Lind Street Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01224/18 to allow revised internal layout and omission of garage
Parish: Ryde Ward: Ryde North West
Decision Date: 24/11/2020

Ryde Town Council raised no objection to the application.

- ix. Application No: [20/01608/RVC](#)
Location: Ryde Conservative Club, 8 Lind Street Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01223/18 to allow revised internal layout and omission of garage
Parish: Ryde Ward: Ryde North West
Decision Date: 24/11/2020

Ryde Town Council raised no objection to the application.

- x. Application No: [20/01650/HOU](#)
Location: 4 Wykeham Close, Binstead Ryde, PO33 3ST
Proposal: Proposed extension on front elevation and cladding (revised scheme)(revised plan)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Ryde Town Council raised no objection to the application.

- xi. Application No: [20/01248/TW](#)
Location: 1 Quarr Close Binstead, Ryde, PO33 4EN
Proposal: Tree A oak situated as detailed in the application is to have the crown lightly reduced Tree B Ash situated as detailed in the application is to be felled to near ground level. Tree C Ash situated as detailed in the application is to be felled to near ground level. Tree D Beech situated as detailed in the application is to be felled to near ground level. Tree E Oak situated as detailed in the application is to have the dead top removed. Tree F Oak situated as detailed in the application is to be felled to near ground level. Tree G Ash situated as detailed in the application is to be felled to near ground level. Tree H Ash situated as detailed in the application is to be felled to near ground level. Tree I Ash situated as detailed in the application is to be felled to near ground level. Tree J Oak situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Tree Decision

- xii. Application No: [20/01360/TW](#)
Proposal: Location: 9 Abbots Close Binstead Ryde, PO33 4EP
Oak tree situated as detailed in the application to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Tree Decision

- xiii. Application No: [20/01415/TW](#)
Proposal: T1 Common ash situated as detailed in the application is to be felled to near round level.
Location: Land Opposite 72 Mayfield Road Fronting Onto Pell Lane Ryde
Parish: Ryde Ward: Ryde West
Decision Date: 25/11/2020

Tree Decision

- xiv. Application No: [20/01398/TW](#)
Location: The Coach House, 74A West Hill Road, Ryde, PO33 1LW
A1 Willow tree situated as detailed in application to be felled to near ground level.
Parish: Ryde Ward: Ryde North East
Decision Date: 25/11/2020

Tree Decision

2. APPLICATIONS REFUSED

Application No: [20/01113/LBC](#)
Location: Flat C Danehurst Pitts Lane Binstead Ryde Isle Of Wight PO33 3SX
Proposal: Listed Building Consent for alterations to internal layout
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 09/11/2020

Ryde Town Council raised no objection to the application.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Planning Committee meeting be noted.

169/20 PLANNING APPLICATION APPEAL

The following planning application appeal was noted:

Application No: [20/00193/HOU](#)
Location: 3A Nelson Crescent, Ryde, PO33 3QN
Proposal: Proposed removal of existing roof; replacement roof extension to provide additional living accommodation; rear extension (revised scheme)

170/20 POSITION STATEMENT REVIEW GROUP

The Committee were advised that the scheduled meeting of the Position Statement Review Group on 7 December 2020 was cancelled owing to staffing issues and would now take place on Tuesday 15 December 2020 at 2pm. Members would be advised on any outcomes at the next Planning, Regeneration and Environment Committee meeting.

171/20 PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE BUDGET

Members were presented with the latest 2021 – 2022 Budget proposals for Planning, Regeneration and Environment.

The Planning Clerk advised members of a proposal for the provision of a road barrier at the entrance to the Lower High Street Pedestrian Zone at a cost of £10,000 capital costs with ongoing costs of operating the barrier in the morning and evening. The ongoing costs were at present unknown, pending further investigation. Such costs would be over the committee's delegated spending approval limit and would therefore need Full Council approval. There may however be options within the High Street Heritage Action Zone (HSHAZ) fund to meet the barrier costs.

It was noted that the budget for Coronation Gardens had increased to £11,000 to cover any rises in tarmac costs and that £5,000 was committed from 2020 – 2021 for the Fiveways Shelter. Planning Enforcement had again been forecast at £5,000

It was proposed that the recommendations were left as tabled, leaving room to be flexible in looking at possible reductions and helping to keep the precept as low as possible for 2021 – 2022.

RESOLVED

THAT the Planning, Regeneration and Environment Committee budget be agreed as tabled.

172/20 DELEGATED DECISIONS OVER THE CHRISTMAS PERIOD

Owing to the Christmas break, it was proposed that any decisions that needed to be taken between 9 December 2020 and the next scheduled meeting of the Planning, Regeneration and Environment Committee on 19 January 2021, would be delegated to the Committee Chair and/or Vice Chair and the Planning Clerk and/or the Committees and Ryde Place Plan Coordinator. Decisions would be made by means of email or meeting via the Zoom Video Conferencing platform.

RESOLVED:

THAT all decisions relating to any Planning, Regeneration and Environment matters which needed to be taken between 9 December 2020 and 18 January 2021 be delegated to the Committee Chair, Vice Chair, Planning Clerk and the Committees and Ryde Place Plan Coordinator.

173/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 19 January 2021 via the Zoom Video meeting facility, at 4.00pm.

**RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON 8 DECEMBER 2020
PUBLIC QUESTION – REF 06/20**

Question from Mrs Jenny Wade of Ryde Society

When is the Isle of Wight Council going to consider the request sent from Ryde Town Council on the 3rd December 2019 for a detailed Infrastructure Plan for the whole of Ryde; and should largescale planning applications continue to be determined when the report from Island Roads relating to Ryde roads and junctions, commissioned by Chris Ashman (Head of Regeneration) earlier this year (2020), is still awaited? Is it not the case that without an adopted blueprint for Ryde infrastructure and expansion, which both Councils and all developers would be required to work within, there is no formal control over future development within the Ryde boundary?

RESPONSE

The Chair advised that the question would be covered within the discussions with the Isle of Wight Councils Cabinet Member for Planning and Housing.

**RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON 8 DECEMBER 2020
PUBLIC QUESTION – REF 07/20**

Question from Mr Peter Griffith of Home Consultancy Ltd

Please can you confirm to me how many open market houses and how many affordable houses have been constructed/built in Ryde since the start of 2012.

In addition could Ryde Town Council and Cllr Abraham provide a view on how many units they expect to be built on Pennyfeathers and Rosemary Vineyard per year over the next five years.

RESPONSE

The Chair advised that some of the answers regarding the house numbers constructed since the start of 2012 can be found within Ryde Town Councils Position Statement. However a written response would be provided to Mr Griffiths following the meeting.