



MINUTES OF RYDE TOWN COUNCIL'S EXTRA-ORDINARY MEETING OF THE PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON WEDNESDAY, 13 JANUARY 2021 AT 2.00PM VIA THE ZOOM VIDEO CONFERENCE 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 and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator), Sally Thompson (HSHAZ Project Manager), Chris Turvey (Planning Clerk)

1/21 APOLOGIES

Apologies were received from Cllr Ian Stephens

2/21 DECLARATIONS OF INTEREST

None declared.

3/21 REQUESTS FOR DISPENSATIONS

None requested.

4/21 PLANNING APPLICATIONS

The following two associated Planning Applications were considered by the committee:

i. Application No: [20/02093/FUL](#)

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

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Proposed change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat

ii. Application No: [20/02094/LBC](#)

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

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Listed Building Consent for alterations in connection with proposed change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat

Members were concerned that the applications to change the use of the ground floor of the building from a commercial to a residential use within the town centre would have a detrimental effect on the town's commercial and retail hub and should it be approved by the Planning Authority, create a precedent for other such applications where ground level commercial properties would be converted into private living accommodation within the Town Centre Boundary.

Whilst members agreed there was a need to address the issues of affordable homes for residents within Ryde, there were other areas of the town that would be better suited for such purposes, such as the upper High Street which no longer had such a strong commercial presence.

There was also concern that should the application be granted, it could be seen as being pre-emptive ahead of the government's proposal to reform the planning regulation around the extension of permitted development rights to support housing delivery and public service infrastructure, which the government was consulting on at the time of the application being made and considered.

Members also agreed that any such proposal would be contrary to the aspirations and commitments outlined within Ryde Town Council's Position Statement and the Ryde Place Plan as well as being contrary to current Isle of Wight Council planning policy DM9 regarding change of use to non-retail at ground level within town centre boundaries.

The committee was also of the opinion that the application did not give any indication that it would avoid creating a significant adverse effect on the town centres retail function, design, character, vitality and viability

RESOLVED:

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

- i. **Whilst Ryde Town Council supports the need for affordable homes within Ryde, it is of the opinion that the granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre Boundary area and have a detrimental effect on the town's retail and commercial centre.**
- ii. **The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.**
- iii. **The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.**

5/21 PUBLIC REALM FUNDING APPLICATION - BINSTEAD PLACE PLAN (PHASE 1)

Members were requested to consider a public realm application specifically for a ward Place Plan for Ryde's neighbouring village, Binstead.

Initial discussions had taken place between Binstead ward councillor, the Planning Clerk, the Ryde Place Plan consultant and some residents from the area. A walkabout around the village had taken place on 29 December 2020, involving the Ward Member, Place Plan Consultant, and a local resident who is a geography lecturer from Southampton University and had indicated that she was willing to help on a voluntary basis. As a result of the walkabout, the consultant had produced some preliminary notes and maps, outlining possible future projects. It was noted that the Hampshire and IW Wildlife Trust (HIWWT), who had selected Binstead as one of three areas for their IW Green Spaces project, might also wish to be involved.

Funding from the 2020-21 Public Realm budget for the first phase was requested which involved an initial documentary study. Funding for the second phase, involving a full public consultation (Covid 19 permitting) would be sought from the 2021-22 Planning Consultancy budget. The initial request was for £900 to fund the Place Plan Consultant for 2.5 days of time.

Whilst members supported the principle of a place plan for Binstead, there was a feeling that the other surrounding suburbs and areas should also be given similar attention owing to the many issues each area had.

It was therefore proposed and agreed that the Place Plan Consultant be asked to attend the next meeting on 19 January 2021 in order to discuss wider options around reviewing the Place Plan as a whole with a view to including all surrounding areas.

The application for public realm funding was therefore deferred to a future meeting when more information was available in order to assist with deciding on such a request.

RESOLVED

THAT the Ryde Place Plan consultant be invited to attend the Planning, Regeneration and Environment Committee on 19 January 2021 and that the application for public realm funding be resubmitted at a future meeting of the committee.

6/21 HIGH STREET PEDESTRIANISATION ZONE – TRAFFIC BARRIER

Members were concerned around the escalating problem of vehicles continuing to illegally drive through the Lower High Street Pedestrianisation Zone since the traffic order to prohibit driving through the Zone had been implemented.

There was therefore an urgent need to apply measures in order to prevent this practice from continuing and a control barrier either fully or semi-automated was considered to be the best option.

In order to initiate the process of acquiring any barrier, Ryde Town Council would need to submit a formal letter to the Isle of Wight Council's Highways and Transport Client Manager applying for and specifying what barrier was required.

A semi-automatic electronic rising barrier with a code operated system, which emergency services and some delivery drivers would be able to access when the barrier was closed, would be cheaper and technologically more feasible. However, Ryde Town Council's staff would be responsible, either directly or as part of an existing service contract, for ensuring the barrier was lowered in place at the required time. It was suggested that this would have adverse implications for the Council's staff and budget and that the additional costs of a fully automated barrier would be offset by the reduced operational costs.

Either option would require a statutory legal agreement between the Town Council and the Isle of Wight Council, although this could be incorporated into the proposed Memorandum of Understanding that was being drafted by Ryde Town Council.

The costs for a semi-automatic barrier would be covered by the High Street Heritage Action Zone (HSHAZ) budget and not from the Town Council's current or future financial plans, although should a more expensive fully automatic barrier be available, Ryde Town Council may need to make some financial contribution towards it.

Once the right barrier had been agreed then the letter should be sent to the Isle of Wight Council who would then liaise with Island Roads in order to procure the barrier and would be paid via the HSHAZ Budget. Ryde Town Council would then either provide the required daily resource for an automated barrier or additional funding for a fully automatic one (subject to council approval).

It was noted that there were further problems with vehicles accessing Anglesea Street via the mid High Street and also vice versa. It was therefore suggested that a permanent bollard be installed at the entrance to Anglesea Street from the High Street in order to resolve this problem and again the costs would be covered by the HSHAZ budget. This would also need to be included within the letter to the Isle of Wight Council.

After discussion it was:

RESOLVED:

- i. **THAT a letter be sent to the Isle of Wight Council's Highways and Transport Client Manager requesting that a fully automatic barrier be acquired and installed at the entrance to the Lower High Street Pedestrian Zone near Garfield Road as a preference, but should this not be viable, then a semi-automatic option be acquired and installed as a second preference.**

The letter should also state that costings would be met by the HSHAZ Budget (or possibly in part by Ryde Town Council should a fully automatic option be available) and that any manpower required to manage the barrier would be met by Ryde Town Council, possibly through one of its contracted service providers.

- ii. **THAT the letter also requests that a permanent traffic bollard be installed at the entrance to Anglesea Street from the High Street in order to prevent the access and egress of traffic to and from the pedestrian zone.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON TUESDAY 19 JANUARY 2021 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), Ian Boyd (Arc Consulting), Chris Turvey (Planning Clerk) and Cllr Tim Wakeley (RTC)

PUBLIC QUESTIONS

Prior to the meeting written questions were received from The Ryde Society regarding the Planning Application for Pennyfeathers Reserved Matters and is appended, along with the response to the end of these minutes and form part of the minutes (page A2-9).

The Committees Coordinator advised that the last question would be addressed later in the meeting and that the others would be looked at when the application is considered formally when the committee next meet.

7/21 APOLOGIES

None received.

8/21 DECLARATIONS OF INTEREST

None declared.

9/21 REQUESTS FOR DISPENSATIONS

None requested.

10/21 MINUTES

The minutes to the previous meeting held on 8 December 2020 were reviewed.

RESOLVED:

THAT the minutes held on 8 December 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

Members were advised that the answer to the public question which had been raised by Mr Peter Griffiths had been sent to him and would also be sent to committee members after the meeting.

11/21 RYDE PLACE PLAN / REVIEW OF LOCAL PLANS

The Chair explained that, at the extra-ordinary meeting held on 13 January 2021, it had been agreed to invite the Place Plan Consultant who had been contracted by the Town Council to assist in the developing of the Ryde Place Plan and its subsequent reviews, to attend this meeting to give his views on the extension of the Place Plan to include Binstead and other possible areas.

It was noted that Binstead had many aspects that needed to be taken into account such as site developments close to surrounding parishes such as Havenstreet and Fishbourne, but that other areas including Oakfield / Elmfield, Swanmore / Haylands and Ashey all had facets that needed to be specifically addressed. There was also the issue of the creation of new wards as result of the boundary review which would come into force at the local elections scheduled for May 2021 which had to be taken into account.

It was also noted that whilst Ryde South East had been covered largely in the Ryde Place Plan, there was a somewhat smaller focus on the towns South West region which contained a lot of natural realm as well as social housing issues and that, whilst Ryde East had been largely covered in the Place Plan, it was created and approved prior to the Nicholson Road site being granted authorisation.

It was eventually agreed that, rather than add further annexes of appendices, the Place Plan needed to be reviewed as a whole and that all members should look at their own wards and come forward with any ideas and suggestions for aspects that needed covering in the review.

Proposals would be brought back to a future meeting with a view to moving forward.

RESOLVED:

THAT proposals would be made at a future Planning Committee meeting around reviewing the Ryde Place Plan with a view to including any or all surrounding areas of the town.

12/21 MEMBER QUESTIONS

None were received.

13/21 PLANNING APPLICATIONS

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

i. Application No: [**20/02216/FUL**](#)

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

Location: 21 Adelaide Place, Ryde, PO33 3DJ

Proposal: Proposed detached dwelling; alterations to vehicular access and parking.

Members duly noted that the neighbour had objected on the grounds of loss of light, privacy and lowering the value of the neighbouring property.

Members also noted that the developer had attempted to address the question of privacy by only using rooflight in the first floor windows overlooking the neighbouring property. The developer had also provided some shading information which indicated that any shading would be towards the proposed building from the neighbouring property.

The property was also within the Key regeneration area and had conditional approval from Island Roads.

There should also be provision of a payment towards the Solent Protection Area.

There was some discussion around the issue of parking and that consideration should be given to implementing parking restrictions where sight-lines would be affected by stationary vehicles

RESOLVED:

THAT Ryde Town Council raised no objection, subject to there being restrictions to parking where sight-lines would be affected by stationary vehicles

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

ii. 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 (readvertised application)

iii. 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 (re-advertised application)

iv. Application No: [20/02178/LBC](#)

Parish(es): Ryde Ward(s): Ryde East

Location: Hideaway Cottage, Marlborough Road, Ryde, PO33 1AA

Proposal: Listed building consent for replacement windows and doors

v. Application No: [20/02244/HOU](#)

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

Location: 7 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed two storey rear extension

- vi. Application No: [20/02212/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS
Proposal: Listed Building Consent for alterations and refurbishment of building to include removal of internal stud partition, new timber staircase, timber internal panel doors, timber panelling, decorative fireplace, external replacement of timber door, replacement windows to lower ground floor and new window fan.
- vii. Application No: [20/02262/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 40 Westwood Road, Ryde, PO33 3BJ
Proposal: Demolition of dwelling; Proposed replacement dwelling

RESOLVED:

THAT the above six applications were agreed with no objections.

14/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01329/FUL](#)
Location: Dover Park Primary School, Dover Street, Ryde, PO33 2BN
Proposal: Temporary positioning of 8 modular buildings in two blocks, to accommodate pupils during major refurbishment of the school, with parking provision
Parish: Ryde Ward: Ryde North East
Decision Date: 21/12/2020

Ryde Town Council raised no objection to the application

- ii. Application No: [20/01845/HOU](#)
Location: 16 Northwood Drive, Ryde, PO33 3AQ
Proposal: Alterations and conversion of garage to form additional living accommodation: proposed steps and handrail on north elevation (revised description)
Parish: Ryde Ward: Ryde North West
Decision Date: 21/12/2020

Ryde Town Council raised no objection to the application

- iii. Application No: [20/01744/TW](#)
Location: St Marys Catholic Primary School, Ampthill Road, Ryde, PO33 1LJ
Proposal: T1; Oak crown 25% reduction T2; Holm Oak - Pollarded back to an 8 m monolith. T3; Oak - Two lower limbs removed and crown lifted to 6m. T4; Oak - Felled to ground level. T5; Oak - Crown reduced to 25% T6; Oak - Crown reduced to 25% T7; Sycamore - Crown reduced by 25% and lined by 6m.T8; Bay - Pollarded to 4/5m. T9; Oak tree - Crown lifted by 6m T10 ; Oak tree - Crown lifted by 6m

Parish: Ryde Ward: Ryde North East
Decision Date: 22/12/2020

Tree Decision

- iv. Application No: [**20/01917/HOU**](#)

Location: 2 Nelson Crescent, Ryde, PO33 3QN

Proposal: Proposed single storey side extension

Parish: Ryde Ward: Ryde West

Decision Date: 22/12/2020

Ryde Town Council raised no objection to the application

- v. Application No: [**20/01686/TW**](#)

Location: 5 Oakwood Road, Haylands, Ryde, PO33 3JS

Proposal: T1; English oak - situated as detailed in the application is to have the crown reduced by 30% of its current size. All pruning points are to be too strong growth points that are at least one third the diameter of the adjacent pruning point.

Parish: Ryde Ward: Havenstreet, Ashey And Haylands

Decision Date: 23/12/2020

Tree Decision

- vi. Application No: [**20/01919/HOU**](#)

Location: Driftwood, Binstead Road, Ryde, PO33 3ND

Proposal: Demolition of attached garage; proposed alterations; two storey side extension; single storey rear extension; porch

Parish: Ryde Ward: Ryde North West

Decision Date: 23/12/2020

Ryde Town Council raised no objection to the application

- vii. Application No: [**20/01877/HOU**](#)

Location: 1 Warwick Street, Ryde, PO33 2HY

Proposal: Proposed two storey rear extension and single storey front extension.

Parish: Ryde Ward: Ryde South

Decision Date: 24/12/2020

Ryde Town Council raised no objection to the application

- viii. Application No: [**20/01922/CLPUD**](#)

Location: 32 Albert Street, Ryde, PO33 2SA

Proposal: Lawful Development Certificate for proposed Demolition of structure. proposed single storey rear extension

Parish: Ryde Ward: Ryde South

Decision Date: 31/12/2020

Lawful Development Certificate so no comments were invited

ix. Application No: [20/01968/HOU](#)

Location: 4 Swanmore Road, Ryde, PO33 2TF

Proposal: Demolition of conservatory; proposed single storey rear extension.

Parish: Ryde Ward: Ryde South

Case Officer: Hayden Marsh Decision: GTD

Decision Date: 06/01/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

None taken.

RESOLVED:

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

15/21 MAJOR PLANNING APPLICATION [20/02159/ARM](#) PENNYFEATHERS. RESERVED MATTERS APPLICATION RELATING TO P/01456/14

The Committee did not consider the application at this stage, since it had just been received. Members were of the opinion that owing to the nature of the original outline application and the large amount of public opposition to it, a separate consultation meeting should be called. Members of the public could air their views and submit comments for the Town Council to take into account ahead of any decision it makes at its next Planning Committee meeting.

The consultation meeting would consider not only the reserved matters application itself but also how it fitted with other applications within the immediate area, some of which had been approved with others awaiting a decision. In particular, reference to the highway and community infrastructure requirements of these proposals should be considered.

This would provide a response to the Ryde Society's request to hold such a public meeting online. It was agreed that the meeting would take place in the week commencing 1 February 2021 with a likely start time of 2pm.

Representatives of the Isle of Wight Council's Planning and Regeneration departments (such as the application case officer and the Director of Regeneration) would be invited to the meeting to address issues raised.

Owing to staffing resource issues, the next meeting of the Planning, Regeneration and Environment Committee would be on Monday, 8 February 2021 at 4pm. Confirmation of the Consultation Meeting will be given as soon as possible with the agenda and notice of meeting being placed on the Town Council's website and notice boards.

16/21 CONSULTATION ON EXTENSION OF PERMITTED DEVELOPMENT RIGHTS TO SUPPORT HOUSING DELIVERY AND PUBLIC SERVICES INFRASTRUCTURE

Members discussed whether to respond to the Government consultation on the changing of legislation to make it easier to convert commercial buildings to residential homes.

It was noted that the Isle of Wight Council was planning to respond and had requested input from all IWC ward councillors and the National Association of Local Councils (NALC) had already submitted a response drawing on comments made in the White Paper around the previous consultation on changes to planning legislation.

Members were reminded that the previous urgent Planning Committee meeting, held on 13 January 2021, considered a specific application which was particularly pertinent to the proposed changes where a premises in Cross Street, Ryde made an application to change a commercial ground floor premises into residential units. The application was unanimously rejected.

Members reiterated their objections to converting any ground floor commercial premises within the Town Centre boundary, although they would have no objections to such conversions for premises above commercial buildings.

Three options were considered: direct submission by Ryde Town Council; submission of comments through Isle of Wight councillors; and submission of comments through the High Street Heritage Action Zone (HSAZ) project, which was also concerned about the implications.

RESOLVED

THAT RTC's comments be submitted through Isle of Wight councillors for inclusion in the Isle of Wight Council's response and that the possibility of comments being submitted by the HSAZ be considered at the forthcoming HSAZ Steering Group meeting.

17/21 POSITION STATEMENT REVIEW GROUP

The Chair advised that a meeting of the Review Group took place on Monday, 18 January 2021 and that good progress was being made with first drafts of most of the sections now completed, although the most critical section on Housing still required more work owing to its complex and difficult nature.

A draft of the revised Position Statement would hopefully be ready for consideration by members at a meeting in March 2021, although members were advised that in order to pull all the revised elements together could take some time before it was ready for initial submission.

18/21 RYDE REGENERATION WORKING GROUP (RRWG) UPDATE

The Chair of the RRGW advised on the following:

- i. Empty Shop (former BHF)

The lease was no longer being taken by Ryde Arts.

- ii. Permitted Development to Support Housing and Public Services Infrastructure

This was also discussed by the RRGW and was opposed as not being conducive to the revival of Ryde's commercial aspirations and was in contradiction to the whole philosophy of regeneration

iii. Ryde Interchange

The RRWG had created a sub group of three members which would look to liaise with developers and the IW Council's Highways and Transport Client Manager in order to get the best for residents and users in terms of design and quality of public realm.

19/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Monday, 8 February 2021 via the Zoom Video meeting facility, at 4.00pm.

APPENDIX

RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING HELD ON 19 JANUARY 2020 PUBLIC QUESTION – REF 08/20

Question from the Ryde Society

Could the following questions please be raised at tomorrow's (19th) RTC Planning Committee meeting when the Pennyfeathers application 20/02159/ARM is discussed?

If approved is it a fact this reserved matters application is the equivalent to obtaining Full planning permission?

There appears to be no up to date documentation from Southern Water detailing how much capacity there still is at the New Sandown Waste Water Treatment Works, and how will the 904 dwellings plus the business units impact on any remaining capacity. Reports from Southern Water dated 2012 and 2015 say there is no capacity for additional foul water and sewage in Elmfield. This development will be additional to the Rosemary Vineyard, Harcourt Sands, users of Smallbrook Sports Centre and Nicholson Road New Business Park, all of which currently also have extant planning permission. Plus West Acre Park still waiting to be determined.

What guarantees are there the s106 money for the proposed school (almost £2.4m) will be ring-fenced for Ryde? What guarantees are there the school will be built at this location and which Phase will be the trigger point?

There are still two s73 applications from April 2020 waiting to be determined. They directly affect this application. Will they be dealt with first or do the IW Council plan to determine them simultaneously with this application? Are they legally allowed to do this?

The Police report highlights design issues. When will local residents be made aware these concerns have been addressed?

Local residents are very concerned about traffic safety issues relating to junction B, which creates a link between the new Smallbrook Lane and Great Preston Road via a roundabout towards the north-eastern end of the estate. With Nicholson Road now having obtained full planning approval and an approved link between the 2 estates established shouldn't the Pennyfeathers Masterplan be redrawn to reflect this and other largescale applications approved since September 2015? It doesn't currently detail the Nicholson Road approval.

How many reports submitted with this application are actually more than 5 years or more out of date? e.g. Southern Water report dating from 2012.

Will Ryde Town Council set up an online zoom question and answer meeting for local residents, Ryde Councillors, IWC cabinet member for housing and the planning officer with responsibility for this Pennyfeathers application? There are so many questions that need answers.



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON MONDAY, 8 FEBRUARY 2021 AT 4.00PM VIA
THE ZOOM VIDEO CONFERENCE MEETING FACILITY
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) and Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

No questions were received.

20/21 APOLOGIES

None received.

21/21 DECLARATIONS OF INTEREST

None declared.

22/21 REQUESTS FOR DISPENSATIONS

None requested.

23/21 MINUTES

The minutes to the previous meetings held on 13 January 2021 (extra-ordinary meeting) and 19 January 2021 (ordinary meeting) were reviewed.

RESOLVED:

THAT the minutes held on 13 January 2021 and 19 January 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting

24/21 MEMBER QUESTIONS

Cllr Jordan asked for clarification on whether any submission sent to the Local Planning Authority (LPA) should be confined to material considerations. Members were advised that whilst Ryde Town Council could submit anything they wished, the LPA would have to base its decision on material considerations.

Cllr Lilley asked in light of the numerous road works that were being carried out in Ryde by various agencies and was a cause of much consternation with residents and visitors to the town alike, who was responsible for authorising them and what was their rationale on coordinating the works that were causing so much disruption in the town.

Members were advised that Island Roads, contracted by the Highways Authority (the Isle of Wight Council - IWC) were the body responsible for permitting any works, although any emergency works such as gas or water, could be decided by the relevant utility companies. Clarity on the issues of responsibility would be sought by officers and reported back to members as soon as possible.

25/21 PLANNING APPLICATIONS

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

i. Application No: [20/02159/ARM](#)

Parish(es): Ryde Ward(s): Ryde East

Location: Land Known As Pennyfeathers Land To The South Of Smallbrook Lane And To The West Of Brading Road, Ryde

Proposal: Reserved Matters Application relating to [P/01456/14](#):

904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements

Following a recent consultation meeting with invited members of the public on 4 February 2021, where the application was discussed in detail and concerns were raised by the public and elected members of Ryde Town Council (RTC), the Reserved Matters application was formally considered by the committee.

Four members of the public, all from the Ryde Society attended the consultation meeting and their concerns included the following:

- Continued lack of an adopted Infrastructure Plan
- The new Pennyfeathers Master Plan dated 21 November 2020 contains numerous alterations to the plan approved in September 2015.
- A reduction in the amount of green space within the development.
- The relocation of the proposed school to a less suitable site with regards transport links and the quality of the land with regards land drainage
- The large attenuation ponds presented a threat to child safety
- There was no report dealing with the implications of the IWC being bestowed Biosphere Status and what it may have on the development.

Many concerns were raised by committee members and these would all be included in the submissions to the IWC (the Local Planning Authority - LPA), as detailed in the resolution to this application.

One of the main areas that continued to raise concerns with RTC was the continued lack of an Infrastructure Plan. This had been promised for submission many times by the IWC, but as yet it had still not been released.

Members also raised concerns around the proposed school. Along with its relocation, which did not appear to be aligned to any public transport links, members questioned whether a primary school was a suitable option as opposed to catering for the possible need for more secondary places in Ryde.

It was therefore noted that the current head teacher of Ryde Academy should be included as a consultee to evaluate what educational needs were required for the additional children generated as a result of the Pennyfeathers development.

There was also some concerns raised that the roads within the development might not form part of the managed highways network and as such would be defined as unadopted with residents of Pennyfeathers responsible for any maintenance and management costs.

Members also agreed that the Covid 19 Global Pandemic and any subsequent implications of it, should be taken into account with this and any future major developments.

Following a lengthy debate where many aspects of the application was discussed, it was:

RESOLVED:

THAT the Council's Planning Clerk would, in consultation with the Chair, formulate and submit a response to the IWC that took account of all points discussed by the committee.

Subsequent to the meeting, the following response was submitted to the IWC:

Ryde Town Council (RTC) welcomes the submission of a Reserved Matters Application for this development. However, the Council is unable to support the application in its current form and objects on the following grounds:

1. General Concerns

- a) There were three general concerns regarding the proposals as a whole:
 - I. Inadequate information makes it difficult to comment in detail on many of the proposals.
 - II. The proposals take insufficient account of changes in the external environment since the submission of the original outline application. RTC is particularly concerned that they fail to take account of issues related to the environment and climate change and the lessons learned from the Covid-19 pandemic for the design of future settlements.

- III. It is not possible to consider these proposals in isolation from related developments in the Ryde East area. RTC maintains that the Isle of Wight Council (IWC) should, in consultation with RTC, prepare an integrated plan for the development of the area, as indicated para. 3.62 of the *Draft Island Planning Strategy*, before making decisions about this development.
- b) Examples of the specific impact of the above, together with other concerns, were as follows.

2. Highway Infrastructure

- I. There are no details of traffic movements and highway capacity either prior to or after the highway improvements are in place.
- II. RTC shares Island Roads' concerns about lack of coordination, and in some cases contradiction, with highway proposals related to other developments in the area. RTC maintains that no decision should be made on these proposals until the results of Island Roads' study of all the junctions in the area available
- III. The improvements proposed for Westridge Cross should not be delayed to Phase 7. RTC maintains that they should be brought forward to Phase 2, since development in phases 1 and 2 will have an impact on this junction.
- IV. There is insufficient information on the relocation of the garage at Westridge Cross, given the refusal of an earlier application to relocate it. This could jeopardise the feasibility of the proposals for the improvement of this junction.

3. Community Infrastructure

- I. The new site proposed for the school and community centre would be less accessible than the previous one, particularly for people from neighbouring areas.
- II. There is insufficient information regarding the geophysical suitability of the new site, particularly the possible need for measures to address surface water drainage issues given its proximity to the stream.
- III. There is no information about the size and type of school that will be required, or even if a school is actually needed. RTC maintains that there should be a comprehensive survey of future educational need in the area, taking account of both existing and possible future housing development, before a decision is made.

4. Housing Design

- I. RTC is concerned about the small size of gardens in some parts of the development. The Covid-19 pandemic has emphasised the importance of private outdoor space.

- II. RTC is also concerned that, although the proposals meet minimum standards in terms of parking spaces, the relatively high densities in some parts of the development may result in undesirable street parking.

5. Affordable Housing

- I. There is no information on the distribution of affordable housing between phases. RTC maintains that each phase should include the required 35% of affordable housing, including the required proportion of social housing for rent.
- II. The definition of affordable housing is based on the standard 80% figure. However, according to the 2018 *Housing Needs Assessment*, the actual affordable level in the Ryde area is only 60%. This has now been accepted by the government, in that housing associations are now eligible for the Social Housing Grant.
- III. There is no information on the proposed management of the social rented housing. RTC is not aware of any approaches that have been made to existing housing associations.

6. Environmental Concerns

- I. It is still proposed that the Energy Centre be powered by gas, despite the recent government announcement that from 2025 all new houses will be banned from installing gas-powered heating.
- II. There is no mention of the Island's new status as a Biosphere Reserve and the possible implications of this for the development.
- III. There is no mention of the implications of the development on light pollution and possible mitigating measures.
- IV. It is not clear whether the area of public open space in the western part of the development will be open to the general public or just to residents of the development. RTC maintains that it should be open to the general public and that adequate facilities for visitors (e.g. parking spaces) should be provided.
- V. RTC has concerns about access to bus stops and cycling / walking infrastructure, particularly for those without their own vehicles. The relocation of the school to what is considered a less suitable site would also have a negative impact in terms of poor transport links.

7. Management Responsibility and Costs

- I. There is insufficient information about the future management of the development, including the maintenance of roads and public green space and the possible implications of this in terms of service charges. RTC is concerned that residents may have to pay high service charges, which would have a negative impact on occupants of social rented housing.

- II. RTC insist that, should the development be approved, all new roads within the development be adopted into the highways network as they form a major part of the necessary highway infrastructure work required to accommodate the extra pressure placed on the local road network.

8. Section 106 Agreement

- I. RTC considers that Section 106 monies raised from the development to mitigate its effects should be spent in the local Ryde area.
 - II. In particular, RTC maintains that, if the education needs assessment proposed above indicates that a school is not needed on this site, any monies identified for the provision of primary education in the legal agreement should be ring fenced for education facilities elsewhere in Ryde.
- ii. Application No: [20/02180/RVC](#)
Parish(es): Nettlestone and Seaview
Ryde Ward(s): Nettlestone and Seaview, Ryde East
Location: Former Harcourt Sands Holiday Park, Puckpool Hill, PO33 1PJ

Proposal: Variation of condition 3 on [P/00573/15](#) to allow alterations to road and plot layout

Members initially welcomed the fact that the site which had been in a dormant state for some time was now being progressed.

However, there were some concerns raised over the suitability of the proposed dwellings as well as their effect on the seascape. Members also raised apprehension over any possible negative implications the development may have on the public use of the seafront and beach.

With regard to the application being described as a variation, members were of the opinion that it differed significantly from the original application and as such it should have been treated as a new submission.

Whilst there was no provision of affordable housing on site, the Committee agreed that a contribution should be made by the developer for such housing and that the money should be ring-fenced to ensure it was allocated for the benefit of Ryde residents.

It was also noted that since the loss of the holiday parks that originally occupied the site, Ryde had lost a large amount of footfall which provided much needed tourism and income for the town.

RESOLVED:

THAT Ryde Town Council whilst appreciating the need for the site to be developed, objects to the application on the following grounds:

- a) **Concerns over the appropriateness of the design of the proposed buildings and their effect on the seascape.**
- b) **The possible implications of the use of the adjacent seafront**
- c) **There is no onsite provision for affordable housing but a contribution is being made by the developer to affordable housing elsewhere. RTC believe that this money should be ringfenced for affordable housing provision in the Ryde area.**
- d) **RTC have concerns about the amount of deviation this proposal has from the approved plans and suggest that this proposal will need a fresh application.**

iii. Application No: **21/00124/FUL**

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

Location: Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road and Ashey Road, Ryde

Proposal: Three/four/five storey building to provide retirement apartments with associated communal facilities and parking; proposed mixture of bungalows and houses with parking (176 units in total) (amendments to previously approved scheme under [P/01529/12](#) and [P/01256/17](#))

Members noted that the application was for the lower part of the development, the rest of which had already been approved and developed as affordable housing. Whilst the site was welcomed in the way it had addressed affordable housing needs in Ryde, there was some concern over the entrance to the north east part from Pig Leg Lane. At present much work was needed to clear the area of mud and make it suitable for pedestrian access.

Members also noted that Island Roads had, through their report, requested that a revised plan should be provided to ensure that the proposals were reflective of the existing highway layout. They also made various other requests in order to improve highway safety and site user access.

RESOLVED:

THAT Ryde Town Council has no objection to the application, subject to the requests and comments in the Island Roads report being observed and that access to the site from Pig Leg Lane is made fully suitable for pedestrian use.

The following applications were considered under delegated powers by the Chair and Planning Clerk and they proposed no objections:

i. Application No: **20/02009/HOU**

Parish(es): Ryde Ward(s): Ryde East

Location: 112 Great Preston Road, Ryde, PO33 1DD

Proposal: Proposed single storey rear extension; proposed raised patio (revised plans)(readvertised application)

ii. Application No: **21/00081/FUL**

Parish(es): Ryde Ward(s): Ryde North East
Location: 51 George Street, Ryde, PO33 2EW
Proposal: Demolition of chimney stack

iii. Application No: **21/00101/FUL**

Parish(es): Ryde Ward(s): Ryde North West
Location: Abingdon Lodge, 19 - 20 West Street, Ryde, PO33 2QQ
Proposal: Proposed balconies on West Street and Green Street elevations

iv. Application No: **21/00102/HOU**

Parish(es): Ryde Ward(s): Ryde East
Location: 46 St Johns Wood Road, Ryde, PO33 1HL
Proposal: Demolition of conservatory; proposed two storey rear extension

v. Application No: **21/00109/HOU**

Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 2 Ashey Place, Ryde, PO33 2WA
Proposal: Proposed single storey flat roofed extension; replacement garden outbuilding (revised scheme)

RESOLVED:

THAT the above five applications were agreed with no objections.

26/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the Isle of Wight Council's Planning Department.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

i. Application No: **20/01270/FUL**

Location: Walled Garden Bullen Road, Ryde
Proposal: Extension, alterations and conversion of agricultural building to form a single residential dwelling
Parish: Ryde Ward: Ryde East
Decision Date: 11/01/2021

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

a) *The site has an existing Class Q permission for a smaller development occupying the footprint of the existing farm buildings. This scheme seeks to enlarge that building footprint and height by around a third. This will not be covered by Class Q. The developer believes that because he has an existing residential approval on the original site as his fallback position this larger development should be allowed. When evaluating Class Q applications it is not necessary to consider such things as settlement boundaries and other normal material planning considerations.*

- b) *It is just a case of whether the proposal meets the criteria for Class Q or not. For comparison, 2 applications to replace the adjacent greenhouse with residential have failed because they were outside of the settlement boundary.*
- ii. Application No: [20/02161/LBC](#)
Location: Ryde Pier Head Railway Station, Ryde Pier, Ryde, PO33 2HF
Proposal: Listed Building Consent for installation of lightweight platform overlay of No.1 Road platform only for level access boarding to class 484 and installation of a barrier/handrail at the back edge of overlay.
Parish: Ryde Ward: Ryde North East
Decision Date: 20/01/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [20/02182/LBC](#)
Location: Ryde Esplanade Railway Station, Esplanade, Ryde, PO33 2HE
Proposal: Listed Building Consent for installation of lightweight platform overlay of No.1 platform only for level access boarding and associated works
Parish: Ryde Ward: Ryde North East
Decision Date: 20/01/2021

Ryde Town Council raised no objection to this application

- iv. Application No: [21/00082/TW](#)
Location: 142 Binstead Lodge Road, Binstead, Ryde, PO33 3UP
Proposal: The ash tree situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 21/01/2021

Tree Decision

- v. Application No: [20/00805/FUL](#)
Location: Corneila Heights, 93 George Street, Ryde, PO33 2JE
Proposal: Change of use from care home to serviced short-term visitor accommodation (use class C1)(revised plans)(revised description)
Parish: Ryde Ward: Ryde North East
Decision Date: 18/01/2021

Ryde Town Council raised no objection to this application

- vi. Application No: [20/01892/HOU](#)
Location: Barsby Lodge, St Georges Road, Ryde, PO33 3AS
Proposal: 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 north façade; replacement porch (revised description and revised plans for north and east elevations)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/01/2021

Ryde Town Council raised no objection to this application

vii. Application No: **20/02138/FUL**

Location: Land Adjacent Barnsley Cottage, Brading Road, Ryde

Proposal: Proposed Agricultural Barn

Parish: Ryde Ward: Ryde East

Decision Date: 26/01/2021

Ryde Town Council raises no objection to the application, subject to the conditions raised by Island Roads being observed

viii. Application No: **19/00564/HOU**

Location: Beachwood, Quarr Road, Binstead, Ryde, PO33 4EL

Proposal: Single storey side extension to provide additional living space and bedroom accommodation. (revised plans)(readvertised application)

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 28/01/2021

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

2. APPLICATIONS REFUSED

None taken.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.

27/21 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE

The Chair of the HSHAZ advised on various issues which included the following:

i. Shop Front Design Code

Work was ongoing although it was anticipated that the Design Code work would be completed by June / July 2021

ii. High Street Pedestrianisation Zone - Road Barrier / Road Surfacing

Members were advised that in order to establish the road barrier and prevent any unauthorized traffic using the pedestrian zone, there were various legal issues which needed addressing before a decision could be taken as to what type of barrier would be installed. A further update on the installation would be provided as soon as possible.

With regard to resurfacing the road, the committee was advised that a contractor had not yet been identified, but the process could take up to 18 months.

iii. New HSHAZ Website

This had been created and tested and was awaiting its launch.

iv. HSHAZ Shop

This was still being finalised and an update would be provided when there was more information available.

v. Visitor Insight Report

A report looking at footfall in Ryde in November and December 2020 was presented at the Steering Group Meeting on 20 January 2021 with some interesting and surprising results revealed.

vi. St Thomas's Church

The Historic England (HE) assisted grant from the Architectural Heritage Fund was supporting the roof repairs, security measures and possible fencing on the site

vii. Ryde Town Hall / Theatre

HE was also funding through grants the securing of the building such as boarding up windows as well as creating reports that would assist in establishing suitable insurance.

viii. Former Packs Building – Cross Street

The former shop would be eligible for a shop-front improvement grant, prior to the Design Code being completed and subject to conservation input from the IWC. A dialogue with Shademakers, a lessee of the former Packs store had also been opened.

28/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 2 March 2021 via the Zoom Video Conference Meeting facility, at 4.00pm.



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON TUESDAY, 2 MARCH 2021 AT 4.00PM VIA
THE ZOOM VIDEO CONFERENCE MEETING FACILITY
STREAMED LIVE VIA YOUTUBE**

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

Other Cllrs Present: Cllr Tim Wakeley

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

PUBLIC QUESTIONS

A written question was received from Helen Keogan of The Ryde Society with regard to the live streaming of a planning consultation meeting held on 4 February 2021. This is appended, along with the response, to the end of these minutes and forms part of the minutes.

A written question was received from Suzie Prax of Ryde with regard to potential planning and licencing implications for a property in Sea Close, Augusta Road in Ryde. This is also appended, along with the response, to the end of these minutes and forms part of the minutes.

29/21 APOLOGIES

Apologies were received from Cllr Adrian Axford and Cllr Ian Stephens.

Members wished to place on record their thoughts and good wishes for Cllr Axford who had recently been taken ill.

30/21 DECLARATIONS OF INTEREST

None declared.

31/21 REQUESTS FOR DISPENSATIONS

None requested.

32/21 MINUTES

The minutes to the previous meeting held on 8 February 2021 was reviewed.

RESOLVED:

THAT the minutes to the meeting held on 8 February 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting

33/21 MEMBER QUESTIONS

Cllr Lilley asked a question on the issue of how School Admissions were calculated for secondary placement in Ryde as Ryde Academy was currently full and any further major housing developments would put additional strain on the community and force parents into sending children to schools in Sandown, Newport or Cowes. The Chair advised that the review of the Position Statement which was on the agenda for the meeting and would be discussed later, would look to address the towns schooling requirements. However, the Planning Clerk would submit a Freedom of Information (FOI) request to the Isle of Wight Council (IWC) for information on how their figures had been calculated.

Cllr Lilley also asked when was the IWC likely to discuss at their Planning Committee the various major Ryde planning applications that had been submitted for consideration. He expressed concern that such applications would be left until after the local elections in May 2021 as they could not be considered during the pre-election period. Members were advised that Planning Applications could still be considered during the pre-election period and that the Town Council would be notified in the usual manner when and if an application was being taken to an IWC Planning Committee.

34/21 PLANNING APPLICATIONS

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

i. Application No: [20/00742/FUL](#)

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

Location: Hovertravel Ltd, Quay Road, Ryde, PO33 2HB

Proposal: Removal of existing buildings and structures; proposed purpose-built workshop and staff rest facilities (revised plans - reduced size and scale and amended design, appearance and internal layout for proposed building)(revised description)(readvertised application)

Members noted that the previous concerns raised about this application with regard to the height of the buildings affecting the seascape, had now been addressed to satisfactory conclusion.

ii. Application No: [21/00108/HOU](#)

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

Location: 30 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed alterations and small extensions to rear and bay windows; alterations and extension existing north facing balconies; new garden pergola

- iii. Application No: [21/00129/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 11 Hope Road, Ryde, PO33 1AG
Proposal: Demolition of existing bathroom; alterations; proposed single storey rear extension
- iv. Application No: [21/00137/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 26 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for proposed alterations to include removal of old/damaged plaster work to internal and external walls
- v. Application No: [19/01299/RVC](#)
Parish(es): Havenstreet and Ashey Ward(s): Havenstreet, Ashey and Haylands
Location: Land Between 107 And 117, Newnham Road, Binstead
Proposal: Variation of conditions 2, 3, 8 and 11 on [P/00798/17](#) to amend interior layout and appearance of dwellings on plots 1, 2, 5 and 6 (originally plots A1, A2, C1 and C2) to include additional front dormer windows to Type C dwellings on plots 5 and 6; to replace Type B dwelling on Plot 9 (originally plot B2) with a Type C dwelling with additional front dormer window; to alter access, layout and landscaping, to include retaining walls for Plots 1, 2 and 5 (originally plots A1, A2 and C2), additional tree to front of Plot 2, additional driveway and turning area for plots 2, 5, 6 and 9, relocation of driveway for Plot 3 (originally plot B1), alteration of shared access for plots 1 and 2 to two separate accesses for these plots; to add garages for plots 3, 5, 6 and 9; and to update Arboreal Method Statement for the site to account for proposed changes to the development (revised plans and revised arboreal method statement received) (revised description) (re-advertised application)

RESOLVED:

THAT the above five applications were agreed with no objections.

35/21 LICENCING APPLICATION

The following application was considered:

Application for a Minor Variation for Premises Licence – The Southern Co-operative, West Street, Ryde – Ref: [21/00073/LAPVAM](#)

RESOLVED:

THAT the above licensing application be agreed.

36/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the IWC's Planning Department.

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01740/TW](#)
Location: Roebeck Country Park, Gatehouse Road, Ryde, PO33 4BP

Proposal: Ash trees to be felled to near ground level over a three-year period in accordance with work schedule Titled "Supplementary plan Ash removals". Oak tree to have the crown reduced in accordance with the detail given in "appendix 1 tree assessment" submitted with the application.

Parish: Havenstreet and Ashey Ward: Havenstreet, Ashey and Haylands

Decision Date: 03/02/2021

Tree Decision

ii. Application No: [20/02183/FUL](#)

Location: Ryde School With Upper Chine, 7 Queens Road, Ryde, PO33 3BE
Proposal: Refurbishment and extension of theatre building, including lighting on the front elevation and new external ramped access/paths and balustrading

Parish: Ryde Ward: Ryde North West

Decision Date: 05/02/2021

Ryde Town Council raised no objection to this application

iii. Application No: [20/02130/HOU](#)

Location: 17 Spencer Road, Ryde, PO33 3AA

Proposal: Single storey front extension; alterations; loft conversion to include 2 dormer windows and recessed balcony

Parish: Ryde Ward: Ryde North West

Decision Date: 08/02/2021

Ryde Town Council raised no objection to this application

iv. Application No: [20/02066/TW](#)

Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ

Proposal: T1; Sycamore is to be felled to near ground level G3; Hedge, various mostly Bay and Laurel - is to have the height reduced by up to 50% and thinned. T3 (861); English Oak - Lift crown height and rebalance tree T4 (866); Sycamore is to have the lower removed T5 (851); Ash is to be have major branch removed or cut back to the positions shown in the application photos G2 (818); Pittosporum to be cut back by 2/3rds G1 (881 and 882); Lawson Cypress x 2 is to be felled to near ground level

Parish: Ryde Ward: Ryde West

Decision Date: 09/02/2021

Tree Decision

v. Application No: [21/00262/TW](#)

Location: Land At Ryde House, Ryde, House Drive, Ryde, PO33 3FE

Proposal: G1; Group of Goat Willow, Small Ash and Hazel situated as detailed in the application are to be coppiced to ground level.

Parish: Ryde Ward: Ryde North West

Decision Date: 09/02/2021

Tree Decision

vi. Application No: [**20/02201/HOU**](#)

Location: 16 Northwood Drive, Ryde, PO33 3AQ

Proposal: Alterations and conversion of garage to habitable room; proposed conservatory to rear

Parish: Ryde Ward: Ryde North West

Decision Date: 09/02/2021

Ryde Town Council raised no objection to this application

vii. Application No: [**20/02212/LBC**](#)

Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS

Proposal: Listed Building Consent for alterations and refurbishment of building to include removal of internal stud partition, new timber staircase, timber internal panel doors, timber panelling, decorative fireplace, external replacement of timber door, replacement windows to lower ground floor and new window fan.

Parish: Ryde Ward: Ryde North East

Decision Date: 10/02/2021

Ryde Town Council raised no objection to this application

viii. Application No: [**20/02178/LBC**](#)

Location: Hideaway Cottage, Marlborough Road, Ryde, PO33 1AA

Proposal: Listed building consent for replacement windows and doors

Parish: Ryde Ward: Ryde East

Decision Date: 12/02/2021

Ryde Town Council raised no objection to this application

ix. Application No: [**20/01923/TW**](#)

Location: Stonelands, Binstead Road, Ryde, PO33 3NJ

Proposal: Sycamore situated to be pollarded to 50% of its current size.

Parish: Ryde Ward: Ryde West

Decision Date: 12/02/2021

Tree Decision

x. Application No: [**20/01955/TW**](#)

Location: 10 Quarr Close, Binstead Ryde, PO33 4EN

Proposal: T1 - T5; English Oak to have limbs removed to raise crowns up to 6m approx on the driveway and house side clean out major deadwood.

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 17/02/2021

Tree Decision

xi. Application No: [**20/02075/TW**](#)

Location: Boundary of Ryde Academy, Pell Lane Ryde

Proposal: T1; Ash to have stump removed, ground out and plant new tree.

Parish: Ryde Ward: Ryde West

Decision Date: 17/02/2021

Tree Decision

2. APPLICATIONS REFUSED

i. Application No: 20/02093/FUL

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat

Parish: Ryde Ward: Ryde North West

Decision Date: 01/02/2021

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

- a) *Whilst Ryde Town Council supports the need for affordable homes within Ryde, it is of the opinion that the granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre Boundary area and have a detrimental effect on the towns retail and commercial centre.*
- b) *The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.*
- c) *The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.*

ii. Application No: 20/02094/LBC

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Listed Building Consent for alterations in connection with proposed change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat.

Parish: Ryde Ward: Ryde North West

Decision Date: 01/02/2021

Ryde Town Council objected to the application on the same grounds as outlined in 20/02093/FUL (detailed above).

iii. Application No: 20/02216/FUL

Location: 21 Adelaide Place, Ryde, PO33 3DJ

Proposal: Detached dwelling; alterations to vehicular access and parking (revised plans)

Parish: Ryde Ward: Ryde West

Decision Date: 10/02/2021

Ryde Town raised no objection, subject to there being restrictions to parking where sight-lines would be affected by stationary vehicles

iv. Application No: [20/02244/HOU](#)

Location: 7 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed two storey rear extension

Parish: Ryde Ward: Ryde North West

Decision Date: 16/02/2021

Ryde Town Council raised no objection to this application

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.

37/21 BIRD AWARE SOLENT – AWARENESS OF PROTECTED BIRDS

Owing to the Assistant Ranger for Bird Aware Solent being unable to attend, this item was deferred until the meeting scheduled for 23 March 2021.

38/21 ISLE OF WIGHT COUNCIL'S CONSULTATION ON REQUESTED SUGGESTIONS FOR BROWNFIELD SITES

The committee was advised that the IWC had made a request of all Island Town and Parish Councils for suggestions on various 'Brown Field' sites that could be redeveloped. This would assist in the preparation of the next version of the Island Local Plan (The Island Planning Strategy), which would have an impact on where houses, businesses and other land uses can be created in the future.

The deadline for the end of the consultation was Friday, 19 March 2021.

It was agreed that all Ryde Town Council Councillors would be invited to make suggestions via email after the meeting and requested to submit them before the deadline.

39/21 REVISED RYDE TOWN COUNCIL POSITION STATEMENT

Members were reminded that a Review Group was established by the committee in order to evaluate and modify the Ryde Position Statement which was initially created and subsequently approved as a policy document by all members in January 2019.

Whilst the review was standard practice, it was now particularly relevant to carry it out since there was to be a further review of the Isle of Wight Council's Island Planning Strategy and the Position Statement was a recognised document that helped to inform it.

The committee was also keen to finalise the document ahead of the local council elections on 6 May 2021 and the preceding pre-election (Purdah) period, to avoid any unnecessary delay.

Members of the Review Group had looked at the following areas that required specific attention:

- Heritage
- Economy
- Housing
- Infrastructure
- Environment

On reviewing the draft, a number of additions and amendments were proposed regarding the following:

- Enforcement action
- Canoe Lake
- Visitor accommodation
- Smallbrook Stadium
- Job creation
- Appropriate and inappropriate new housing development
- Design of new houses
- St Thomas Street Upper car park
- Secondary school places
- Memorandum of Understandings (MoU's) with NHS and utility providers and noted some terminological issues.

Some terminological issues were also noted.

Owing to the committees delegated responsibility of having the authority to agree any revised planning document such as the Position Statement, it was proposed and seconded that all amendments should be made outside the meeting with a view to sending the final version to all committee members before it is formally adopted and published.

It was therefore:

RESOLVED:

THAT the revised Ryde Position Statement be agreed, subject to the various amendments being added with the final version circulated to all members of the committee ahead of adoption and publication

40/21 IWALC / IWC PLANING SERVICES TRAINING SESSION

The Chair, who is also the Chair of the Isle of Wight Association of Local Councils (IWALC) advised that an online training session hosted by the Isle of Wight Councils Planning staff had been provided to members of IWALC. She, along with the committee Vice Chair and the Committees and Ryde Place Plan Co-ordinator had attended and a written report on the session was circulated to committee members ahead of the meeting.

It was noted that one of the main outcomes of the session was around enforcement and there was a discussion about IWC resources being insufficient to deal with the number of enforcement cases they received, which had increased by 32 percent in 2020.

At the Webinar, the IWC was reminded by Cllr Ross that financial help from RTC had in the past been offered and then refused. The IWC did however imply that they would reconsider any contributions offered from local Town and Parish Councils, although stipulated that such financial assistance could not be allocated to individual areas.

It was therefore suggested at the Webinar that IWALC could reconsider the possibility of a joint contribution, although when this suggestion was considered a number of years ago there was insufficient support from IWALC members to make it viable. The Chair said that she would raise the issue again when IWALC would next meet.

41/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 23 March 2021 via the Zoom Video Conference Meeting facility, at 4.00pm.

APPENDIX

WRITTEN PUBLIC QUESTIONS RECEIVED AND RESPONSES

1. PUBLIC QUESTION – REF 01/21 FROM MS HELEN KEOGAN OF THE RYDE SOCIETY

"The recent Pennyfeathers consultation Meeting on 4th February 2021, was held at an inconvenient time for many working residents. Having been denied the opportunity to watch the livestream, many were further angered that they had no access to the YouTube recording. This meant that very few residents had access to all the information they needed to submit a comment before the February 12 deadline.

For the benefit of those members of the public could you please explain why the recording was removed?"

RESPONSE FROM CLLR DIANA CONYERS (CHAIR OF COMMITTEE)

"We appreciate the reasons for this question. When residents made the request, it was too late to reinstate the YouTube recording. However, the Planning Clerk did provide a copy of his presentation. He also tried to provide a copy of the soundtrack to residents, but this proved technically impossible.

It is also worth pointing out that on this occasion, the meeting was left on YouTube for five days after the meeting was held (it was eventually taken down on Monday, 8 February 2021).

The YouTube recording was taken down because, although this was a public meeting not a formal committee meeting, the same principles applied to it as to all other Council meetings. In particular:

- i. *The meetings are streamed on YouTube to allow residents to view them live whilst face to face meetings are not possible during the Covid 19 Pandemic, not to provide a permanent record of the meeting. As the recent experience of Handforth PC has shown, there is a risk in making them permanently available on YouTube, because issues may be misrepresented or taken out of context.*
- ii. *The soundtracks of meetings are also recorded, but this is for officer and member reference purposes, not for public use and these are deleted when no longer required.*
- iii. *The Town Council is not legally obliged to provide any form of recordings of its meetings. If this had been a face-to-face meeting, there would have been no recording.*
- iv. *As with face-to-face meetings, residents may, if they wish, make their own recordings of meetings.*
- v. *It is not the Town Council's responsibility to provide information to residents to help them comment on planning applications. The intention of the planning system is that residents provide their own personal perspectives, not repeat those of the local council. We appreciate the particular difficulties in this case, because of the complexity of the application. However, the principle remains the same."*

2. PUBLIC QUESTION – REF 02/21 FROM MS SUZIE PRAX OF RYDE

“Following an unofficial visit by Cllr., Diana Conyers to the owner of a residential house, Beldornie Tower, Sea Close, Augusta Road, Ryde PO33 3AU, from where he intends to run a commercial Weddings and Events Venue business and, where pre-application discussions took place confirming the legality and legitimacy of the use of the house for said business and, which views were then communicated to residents:

Could the Chair of the Planning Committee please confirm and give assurances that both she and the Council understand the procedure and rules regarding a material change of use from a private dwelling to a commercial events venue business within a quiet residential conservation area and that the views previously expressed do not indicate a predetermination or bias in favour of the said intended planning proposal.”

RESPONSE FROM CLLR DIANA CONYERS (CHAIR OF COMMITTEE)

“Thank you for your question.

- i. *I would like to assure residents that both I and the Council understand the procedure regarding change of use. However, one cannot determine whether an activity actually constitutes a change of use without full information on exactly what the new use will entail.”*
- ii. *“This is a particularly complex case, involving several different pieces of legislation and not just change of use but also erection of a temporary structure and licensing.”*
- iii. *“When residents approached us, we gave them some indication of the possible legal implications, based on information provided by them and the owner and an initial study of some of the relevant legislation. However, we didn’t attempt to give either a comprehensive or a conclusive opinion.”*
- iv. *“We also asked the Isle of Wight Council, with whom any such decision rests, for their advice on the case, particularly the implications for a listed building. The Council have sent a response, both to us and to residents, in which they say they have contacted the owner themselves and offered advice.”*
- v. *“We have emphasised to residents throughout that we cannot give a conclusive opinion until a planning application is submitted or take any enforcement action until a possibly illegal act has been committed. If and when a planning application is submitted, the Committee will review the evidence as then presented, without prejudice or bias, and inform the IWC of our views.”*
- vi. *“Regarding my personal integrity, I have already assured residents that, because I am a resident of Augusta Road, I have a personal interest in the case and so will not be involved in any decision that the Committee makes.”*