



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON  
TUESDAY 28 JANUARY 2020 AT THE TOWN COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Charles Chapman,  
Cllr Phil Jordan and Cllr Malcolm Ross

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

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**1/20 APOLOGIES**

Apologies were received from Cllr Nancy Farrell, Cllr Michael Lilley, Cllr Karen Lucioni and Cllr Ian Stephens

**2/20 DECLARATIONS OF INTEREST**

Cllr Chapman declared a personal interest in minute 8/20 as he was the Chairman of the Isle of Wight Councils Licencing Committee and would leave the room when this matter was being discussed.

**3/20 MINUTES**

The minutes to the previous meeting held on 17 December 2019 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 17 December 2019 were approved as a true and accurate record and were signed off by the Chair.**

**4/20 MEMBER QUESTIONS**

Cllr Ross reported to the committee that the lighting on the "Welcome to Ryde" sign on Binstead Road was not working and asked if Island Roads could be contacted to rectify the situation. The Planning Clerk would contact Island Roads and report back to members in due course.

**5/20 PROGRESS ON ACTION TAKEN**

All actions would be covered in later items on the agenda

## 6/20 PLANNING APPLICATIONS

The planning applications i – xiii were noted by the committee as they had been submitted under delegated powers to accommodate the Christmas recess.

- i. Application No: [19/01487/HOU](#)  
 Parish(es): Ryde Ward(s): Ryde North West  
 Location: Yarborough, Augusta Road, Ryde, PO33 3AU  
 Proposal: Demolition of porch; proposed porch/portico; painting of house and porch/portico

### **RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- ii. Application No: [19/01519/FUL](#)  
 Parish(es): Ryde Ward(s): Ryde East  
 Location: 158 Marlborough Road, Ryde, PO33 1AT  
 Proposal: Demolition of dwelling; proposed detached house; formation of vehicular access and parking area.

### **RESOLVED:**

**That Ryde Town Council object to the application on the following grounds:**

- a) **The road improvements outlined in this application make specific changes to this junction in isolation. This should not be considered in a piecemeal way but be part of a cohesive scheme of road improvements in the area including Pennyfeathers, the Nicholson Road Business Park, the new Ice Rink / sports centre at Smallbrooke, the proposed developments at West Acre park and the already consented development at Rosemary Vineyard.**
- b) **Demolishing and replacing the existing buildings would remove the flexibility needed to accommodate any future road scheme connected with the developments listed above.**
- iii. Application No: [19/01520/FUL](#)  
 Parish(es): Ryde Ward(s): Ryde East  
 Location: 155 Marlborough Road, Ryde, PO33 1AT  
 Proposal: Demolition of dwelling and detached garage; proposed dwelling, access and parking

### **RESOLVED:**

**That Ryde Town Council object to the application on the following grounds:**

- a) **The road improvements outlined in this application make specific changes to this junction in isolation. This should not be considered in a piecemeal way but be part of a cohesive scheme of road improvements in the area including Pennyfeathers, the Nicholson Road Business Park, the new Ice Rink / sports centre at Smallbrooke, the proposed developments at West Acre park and the already consented development at Rosemary Vineyard.**
  - b) **Demolishing and replacing the existing buildings would remove the flexibility needed to accommodate any future road scheme connected with the developments listed above.**
- iv. Application No: [19/01307/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 4D Spencer Road, Ryde, PO33 2NZ  
Proposal: Replacement of UPVC patio style door with wooden bi fold door to existing balcony

**RESOLVED:**

**THAT Ryde Town Council strongly supports development that seeks to restore original features as included in this application.**

- v. Application No: [19/01308/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 4D Spencer Road, Ryde, PO33 2NZ  
Proposal: Listed building consent for replacement of upvc patio style door with wooden bi fold door to existing balcony

**RESOLVED:**

**THAT Ryde Town Council strongly supports development that seeks to restore original features as included in this application.**

- vi. Application No: [19/01549/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Co-op, Anglesea Street, Ryde, PO33 2JJ  
Proposal: Installation of new gas cooler units on roof; refurbishment of window frames, doors and roller shutters

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- vii. Application No: [19/01563/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 9 Binstead Lodge Road, Binstead, Ryde, PO33 3SG

Proposal: Proposed porch

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- viii. Application No: [19/01574/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Land South of Westridge Farm and to Rear of 10 to 38 Circular Road Off Hope Road, Ryde  
Proposal: Proposed development of twelve dwellings by revisions to approved plots/units 12,61,62,66,67 & 69 to provide a net increase of six additional dwellings

**RESOLVED:**

**That Ryde Town Council does not object to this application subject to the following:**

**a) Density and open space:**

**The Design and Access and Planning Statement states that:**

***“The subdivision does not change the approved original footprints of those dwellings. All works are within the confines of the same scale and curtilage.”***

**The plans show that the proposed increase in numbers of homes (6) will increase the footprint of the whole proposal by approx. 40m<sup>2</sup>. This reflects an increase in size of plot 12.**

**Plots 61, 62, 66, 67 and 69 cover approx. the same footprint as in the approved application.**

**Ryde Town Council recognize that there is a small increase in development footprint however the proposed increase within this revision is not sufficient to have a material effect on the development as a whole. Any further revisions increasing the size of the footprint may, however, be opposed.**

**b) Affordable housing and s106**

**Plot No. 12 on the original application to be converted to 2 dwellings, both of which will be affordable to account for the increase in housing nos. In addition, as part of s106 agreement the following is offered:**

**£6,000 for education improvements**

**£1,500 for highway public realm improvements**

**SPA payment of £637 per new dwelling a total of £3822**

**Ryde Town Council welcome the additional infrastructure funding proposals but consider this to be an absolute minimum offer by way of mitigation for the increase in housing numbers.**

- ix. Application No: [19/01608/ADV](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 38 Union Street, Ryde, PO33 2LJ  
Proposal: Replacement of 1no. existing external ATM sign with 1no. new external ATM sign.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- x. Application No: [19/01610/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 38 Union Street, Ryde, PO33 2LJ  
Proposal: Listed Building Consent for replacement of 1 no. external ATM sign with 1 no. new external ATM sign.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xi. Application No: [19/01557/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 21 High Street, Ryde, PO33 2HW  
Proposal: Proposed change of use from A1 (shop) to A4 (drinking establishment)

**RESOLVED:**

**THAT Ryde Town Council object to this application for the following reasons:**

- a) **There is lack of information as to how the proposed drinking establishment will be used. Details such as whether there would be live music, opening and closing times or whether food would be available.**
- b) **There is no provision within the provided information to show waste storage**

Following the concerns raised being addressed by the applicant, the resolution was changed to the following:

**THAT Following further information Ryde Town Council support this application subject to the applicant giving details regarding provision for waste bin storage.**

- xii. Application No: [19/01633/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East

Location: Preston Cottage, Brading Road, Ryde, PO33 1QQ  
Proposal: Proposed single storey rear extension with deck area

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xiii. Application No: [20/00012/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashley And Haylands  
Location: 33A Mitchells Road, Ryde, PO33 3JA  
Proposal: Proposed replacement of flat roof with pitched roof

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xiv. Application No: [19/01560/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 31 West Hill Road, Ryde, PO33 1LG  
Proposal: Demolition of conservatory; proposed single storey rear extension with terrace area over.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xv. Application No: [20/00033/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 49A George Street, Ryde, PO33 2EN  
Proposal: Demolition of existing dwelling; proposed replacement dwelling.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

**7/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

**1. PLANNING DECISIONS**

a) APPLICATIONS APPROVED

- i. Application No: [19/01251/LBC](#)  
Parish: Ryde Ward: Ryde North East.  
Location: Dental Surgery 9 Melville Street Ryde, PO33 2AE  
Proposal: LBC for works required to address dry rot fungus on lower, upper ground floor and first floor levels; replacement down pipe.

*Ryde Town Council raised no objection to this application*

- ii. Application No: [19/01215/CLPUD](#)  
Parish: Ryde Ward: Ryde South  
Location: 23 Star Street Ryde, PO33 2JH  
Proposal: Lawful Development Certificate for continued use of building as four flats.

*Ryde Town Council raised no objection to this application*

- iii. Application No: [19/00694/LBC](#)  
Parish: Ryde Ward: Ryde North West  
Location: 85 West Street Ryde, PO33 2NW  
Proposal: Listed Building Consent for internal and external alterations in connection with change of use from residential to children's nursery (use class D1) (revised description)

*Ryde Town Council raised no objection to this application*

- iv. Application No: [19/01216/CLPUD](#)  
Parish: Ryde Ward: Ryde North West  
Location: 18 Lind Street Ryde, PO33 2NQ  
Proposal: Lawful Development Certificate for continued use of building as three flats

*Ryde Town Council raised no objection to this application*

- v. Application No: [19/01421/HOU](#)  
Parish: Ryde Ward: Binstead And Fishbourne  
Location: 30 Parkway Binstead Ryde, PO33 3RZ  
Proposal: Proposed single storey side extension

*Ryde Town Council raised no objection to this application*

- vi. Application No: [19/01402/HOU](#)  
Parish: Ryde Ward: Ryde West  
Location: 2 Sherbourne Avenue Ryde, PO33 3PX  
Proposal: Proposed single storey extension on front and side elevations with associated alterations.

*Ryde Town Council raised no objection to this application*

- vii. Application No: [19/01420/FUL](#)  
Parish: Ryde Ward: Ryde North West  
Location: Land Rear of 12 Union Street, Ryde  
Proposal: Proposed detached dwelling with integral garage and vehicular access.

*Ryde Town Council raised no objection to this application*

- viii. Application No: [19/01427/HOU](#)  
Parish: Ryde Ward: Ryde North West  
Location: 3 Westwood Road Ryde, PO33 3BJ  
Proposal: Proposed single storey extension; alterations to include dormer on rear elevation (revised scheme)

*Ryde Town Council raised no objection to this application*

- ix. Application No: [19/01487/HOU](#)  
Parish: Ryde Ward: Ryde North West  
Location: Yarborough Augusta Road Ryde, PO33 3AU  
Proposal: Demolition of porch; proposed porch/portico; painting of house and porch/portico

*Ryde Town Council raised no objection to this application*

- x. Application No: [19/01462/LBC](#)  
Parish: Ryde Ward: Ryde North West  
Location: Yarborough Augusta Road, Ryde, PO33 3AU  
Proposal: LBC for removal of porch/portico; proposed porch/portico; painting of house and porch/portico.

*Ryde Town Council raised no objection to this application*

b) APPLICATIONS REFUSED

There were no applications refused for Ryde.

**2. TREE DECISIONS**

LPA Ref No.: [19/00896/TW](#) TPO Number: 1986/17  
Location: Pentghent 49 Hillrise Avenue Binstead, Ryde  
Tree Works: T1. Ash, T3. Hawthorn situated as detailed in the application are to be felled to near ground level. T2. Oak T4. Crack Willow T5. Field Maple situated as detailed in the application are to be pruned back to the fence line.

**RESOLVED:**

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

**8/20 LICENCE APPLICATIONS**

Cllr Chapman left the room for this item.

The following licensing applications were considered:

- i. Application No: [20/00043/STFURN](#)  
Location: Star Inn, 40 High Street, Ryde, PO33 2HT

Proposal: Street Furniture Licence.

Members noted that this was an annual application to renew the current licence.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- ii. Application No: [20/00029/STFURN](#)  
Location: Crown Hotel, 10 St Thomas Square, Ryde, PO33 2PJ  
Proposal: Street Furniture Licence.

Members noted that this was an annual application to renew the current licence.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- iii. Application No: [20/00051/STSTAN](#)  
Location: Town Square, Anglesea Street, Ryde  
Proposal: Street Trading Static Licence for 9 and 10 February 2020.

This application was for a two-day period involving a trading vehicle with regard to selling mobile phones, contracts and various accessories.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

**9/20 RYDE PLACE PLAN**

Members reviewed the latest draft of the Ryde Place Plan which also included an Action Plan. This included upgrading the Vision Statement to A Manifesto for Ryde. Set out in this document were statements and policies that defined and celebrated Ryde, creating (Memorandum of Understanding) MoU agreements designed to define proactive collaborative partnerships with key services and stakeholders and also creating work programmes and supporting budget settings.

The committee agreed that the plan had been well put together and should therefore be recommended to all members at Full Council on 3 February 2020 for approval. However, it was noted that owing to the latest version being received late, more time was required to review the accompanying action plan to the Place Plan. It was therefore suggested that this could return to the next Planning Committee for further discussion and consideration.

It was also noted that, an invite should be extended to Mr Ian Boyd from Arc Consulting to attend the next meeting of Full Council in order to take any questions from members and address any areas of concern.

**RESOLVED:**

- i. THAT the Draft Ryde Place Plan be recommended for approval at Full Council.**
- ii. THAT Mr Ian Boyd of Arc Consulting be invited to attend the next meeting of Full Council in order to take questions from members about the Ryde Place.**
- iii. THAT the Ryde Place Plan Action Plan be brought back to the next meeting of the Planning Committee.**

**10/20 POSITION STATEMENT REVIEW**

There had been various discussions since that previous meeting, but only two members had confirmed their desire to sit on a working Group in order to review the current Position Statement. It was therefore agreed that Cllrs Conyers and Ross would join Cllrs Lucioni and Stephens on the group with a view to making any suggested amendments, should they be required, in order for the Town Council to have the best method to inform any long term decisions around the level and distribution of development in the Ryde area.

**11/20 ISLE OF WIGHT COUNCILS DRAFT HOUSING STRATEGY**

The committee were presented with both the draft Isle of Wight Housing Strategy 2020 – 2025 along with a summary of the plan.

It was noted from members that Ryde Town Council should look to encourage smaller more affordable housing in order to provide support for the town's younger population.

Concerns were raised that there were too many large houses that would not assist in addressing the needs of the young and to those not in a position to pay for more expensive homes.

The committee agreed to look into the practicalities of completing the online survey collectively on behalf of Ryde Town Council by the 16 February 2020 deadline. It was also agreed that the strategy should return to the next Planning Committee on 18 February 2020 in order to discuss any submitted response.

**12/20 HIGH STREET HERITAGE ACTION ZONE**

The Planning Clerk reported that representatives from England Heritage and Historic England would be visiting on Wednesday, 29 January 2020 in order to look at the condition of Ryde Theatre / Town Hall and how possible future funding options could be utilised. There would also be a walk-through Ryde High Street to evaluate the regeneration that would be required as a result of the High Street Heritage Action Zone funding.

Nine representatives would be present, and all members of the Planning Committee were welcome to attend.

### **13/20 ISLE OF WIGHT COUNCIL'S INFRASTRUCTURE WORKSHOP**

The Chair circulated a report from the workshop along with a number of questions and answers, which was attended along with Cllr Lucioni as representatives of Ryde Town Council.

There were various stakeholders in attendance. Representing the Isle of Wight Council (IWC) were Cllr Ian Ward (IWC Cabinet Member for Infrastructure and Transport), Cllr Barry Abraham (IWC Cabinet Member for Planning and Housing), Chris Ashman (IWC Director of Regeneration), Ollie Boulter (IWC Head of Planning Services), Keith Herbert (Southern Water), Alison Smith (Clinical Commissioning Group - CCG), Richard Tyldesley (General Manager of Southern Vectis) and Kayleigh Richter (IWC Sustainability and Environmental Management Consultant Officer). Cllr Dave Stewart the Leader of the IWC also attended briefly and a representative from Cycle Wight was present. Island Roads, however, were absent from the workshop.

A number of topics were discussed which included improvements needed for Smallbrook Junction, housing numbers and needs survey, neighbourhood plans, the parking strategy and sustainable transport issues.

Also discussed were planning applications that included GP's and Schools as part of the infrastructure. There was some indication that the Nicholson Road development proposed surgery would be the amalgamation of Argyle Street and The Esplanade surgeries.

### **14/20 THE RURAL COMMUNITY ENERGY FUND (RCEF)**

The committee discussed the invitation for a seminar on Thursday, February 13, 2020 around applying for a grant that could assist communities to develop their own local, clean and renewable sources of energy generation which benefit their locality and the wider environment. The scheme offered the following:

- Phase I of the scheme offered up to £40,000 for a feasibility study.
- Phase II of the scheme offers up to £100,000 to cover further project development costs and gaining planning permission.

The meeting was organised with the assistance of Solent Local Enterprise Partnership (SLEP) and New Forest District Council

Members agreed that the RCEF was something that RTC should look at exploring further but agreed that it would be logistically difficult for members to attend an event in Lyndhurst that started at 5.30pm. It was therefore suggested that the possibility of an Island event could be explored where various Town and Parish Councils could attend. The Planning Clerk would contact South West Energy Hub to explore the possibilities of this.

**15/20 NATURES HIGHWAY REPORT**

The committee considered a report from Natures Highways on the strategy of the sustainable management of road verges on the Isle of Wight.

There was some concern that whilst the importance of the conservation of the ecological importance of road verges as wildlife corridors should be recognised, the timetables for carrying out work was not being adhered to and as a result, many areas were left looking untidy and therefore not a good advertisement for those visiting Ryde and the Island as a whole.

It was therefore agreed that a breakdown of relevant roads and verges be obtained so Town Councillors could ascertain how their wards were affected by the works and make relevant representations if required.

**16/20 PUBLIC REALM**

There were no Public Realm matters to consider.

**17/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning Committee will be held on Tuesday, 18 February 2020 at 7pm in Ryde Town Council Chambers.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON  
TUESDAY 18 FEBRUARY 2020 AT THE TOWN COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT**

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

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

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**18/20 APOLOGIES**

Apologies were received from Cllrs Karen Lucioni and Cllr Ian Stephens

**19/20 DECLARATIONS OF INTEREST**

Cllr Chapman declared a personal interest in minute 25/20 (Licencing Applications), as he was the Chairman of the Isle of Wight Councils Licencing Committee

**20/20 MINUTES**

The minutes to the previous meeting held on 28 January 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 28 January 2020 were approved as a true and accurate record and were signed off by the Chair.**

**21/20 MEMBER QUESTIONS**

Cllr Chapman asked about the flagpole on Eastern Gardens and if it required any planning action owing to its current need for repairs and the imminent need to use it for civic functions such as Commonwealth Day. The Planning Clerk advised that there were no planning implications and that the pole would be tended to in house.

**22/20 PROGRESS ON ACTION TAKEN**

All actions would be covered in later items on the agenda

**23/20 PLANNING APPLICATIONS**

- i. Application No: [20/00036/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 61A Union Street, Ryde, PO33 2LG  
Proposal: LBC for alterations to shopfront to include removal of existing shopfront and formation of external seating

Members were advised that the original application for external segregated seating on the pavement had been withdrawn and that the revised application was set within the premises with all new internal seating.

Following a vote by a show of hands, it was:

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

Vote: 5 For – 1 Against

- ii. Application No: [20/00069/CLEUD](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 12 Arundel Road, Ryde, PO33 1BN  
Proposal: Lawful Development Certificate (LDC) for continued use of annexe as full time residential

NOTE - No Resolution could be made as it was an LDC (lawful for planning purposes and therefore does not require any planning permission)

- iii. Application No: [20/00078/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 12 Parkway, Binstead, PO33 3UX  
Proposal: Proposed two storey extension to replace existing adjoining garage

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

- iv. Application No: [20/00093/RVC](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Quarrhurst, Quarr Road, Binstead, PO33 4EL  
Proposal: Variation of conditions 2 and 6, and removal of conditions 8, 9 and 13 on P/00963/15 to allow development to be carried out in accordance with amended plans and to agree details reserved by conditions 6, 8, 9 and 13 relating to lighting, materials, windows, doors, balconies, rainwater goods and landscaping

Members noted the concerns raised by the Isle of Wight Council's (IWC) Tree Officer, who advised that the amendment which required the moving of the building, required the loss of three trees.

**RESOLVED:**

**THAT Ryde Town Council objected to this application owing to the concerns raised by the IWC's Tree Officer.**

**Whilst the Committee did not object to the revisions of the approved design of the building itself, the implications of the re-positioning of it were that there was an unacceptable loss of three trees.**

- v. Application No: [20/00117/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Flat 1, Ryde Court, St Thomas Street, Ryde, PO33 2PB  
Proposal: Listed Building Consent for replacement of window with doors in rear elevation.

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

- vi. Application No: [20/00124/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Copsefield West Copsefield Drive, Ryde, PO33 3AR  
Proposal: Alterations to conservatory

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

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

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

- viii. Application No: [20/00074/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Flat 3, 81 George Street, Ryde, PO33 2JF  
Proposal: Proposed change of use of second floor from residential flat (C3) to provide storage space and staff area for the existing clinic

Members were reminded that the High Street Heritage Action Zone, for which Ryde had received funding, identified a need within the High Street for converting upstairs commercial spaces to residential accommodation

The Committee however was of the opinion that the application would encourage the business to develop beneficially for the town.

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

- ix. Application No: [20/00193/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
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)

**RESOLVED:**

**THAT Ryde Town Council Raised No Objection to this application**

**24/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

**PLANNING DECISIONS**

c) APPLICATIONS APPROVED

- i. Application No: [19/00272/FUL](#)  
Location: Tower Barn Appley Farm Marlborough Road, Ryde, PO33 1AA, Proposal: Siting of a shepherd hut to be used as tourist accommodation; shed  
Parish: Ryde Ward: Ryde East  
Decision Date: 20/01/2020

*Ryde Town Council raised no objection to this application*

- ii. Application No: [19/00081/ARM](#)  
Location: Ryde House Ryde House Drive Ryde, PO33 3FE  
Proposal: Approval of reserved matters on P/00164/17 for design, scale and layout of 14 units  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/01/2020

*Ryde Town Council does not object to the approval of reserved matters provided the following are put in place:*

- a) *A pedestrian access to phase 1 of the site should be in place alongside the access road as outlined in Island Roads report. This will necessitate a new red line plan to include the new pavement.*

- b) *The commencement of phase 2 should be time limited to ensure that the affordable housing element of the development is delivered in a timely manner.*
  - c) *The proposed works at the main road junction should be completed as detailed on drawing no.14599/1 Rev A prior to the occupation of any of the proposed properties.*
- iii. Application No: [19/01179/HOU](#)  
Location: 1 Market Street Ryde, PO33 2NG  
Proposal: Proposed installation of patio doors and replacement casement window on rear elevation  
Parish: Ryde Ward: Ryde North West  
Decision Date: 24/01/2020

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

- a) *The property is situated within the Ryde Conservation Area and as such the development should strive to maintain the character of the rest of the building by installing windows which match, in style, the existing windows as outlined in Ryde Town Council's Position Statement.*
  - b) *Within Ryde's Conservation Area any replacement windows should match, in the use of materials, that which is prevalent on the rest of the existing building or when the replacement is extensive, that which was used when the property was built.*
- iv. Application No: [19/00524/RVC](#)  
Location: Rosemary Vineyard Smallbrook Lane Ryde, PO33 4BE  
Proposal: Removal of agricultural occupancy condition on [TCP/8036C/M/734](#) and [TCP/8036D/M/1880](#)  
Parish: Ryde Ward: Havenstreet, Asheys And Haylands  
Decision Date: 28/01/2020

*Ryde Town Council raised no objection to this application*

- v. Application No: [19/01563/HOU](#)  
Location: 9 Binstead Lodge Road, Binstead Ryde, PO33 3SG  
Proposal: Proposed porch  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 03/02/2020

*Ryde Town Council raised no objection to this application*

- vi. Application No: [19/00601/HOU](#)  
Location: Old Wychwood Quarr Hill, Binstead, Ryde, PO33 4EH

Proposal: Proposed single storey extension to front elevation to form hobby room  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 04/02/2020

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

- a) *Unless a report from the IWC's tree officer submits a favourable report that would support this application, the application could not be supported.*
- b) *The tree report accompanying this application showed that part of the proposal falls within the root protection area of a grade B Oak tree. The report further suggested a possible method of minimizing the harm done to that tree with a particular foundation design and method of construction. As yet an evaluation of that report from the Isle of Wight Councils tree officer is not available so any impact the application would have on the nearby oak tree could not be considered.*

- vii. Application No: [19/00156/RVC](#)  
Location: Land Between 24a/24b Bellevue Road and East Street, Ryde  
Proposal: Variation of condition 2 of [P/01560/08](#) to reposition dwelling, alteration to levels and removal of lightwell/steps (revised description) (re-advertised application)  
Parish: Ryde Ward: Ryde North East  
Decision Date: 07/02/2020

*Ryde Town Council raised no objection to this application*

d) APPLICATIONS REFUSED

There were no applications refused for Ryde.

**RESOLVED:**

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

**25/20 LICENCE APPLICATIONS**

The following licensing applications were considered:

- i. Ref No - [20/00148/GAAGCN / GA05](#) New AGC | Pending Decision  
Location - Adult Gaming Centre, Harbourlight Amusements, Peter Pans Funfair and Amusements, 23 The Esplanade, Ryde PO33 2DZ  
Purpose - Gambling Act 2005 - Notification of Applications Received

The consultation period will end on the 6 March 2020.

Concerns were raised around the siting of such a facility within an established Children's Amusement Park. Members agreed that in a time of such gambling machines leading to addiction problems and mental health issues, to have such a facility in a family orientated environment was not suitable in such surroundings.

**RESOLVED:**

**THAT Ryde Town Council Strongly objects to this application on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings.**

- ii. Ref No - [20/00165 / OW](#) - Premises Licence Full Variation Application  
Location - Bartletts Green Farm, Brading Road, Ryde  
Purpose - Application for a Premises Licence  
The consultation period will end on the 10th March 2020

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

## **26/20 RYDE PLACE PLAN – ACTION PLAN**

Members discussed the Action Plan that had been attached to a draft version of the Ryde Plan was circulated for members to consider.

Prior to the discussion, members of the public were granted an opportunity to raise issues. These included concerns around possible development of St Thomas' Street Car Park and the protected use of Ryde Esplanade.

Following Full Council approval of the Place Plan at its meeting on 3 February 2020, members of the planning committee gave consideration to its Action Plan and what priorities would be addressed. Members agreed that the five issues would be focussed on:

- i. Upgrade the Vision Statement to "A Manifesto for Ryde"
- ii. Create MOU Agreements designed to define proactive collaborative partnerships with key services and stakeholders for the achievement of the Manifesto goals.
- iii. Create a work programme that quickly initiates something in each of the action zones, combining public space and social enterprise objectives.

- iv. Look at community grant criteria that would be in line with supporting the Place Plan principles.
- v. Look at revising the staffing structure at RTC in order to provide the best possible support for the Place Plan. The Personnel Panel would be discussing this and provide recommendations to all members.

Members agreed that a briefing note would be sent out by the Chair to provide more detail.

It was noted that a lot of work had already started such as Aspire and the future plans for Appley Tower. Progress on the work on the staff restructure would also be communicated to members on a regular basis.

Members of RTC who also sit on the IWC would also continue to lobby the IWC administration to promote the Place Plan.

Finally, it was noted that with regard to the Action Plan, a matrix could be devised that would analyse work that had started and allow discussions and involvement with staff.

**RESOLVED:**

**THAT the basic principles of the Action Plan be agreed.**

**27/20 RYDE COMMUNITY ORCHARD**

Members were advised that Natural England (NE), who already work with RTC on various matters, had approached the IWC with regard to an area of land near the railway line at the bottom of the Nicholson Road trading estate.

The land would be turned into a Community Orchard for the benefit of local residents. The initiative would promote green spaces and allow the public to become engaged with the growth of organic fruit grown close to home and also encourage interaction with local wildlife.

The donation of the land from the IWC would also align with aspects of the Ryde Place Plan. It was hoped that NE could make a presentation to members at a future date.

**28/20 POSITION STATEMENT REVIEW**

The committee were advised that a date would be identified shortly, and members of the Position Statement Review Panel would meet to discuss any possible changes that may be required.

**29/20 ISLE OF WIGHT COUNCIL'S DRAFT HOUSING STRATEGY – RTC'S RESPONSE**

The committee agreed that the IWC's Housing Strategy was an important plan which needed input from RTC.

The Mayor advised that as he was a member of both the IWC's Scrutiny and Planning Committee he would be in a good position to raise any of the housing issues and concerns of Ryde.

Members were concerned that the level of affordable housing was still very low within the Ryde area and better planning to address such issues needed to be looked at in order to provide such accommodation.

Whilst a dedicated meeting to discuss a response would be desirable, members agreed that owing to time and resource constraints, this was not likely. It was therefore agreed that all members views could be sought via email to the chair and a collective response created and sent to the IWC.

The chair had devised a series of questions that could be used to help inform a response which was circulated.

Key issues included:

- Affordable Housing Numbers
- Rental Issues
- Infrastructure concerns with bigger involvement from RTC

**RESOLVED:**

**THAT a response be collated and sent to the Isle of Wight Council.**

**30/20 NEW ENGINEERING WORKS FOR HOVERTRAVEL**

Owing to the representative from Hovertravel being unable to attend the meeting, the presentation around the proposal for new engineering works at Ryde Esplanade Hovercraft Terminal would now be given at a later date.

**31/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)**

The committee was advised that there had been a pre meeting of the HSHAZ steering group to agree proceeding with the recruitment of a Project Officer.

Members were advised that any issues regarding the HSHAZ could be raised at the next meeting of the Ryde Regeneration Working Group

**32/20 PUBLIC REALM**

With regard to Coronation Gardens, this was progressing, but there were some issues with tree planting

**33/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning Committee will be held on Tuesday, 10 March 2020 at 7pm in Ryde Town Council Chambers.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON  
TUESDAY 10 MARCH 2020 AT THE TOWN COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT**

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

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

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Prior to the start of the meeting during the period of public questions, various areas of concern were discussed around issues raised at the recent Ryde Regeneration Group Meeting on 9 March 2020 and there was a strong feeling that Ryde's interests were not being represented adequately at the Isle of Wight Council. Members therefore agreed that a meeting was required with relevant Isle of Wight Council Cabinet members and officers to discuss the concerns of local residents.

**34/20 APOLOGIES**

Apologies were received from Cllr Michael Lilley

**35/20 DECLARATIONS OF INTEREST**

None declared

**36/20 REQUESTS FOR DISPENSATIONS**

None requested.

**37/20 MINUTES**

The minutes to the previous meeting held on 18 February 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 18 February 2020 were approved as a true and accurate record and were signed off by the Chair.**

**38/20 MEMBER QUESTIONS**

Cllr Axford asked about the quote for the dropped curb outside and opposite the Methodist Church in Garfield Road. It was noted that Island Roads have been approached and the Town Council was awaiting a response.

### 39/20 PLANNING APPLICATIONS

The following Planning Applications were considered:

- i. Application No: [20/00164/FUL](#)  
Parish(es): Ryde Ward(s): Ryde South  
Location: Unit 2 And 4 Atlantis Court, Nicholson Road, Ryde, PO33 1FB  
Proposal: Proposed fenced enclosure to form secure materials yard and proposed change of wall cladding colour to unit 2 only

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- ii. Application No: [20/00197/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 46 Argyll Street, Ryde, PO33 3BY  
Proposal: Demolition of detached garage; proposed detached garden room

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- iii. Application No: [20/00219/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 1 Grasmere Avenue, Ryde, PO33 1NU  
Proposal: Proposed two storey extension and porch

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- iv. Application No: [20/00224/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 Northwood Drive, Ryde, PO33 3AQ  
Proposal: Proposed 1st floor extension; conversion of garage to form additional living accommodation; alterations to include extension to balcony

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- v. Application No: [20/00046/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Wayfarer

East Hill Road, Ryde, PO33 1LL  
Proposal: Proposed 1st floor extension

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- vi. Application No: [20/00250/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 65 Monkton Street, Ryde, PO33 2BB  
Proposal: Proposed platform lift and disabled access ramp

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- vii. Application No: [20/00256/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 6 West Street, Ryde, PO33 2NW  
Proposal: Demolition of porch; proposed replacement porch

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- viii. Application No: [20/00271/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Methodist Church  
Garfield Road, Ryde, PO33 2PT  
Proposal: Proposed access ramp

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- ix. Application No: [20/00314/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Flat 3, Nelson House, 52 The Strand, Ryde. PO33 1JD  
Proposal: Proposed replacement windows

There was some discussion around the composition of the window frames and how they affected the nature of the conservation area and members were concerned that plastic frames could have a detrimental effect. The Committee was however advised that the make-up of the frames would not necessarily be a determining factor in the planning authority's decision making process, provided that their appearance was in keeping with the area.

**RESOLVED:**

**THAT Ryde Town Council objected to this application owing to the composition of the window frames being plastic. The Town Council was of the opinion that, in a conservation area, any window that is replaced should be constructed matching the materials of the house's original construction.**

- x. Application No: [20/00332/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 31 Cross Street, Ryde, PO33 2AA  
Proposal: Alterations, extension at 1st floor level on rear elevation and conversion of 1st and 2<sup>nd</sup> floors to form maisonette; balcony on rear elevation at 2nd floor level.

Members welcomed the submission as it matched the aspirations contained within the High Street Heritage Action Zone (HSHAZ) project. However, there was some concern about the lack of detail with regard to the provision of bin storage for residents.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application, subject to details of the provision of adequate bin storage being included in the submission.**

- xi. Application No: [20/00333/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 31 Cross Street, Ryde, PO33 2AA  
Proposal: LBC for alterations, extension at 1st floor level on rear elevation and conversion of 1<sup>st</sup> and 2<sup>nd</sup> floors to form maisonette; balcony on rear elevation at 2nd floor level.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- xii. Application No: [20/00350/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 107 Newnham Road, Binstead, Ryde, PO33 3TF  
Proposal: Demolition of porch; proposed extensions on front and rear elevations; replacement raised roof to form additional accommodation at 1st floor level to include dormers

There was one objection from a member of the public with regard to raising complaints to building noise and using the lower garden area for depositing waste materials.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application. However, it was felt that a condition should be imposed on the works to prevent nuisance to the neighbouring properties.**

#### **40/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

##### **1. PLANNING DECISIONS**

###### **e) APPLICATIONS APPROVED**

i. Application No: [19/01307/FUL](#)

Location: 4D Spencer Road Ryde, PO33 2NZ

Proposal: Replacement of UPVC patio style door with wooden bi fold door to existing balcony

Parish: Ryde Ward: Ryde North West

Decision Date: 10/02/2020

*Ryde Town Council strongly supported the development that seeks to restore original features as included in this application*

ii. Application No: [19/01308/LBC](#)

Location: 4D Spencer Road Ryde, PO33 2NZ

Proposal: Listed building consent for replacement of UPVC patio style door with wooden bi fold door to existing balcony

Parish: Ryde Ward: Ryde North West

Decision Date: 10/02/2020

*Ryde Town Council strongly supported the development that seeks to restore original features as included in this application*

iii. Application No: [19/01608/ADV](#)

Location: 38 Union Street Ryde, PO33 2LJ

Proposal: Replacement of 1no. existing external ATM sign with 1no. new external

ATM sign.

Parish: Ryde Ward: Ryde North West

Decision Date: 11/02/2020

*Ryde Town Council raised no objection to this application.*

iv. Application No: [19/01610/LBC](#)

Location: 38 Union Street Ryde, PO33 2LJ

Listed Building Consent for replacement of 1 no. external ATM sign with 1 no. new external ATM sign.

Proposal: Parish: Ryde Ward: Ryde North West

Decision Date: 11/02/2020

*Ryde Town Council raised no objection to this application.*

- v. Application No: [19/01339/FUL](#)  
Location: 91 George Street Ryde, PO33 2JE  
Proposal: Proposed alterations to low level brickwork border wall and provision of powder coated guard rails over with access gate; replacement entrance door  
Parish: Ryde Ward: Ryde North East  
Decision Date: 18/02/2020

*Ryde Town Council raised no objection to this application.*

- vi. Application No: [20/00012/HOU](#)  
Location: 33A Mitchells Road Ryde, PO33 3JA  
Proposal: Proposed replacement of flat roof with pitched roof  
Parish: Ryde Ward: Havenstreet, Ashey And Haylands  
Decision Date: 25/02/2020

*Ryde Town Council raised no objection to this application.*

- vii. Application No: [20/00033/FUL](#)  
Location: 49A George Street, Ryde, PO33 2EN  
Proposal: Demolition of existing dwelling; proposed replacement dwelling  
Parish: Ryde Ward: Ryde North East  
Decision Date: 26/02/2020

*Ryde Town Council raised no objection to this application.*

- viii. Application No: [19/01557/FUL](#)  
Location: 21 High Street, Ryde, PO33 2HW  
Proposal: Proposed change of use from A1 (shop) to A4 (drinking establishment)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 27/02/2020

*Following further information Ryde Town Council supports this application subject to the applicant giving details regarding provision for waste bin storage.*

f) APPLICATIONS REFUSED

- i. Application No: [19/01400/FUL](#)  
Location: Land Adjacent 11 Quarr Close Binstead, PO33 4EN  
Proposal: Proposed dwelling (revised scheme)  
Decision Date: 11/02/2020  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 11/02/2020

*Ryde Town Council objected to the application. Although the building falls just outside the tree protection area, the Planning Committee were of the opinion that there was still a possibility of a negative impact on the surrounding trees.*

g) APPEAL DECISION

Planning Appeal Decision - Site visit took place on 3 February 2020  
Planning Application Ref: [P/00347/19](#)  
Appeal Ref: APP/P2114/W/19/3235033 - Aldermoor Farm, Upton Road, Ryde PO33 3LA

The appeal was allowed, and planning permission granted for the conversion of barns to provide three dwellings and the relocation of bus stop at Aldermoor Farm, Upton Road, Ryde, in accordance with the terms of the application, dated 28 March 2019, subject to the conditions set out in the Schedule of Conditions.

Decision date: 21/02/2020

**2. TREE DECISIONS**

- i. Site: 8 Quarr Close, Binstead, Ryde, PO33 4EN  
Tree Works: Tree 1 Oak – Fell  
Notice must be given when work has commenced in order to assist a review of completed work.  
LPA Ref No.: [20/00166/TW](#)
- ii. Site: Millfield 29 Queens Road Ryde, PO33 3BG  
Conservation Area: Tree Works: T1 Strawberry tree to be reduced by half its current height. G1 5 x Leyland cypress trees situated as detailed in the application are to be felled to near ground level.  
Notice must be given when work has commenced in order to assist a review of completed work.  
LPA Ref No.: [20/00217/TW](#)
- iii. Site: St John's Farm Cottage 14 Marlborough Road Ryde, PO33 1AA  
TPO Number: 2008/24 A1 Tree Works: T1 - Monteray Cypress situated is to be felled to near ground level.  
LPA Ref No.: [20/00300/TW](#)
- iv. Site: 22 West Hill Road Ryde Isle of Wight, PO33 1LG,  
TPO Number: 1988/44 T1 Conservation Area: Ryde St Johns  
Tree Works: Protected by TPO:  
Ash tree situated as detailed in the application is to be reduced cut back to previous pruning points. Protected by Conservation Area:  
LPA Ref No.: [19/01620/TW](#)
- v. Site: Little Dene Augusta Road Ryde, Isle of Wight, PO33 3AT  
Conservation Area: Ryde

Various Tree Works:  
LPA Ref No.: [20/00095/TW](#)

**RESOLVED:**

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

**41/20 LICENCE APPLICATIONS**

Adult Gaming Centre Licence - Peter Pans Funfair

Prior to the received applications being considered, the Planning Clerk updated the committee on the recent application for an Adult Gaming Centre Licence, at Peter Pans Funfair and Amusements, 23 The Esplanade, Ryde (20/00148/GAAGCN / GA05).

Whilst Ryde Town Council had strongly objected to the application at its meeting on 18 February 2020 on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings, further objections were submitted to the Isle of Wight Councils Regulatory Services (Licencing) outlining the Town Council's views on the proposed facility being in contravention of two of the Licencing objectives, which were:

- Protecting children and other vulnerable persons from being harmed or exploited by gambling.
- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder, or being used to support crime.

Members were advised that the application was likely to be considered by the Isle of Wight Councils Licencing Sub Committee in the future.

The following licensing applications were then considered:

- i. Street Furniture Permit Application - Ref [20/00192](#), Highways Act 1980 Section 115E  
Application for a Street Furniture Permit for The Works, High Street, Ryde.  
The consultation period will end on the 24th March 2020
- ii. Street Furniture Application - Ref [20/00217](#), Highways Act 1980 Section 115E  
Application for a Street Furniture Permit for Michelangelo Italian Restaurant, St Thomas Street, Ryde.  
The consultation period will end on the 31st March 2020
- iii. Street Furniture Application - Ref [20/00220](#), Highways Act 1980 Section 115E

Application for a Street Furniture Permit for Barrow Boys, High Street, Ryde.

The consultation period will end on the 31st March 2020

**RESOLVED:**

**THAT the three Licence Applications were noted with no objections**

**42/20 IWC HOUSING STRATEGY RESPONSE**

The Chair advised that she had, on behalf of the Town Council, put together suggested responses to the Housing Strategy Questions. All members had been invited to comment, but to date no responses had been received.

It was noted that the responses would need to be sent to the IWC by Thursday, 12 March 2020. Members were encouraged to look at the observations and make any comment if they wished.

**43/20 VECTIS HALL**

Members were advised that a question was raised by a member of the public at Full Council on 2 March 2020 with regard to the poor state of Vectis Hall and what RTC could do with regard to its future.

The Planning Clerk advised that the IWC's Principal Conservation Officer had been approached and he advised that the current lease holder had overvalued the property and needed to reduce the current asking price by a significant margin to demonstrate that he was actively trying to sell the property. Should this not be addressed, then Section 215 measures would need to be initiated, which would require the leaseholder to remedy the condition of the building and ensure it was not detrimental to the area.

**44/20 HIGH STREET PEDESTRIANISATION**

The committee were advised that Island Roads had been contacted with regard to the works starting. Whilst the Traffic Order had been approved at the end of 2019, RTC was now keen to see the works commence as the pedestrianisation of the upper High Street was key to the success of the HSHAZ project.

Residents and users of the High Street also needed to be made fully aware of the works start and finish times as there were parking restriction implications to take into account.

**45/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)**

The committee was advised that the previous week there had been a meeting to discuss the HSHAZ at County Hall in Newport where there was also representation from Newport and Carisbrooke Community Council (NCCC), the Isle of Wight Council and local business associations. Issues that were discussed included:

- Project Officer – Interview dates were set for 27-28 March 2020. Members were advised that funding had still not been granted from the Historic England (HE). Employment of the officer was therefore at the risk of IWC (and maybe RTC) until a contract had been signed with, HE.
- Steering Group Composition – The committee was advised that NCCC's Steering Group comprised of three councillors and one Project Officer. RTC would therefore likely follow the same make-up. The Stakeholder Group would be made up of such bodies as the Ryde Business Association, Ryde Society, local Carnival Association etc.
- Financial Arrangements - It was proposed that the IWC would be the main funding body. As such, they would be responsible for preparing and auditing the payments and funding of the project, as well as provide Human Resources services for the project officers, employing them directly. RTC and NCCC would then buy into the services as and when required

#### **46/20 PUBLIC REALM**

With regard to Coronation Gardens, this was ongoing, but there were still some issues with regard to seasonal planting which needed urgent attention.

There was also some discussion around the future regeneration of the Esplanade and opportunities for RTC to be proactive in increasing its involvement in improving public realm within the area.

Members also discussed the possibility of developing, possibly via the Ryde In Bloom initiative, a Green Team Volunteers group which would allow local residents to become actively involved in the upkeep and development of various areas of Public Realm.

Such matters could also form the basis of discussion at any future Ryde Stakeholder Group meetings.

#### **47/20 ADDITIONAL URGENT MATTER – COVID 19 CORONAVIRUS**

Owing to the recent worldwide outbreak of the COVID Coronavirus and the possible serious effects to the functioning of the Town Council, members discussed the possible need to use delegated powers for any future planning applications, should there be a requirement to cancel any upcoming Planning Committee Meetings.

Members agreed that if any meetings were to be cancelled owing to an outbreak of COVID 19 or any local or national emergency at RTC, delegated authority would be passed to the Planning Committee Chair and the Planning Clerk, in order for the Town Council to continue to make representations to the Isle of Wight Council (Planning Authority) with regard to Planning Applications. Such decisions could be discussed and made via an exchange of emails and then relayed to all members of the committee.

These delegated powers would also be utilised in the event of a meeting being inquorate owing to insufficient committee members being present.

**RESOLVED:**

**THAT the Planning Committee Chair (Cllr Conyers) and the Planning Clerk (Chris Turvey) be authorised, under delegated powers, to make representations to the Isle of Wight Council (The Planning Authority), in the event of the any future meeting being cancelled owing to any local or national emergency and / or the committee being inquorate.**

**48/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning Committee will be held on Tuesday, 31 March 2020 at 7pm in Ryde Town Council Chambers.**



**MINUTES OF RYDE TOWN COUNCIL'S  
PLANNING AND REGENERATION COMMITTEE  
HELD ON TUESDAY 31 MARCH 2020 AT THE TOWN COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT**

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

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

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**49/20 APOLOGIES**

Apologies were received from Cllr Michael Lilley

**50/20 DECLARATIONS OF INTEREST**

None declared

**51/20 REQUESTS FOR DISPENSATIONS**

None requested.

**52/20 MINUTES**

The minutes to the previous meeting held on 18 February 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 10 March 2020 were approved as a true and accurate record and were signed off by the Chair.**

**53/20 MEMBER QUESTIONS**

Cllr

**54/20 PLANNING APPLICATIONS**

The following Planning Applications were considered:

- i. Application No: [20/00384/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 29 Westfield Park, Ryde, PO33 3AB  
Proposal: Proposed single storey rear extension
- ii. Application No: [20/00428/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 35 - 36 High Street, Ryde, PO33 2HT  
Proposal: Proposed alterations and conversion of first and second floors from retail offices and staff facilities into four flats
- iii. Application No: [20/00435/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ  
Proposal: Proposed detached dwelling and garage with vehicular access (revised scheme)

## 55/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

### 3. PLANNING DECISIONS

#### h) APPLICATIONS APPROVED

*Ryde Town Council raised no objection to this application.*

#### i) APPLICATIONS REFUSED

*Ryde Town Council objected*

### 4. TREE DECISIONS

#### RESOLVED:

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

## 56/20 LICENCE APPLICATIONS

The following licensing applications were considered:

#### RESOLVED:

**THAT the Licence Applications were noted with no objections**

**57/20 IWC HOUSING STRATEGY RESPONSE**

The Chair

**58/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)**

The committee was advised that

**59/20 PUBLIC REALM**

With regard to Coronation Gardens

**60/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 31 March 2020 at 7pm in Ryde Town Council Chambers.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING  
AND REGENERATION COMMITTEE HELD ON  
TUESDAY 23 JUNE 2020 AT 2.00PM VIA THE ZOOM VIDEO MEETING  
FACILITY**

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

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

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**61/20 APOLOGIES**

Apologies were received from Cllr Nancy Farrell, Cllr Charles Chapman, Cllr Karen Lucioni and Cllr Ian Stephens.

**62/20 DECLARATIONS OF INTEREST**

None declared

**63/20 REQUESTS FOR DISPENSATIONS**

None requested.

**64/20 MINUTES**

The minutes to the previous meeting held on 10 March 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 10 March 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting.**

**65/20 MEMBER QUESTIONS**

Cllr Lilley asked whether a response had been received from the Isle of Wight Councils Head of Planning with regard to a letter sent, as agreed by all members at Full Council on 2 December, in December 2019 requesting a

detailed infrastructure plan for the whole of Ryde owing to concerns from residents of the large number of new developments that were being planned and which had infrastructure implications for the whole town.

The Planning Clerk stated that the response was on the Town Councils website.

## 66/20 PLANNING APPLICATIONS

Prior to considering applications, members agreed that the system for using delegated powers on applications that are minor or not considered to be contentious should remain in place for the foreseeable future in order to allow the committee to focus on larger and more controversial applications. Members were reminded that the public could still make their own representations to any planning application by logging on to the Isle of Wight council's planning website.

The following Planning Applications were then considered by the whole committee:

- i. Application No: [20/00536/FUL](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Fairways, Quarr Road, Binstead, PO33 4EL  
Proposal: Proposed detached garage with gym at first floor level

It was noted that there was insufficient information about the environmental impact of the proposed development.

Members were concerned that the top part of the proposed building was intrusive and not in keeping with the surroundings as it was viewable from the nearby coast

There were also concerns about the large amount of glazing which could emit light pollution to the surrounding wildlife as well as being a hazard for birds and bats in flight.

### **RESOLVED:**

**THAT Ryde Town Council objects to the application on the grounds of the lack of an Ecology Report which therefore failed to identify the wildlife species in the area and the harm the proposed development may cause to them. This is contrary to Policies DM2 (Design Quality) and SP5 (Environment)**

- ii. Application No: [20/00694/HOU](#)  
Parish(es): Ryde Ward(s): Ryde South  
Location: 42 St Johns Road, Ryde, PO33 2RP  
Proposal: Formation of vehicular access, dropped kerb and parking  
Application No: 20/00708/FUL

Members noted the concerns raised by Island Roads regarding the safety impact of the proposed driveway.

**RESOLVED:**

**THAT Ryde Town Council objects to the application on the grounds of safety as outlined by Island Roads in their submitted representations.**

- iii. 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 rest Facilities

Whilst members recognised the important contribution that Hovertravel makes to the town with regard to its tourism trade, daily commuters and its historical relevance, there were concerns around the height of the proposed buildings and the impact it would have on the seascape. However they did agree that the current buildings were very rundown and needed replacing.

The committee also recognised that a workshop close to the Hover Port was important for the efficient running of the service.

**RESOLVED**

**THAT Ryde Town Council has no objection to the application, providing that reconsideration is given to the height of the building and how the front elevation affects the seascape of Ryde.**

- iv. Application No: [20/00838/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Victoria Depot, Victoria Crescent, Ryde  
PO33 1DQ  
Proposal: Change of use of depot to storage & distribution (Class B8) including the siting of up to, 45 containers and up to 10 motorhomes / caravans.

Members expressed great concerns about the impact such a facility for storing containers and parking motor homes would have on the surrounding properties and neighbours with sound and light pollution being a concern.

The local ward member would continue to raise concerns and identify a satisfactory solution with the Isle of Wight Council and the applicant.

**THAT Ryde Town Council objects to the application on the grounds of the intrusive nature of the proposed development as well as the impact of noise and light pollution.**

- v. Application No: [20/00855/FUL](#)

Parish(es): Ryde

Nettlestone and Seaview, Ward(s): Ryde East / Nettlestone and Seaview

Location: Westridge Junction Incorporating 155 And 158, Marlborough Road, Ryde, PO33 1AT

Proposal: Proposed improvements to Westridge Junction to include land from 155 and 158 Marlborough Road to facilitate Pennyfeathers

The committee had received public representations outlining many concerns about this application. These included:

- Traffic density and speed problems
- Junction arms issues
- lack of a public footpath on the southern side of Great Preston Road between Smallbrook Lane and Westridge Cross junction and parts of Bullen Road
- Doesn't address drainage problems in Great Preston Road adjacent to the traffic lights which cause the road to flood in prolonged or heavy rain, often impacting on pedestrians.
- No plans on how much land would be taken from each of the two properties to facilitate the widening scheme as well as proposals for the two uninhabited properties.
- Wide belief that this was an enabling application to allow Pennyfeathers and other proposed major local developments to come forward.

Members of the committee shared the concerns raised by the public and added that there was no full road infrastructure plan that would address all areas of anxiety. Without such a strategy, members were of the opinion that the application could not be supported.

It was also noted that road works were due to begin in July 2020, but owing to the Covid 19 pandemic, any road works would not now start until September 2020.

Members wished to place on record their total dissatisfaction of how both properties had been left in a dilapidated condition, causing undue stress on neighbours with problems of overgrown brambles and rat infestations. They also gave a very negative impression of the town to those traveling into Ryde from Brading Road.

**RESOLVED:**

**THAT Ryde Town Council objects to the application on the grounds that the proposed carriageway design is not part of a comprehensive road and traffic plan for the area.**

The following applications were approved under delegated powers by the Chair and Planning Clerk:

- i. Application No: [20/00708/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 30 - 31 Union Street, Ryde, PO33 2DT  
Proposal: Variation of condition no. 3 on P/01135/18 to allow opening hours from 0700 to 2200 seven days a week

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

Comments – Ryde Town Council raised no objection to this application

- ii. Application No: [20/00771/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW  
Proposal: Listed Building Consent for internal renovations; replacement windows; replacement doors; replacement rooflights and 1 additional rooflight

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- vi. Application No: [20/00805/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Corneila Heights, 93 George Street, Ryde PO33 2JE  
Proposal: Change of use from care home to service accommodation

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

- vii. Application No: [20/00818/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 6 Westfield Park, Ryde, PO33 3AB  
Proposal: Proposed alterations; single and two storey extensions; balcony on east elevation

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application**

Applications Already (?) Considered Under Delegated Powers by the Chair and Planning Clerk - comments already submitted to Isle of Wight Council on 1 June 2020

- i. Application No: [20/00607/RVC](#)  
 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: Variation of condition 3 on [P/01456/14](#) to allow submission of reserved matters application.
- ii. Application No: [20/00670/RVC](#)  
 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: Variation of condition 15 and condition 21 on [P/01456/14](#):  
 Condition 15: adding the word 'commercial' in front of the word 'use' in the first sentence. Condition 21: change to 'no more than 100 units shall be occupied until the footway/cycleway...' in the first sentence

Comments Submitted on 1 June 2020 to the IWC – Ryde Town Council **objects to both applications.** The proposed changes as detailed in the above applications should not alter the condition in application P/01456/14 for the application of reserved matters to be made by 31st. August 2020. The proposal to amend condition 21 regarding varying the wording from "No dwelling shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" to "no more than 100 units shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" should ensure that any house across the whole site which is occupied should be serviced by safe and highways compliant vehicular, pedestrian and cycle access and egress.

## 67/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

### 5. PLANNING DECISIONS

#### APPLICATIONS APPROVED

- i. Application No: [20/00619/HOU](#)  
 Location: 33 Pellhurst Road Ryde Isle of Wight PO33 3BS  
 Proposal: Proposed single storey rear extension; alterations; extension to porch (revised description)(revised plan)  
 Parish: Ryde Ward: Ryde West  
 Decision Date: 09/06/2020

*Ryde Town Council raised no objection to this application*

- ii. Application No: [20/00642/HOU](#)  
 Location: 18 Ratcliffe Avenue Ryde Isle of Wight PO33 3DW  
 Proposal: Proposed ground floor rear extension and internal alterations  
 Parish: Ryde Ward: Ryde West  
 Decision Date: 12/06/2020

*Ryde Town Council raised no objection to this application*

## **6. LICENCING DECISION**

### APPLICATIONS APPROVED

Ref No - [20/00148/GAAGCN / GA05](#) New AGC | Pending Decision  
Location - Adult Gaming Centre, Harbourlight Amusements, Peter Pans  
Funfair  
and Amusements, 23 The Esplanade, Ryde PO33 2DZ  
Purpose - Gambling Act 2005 - Notification of Applications Received

The following was minuted at the Ryde Town Council Planning Committee meeting held on 18 February 2020.

*Concerns were raised from Ryde Town Council around the siting of such a facility within an established Children's Amusement Park. Members agreed that in a time of such gambling machines leading to addiction problems and mental health issues, to have such a facility in a family orientated environment was not suitable in such surroundings.*

Ryde Town Council therefore **Strongly objected** to this application on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings.

### **RESOLVED:**

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

## **68/20 LICENCE APPLICATION**

To licencing application received by the Isle of Wight Council was considered:

- Application for a Premises Licence Full Variation – The Captains Table, Esplanade, Ryde - Ref [20/00482](#)

Members raised no objection to this application and recognised that the restaurant was making good efforts to address Covid 19 guidelines whilst still endeavouring to maintain its business.

## **69/20 PUCKPOOL HILL DEVELOPMENT**

The Chair advised the committee that the developers of an upcoming application for a housing site had been asked by the Isle of Wight Council to include Ryde Town Council as a consultee owing to the fact that whilst it sat

within the Seaview and Nettlestone Parish Council Boundary, it does affect some residents in Ryde East as it was on the border of that ward

Members were apprehensive about the consultation only being available online due to Covid 19 restrictions. They were of the opinion that many residents were elderly and not able to negotiate online facilities. The Government was expected to announce on 4 July 2020 that Covid restrictions would be partially lifted and it may be possible to hold some form of face to face consultation as a result.

The committee therefore agreed that this should be pursued and that an online meeting should be held between Seaview and Nettlestone Parish Council and Ryde Town Council in order to adopt a joint approach to the consultation.

### **70/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) - UPDATE**

The committee was advised that the new HSHAZ Project Manager had been appointed and had commenced work, initially from home but was expected to work one or two days from the Town Council offices as soon as it was feasible to do so.

It was also noted that two artists had been appointed to assist in delivering an arts project that involved engaging with local children to deliver a plant and flower based exhibit in Anglesea Square near the Co-Op food store, based on the life and work of local 19<sup>th</sup> century historical horticulturalist, Charles Dimmick.

The next project would be the Shop Front Design where the High Streets shops and businesses would be audited with a view to making them more attractive and welcoming.

With regard to the lower High Street pedestrianisation, this had still not commenced. Ryde Town Council had approached the Isle of Wight Council stating that it must be treated as a priority as it was critical in the High Street complying with the Covid 19 regulations.

### **71/20 RYDE PLACE PLAN REVIEW**

The Chair advised that a Ryde Place Plan Review Working Group had been established to monitor the progress of the review of the Place Plan which was needed as a result of the Covid 19 crisis.

The review, which would come in the form of two annexes (Appendices) to highlight changes was in draft form and would look to address Covid 19 implications as well as the concerns of the Ryde East proposed developments. It would also look to involve more ward councillor's in matters that affected their residents.

Part of the review was to look at opening up more and more green spaces for residents to enjoy. Following negotiations with the Isle of Wight Council, the Mayor and Cllr Charles Chapman had, after a lengthy period of time, secured the land to the west of the Nicholson Road industrial estate with the assistance of Natural Enterprise. Signs had been erected and pathways established and a press release to announce its opening and its benefits to Ryde residents' young and old would be released shortly

**72/20 COVID 19 PEDESTRIANISATION AND SOCIAL DISTANCING**

The Isle of Wight Council had completed its Covid 19 measures in the High Street and had begun to put in place the white pavement dots, stencilled instructions and pavement signs.

There had been further proposals received from the Isle of Wight Council around removing all parking spaces in Union Street to allow for wider pedestrian paths by putting temporary barriers in place. However this had been met with widespread rejection from Ryde Town Council's elected members who felt that prohibiting cars from parking in Union Street would be extremely damaging to local independent retail traders.

Ryde Town Council would therefore inform the Isle of Wight Council of its concerns and request that they would be reviewed.

**73/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 14 July 2020 at 2pm via the Zoom Video meeting facility.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING  
AND REGENERATION COMMITTEE HELD ON  
TUESDAY 14 JULY 2020 AT 2.00PM VIA THE ZOOM VIDEO MEETING  
FACILITY AND STREAMED LIVE VIA YOUTUBE**

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

Also, In Attendance: Jon Baker (Committees Coordinator), Ian Boyd (ARC Consulting) and Chris Turvey (Planning Clerk)

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**74/20 PUBLIC QUESTION TIME**

Written questions were received from Mr Pete Griffith of Home Consultancy Ltd with regard to the Ryde Place Plan Review and the committee resolved to supply a written response. This response can be accessed at the end of these minutes in the form of an annex.

**75/20 APOLOGIES**

Apologies were received from Cllr Adrian Axford, Cllr Karen Lucioni and Cllr Ian Stephens

**76/20 DECLARATIONS OF INTEREST**

Mr Jonathan Baker, an officer of Ryde Town Council and present at the meeting declared a personal interest in minute reference 69/20 (i) as he was a neighbour of the applicant.

**77/20 REQUESTS FOR DISPENSATIONS**

None requested.

**78/20 MINUTES**

The minutes to the previous meeting held on 23 June 2020 were reviewed.

With regard to the minute reference 57/20 – Puckpool Hill Development (page A7), it was noted that a meeting between Nettlestone and Seaview Parish Council (NSPC) and Ryde Town Council (RTC) was not now required.

This was because NSPC had contacted the Isle of Wight Council (IWC) with regard to a request for a moratorium on major planning applications until the public can attend meetings in person. They had however facilitated a meeting between the developers and NSPC residents.

**RESOLVED:**

**THAT the Minutes of the meeting held on 23 June 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting.**

**79/20 MEMBER QUESTIONS**

No questions were received

**80/20 RYDE PLACE PLAN – REVIEW**

The Chair advised that Mr Ian Boyd of Arc Consulting who had produced the Ryde Place Plan which was approved at Full Council on 3 February 2020 had been approached shortly after the UK Covid 19 lockdown in March 2020 to provide a review in light of the potential impact on the town and certain elements of the Place Plan that the pandemic could pose. Because all meetings of the Town Council had been suspended, this decision was taken under emergency delegated powers between the Mayor and the Town Clerk. It would also link in with the IWC's Covid 19 recovery plans.

At a meeting of the Ryde Regeneration Group (comprising of RTC / IWC members and officers as well as local stakeholders), On 4 May 2020, the IWC's Director of Regeneration was asked about plans around Highways Infrastructure for the Ryde East Urban Extension developments that had been a cause for concern to local residents, as well as various other proposed developments in the town and the possible Covid 19 implications to them. As a result, the IWC's Director of Regeneration suggested that the Place Plan Review also include a section on such matters.

The result was two Annexes, which supplemented the main Ryde Place Plan. Annex one focussed on measures to address Covid 19 implications, some of which had already been instigated and Annex two, which specifically looked at the Urban Extension issues such as infrastructure.

A Ryde Place Plan Working Group was then established on 19 May 2020, which was an internal forum that reviewed the progress of the review of the plan as

well as look to feed in any ideas into the operational process. At the fourth meeting on 1 July 2020, both annexes were presented and following some minor adjustments were recommended to be discussed at the next Planning Committee with a view to then being put to all members at a meeting of Full Council in September 2020 for adoption.

Another aspect of the review was to take into account the boundary changes that was due to take effect from the 2021 Local Elections and which would assist in engaging and informing relevant town councillors of what was happening in their respective wards of responsibility.

During the meeting, Cllr Tim Wakeley emailed the Mayor Cllr Wakeley submitted questions via email to the Mayor regarding the Ryde Place Plan Annexes. These would be circulated to all members of the committee following the meeting.

**RESOLVED:**

**THAT the Planning Committee recommends that the two Annexes of the Ryde Plan Place Plan review be considered for adoption at a meeting of Full Council in September 2020**

**81/20 PLANNING APPLICATIONS**

The following Planning Applications were then considered by the whole committee:

- i. Application No: [20/00325/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 34 And 36 Grasmere Avenue Ryde, PO33 1NU  
Proposal: Retention of hardstanding/parking area

Ryde Town Council had received a number of complaints about this development from local residents which was completed prior to submission of an application to the Local Planning Authority.

The Planning Clerk reported that these complaints included concerns about an increase to surface water run off, blocking the pedestrian right of way and fears that installing tarmac over an area which used to be grass was changing the character of the area. There was also a concern that the parking of vehicles in this area might block pedestrian access to the garages which were associated with the adjacent properties.

Members also expressed deep concerns over the significant impact on the properties at the head of the cul-de-sac, with parked vehicles including a camper van obstructing natural light.

Members were of the opinion that the whole development was badly thought out and detrimental to the area, upsetting local neighbours, many of which had mobility problems.

**RESOLVED:**

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

- 1) There will be an increase, as a result of this development, to the surface water run off as the area had been surfaced with a non-permeable material.**
- 2) Large vehicles have been parked in an area that is too small and as a result have already blocked the right of way.**
- 3) This development covers an area which was previously grassed and matching the other property frontages. The removal of this grass will alter the character of the area, have a detrimental impact on the street scene and will set a precedent for other property owners.**

- ii. Application No: [20/00975/HOU](#)  
Parish(es): Ryde Ward(s): Ryde South  
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.

Members noted that the proposed alterations to the property would not be intrusive on neighbouring homes and that it was in keeping with nearby houses.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application**

- iii. Application No: [20/00746/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 52 Pellhurst Road, Ryde, PO33 3BP  
Proposal: Proposed detached annexe building to form overspill and holiday accommodation

There was some discussion around a large tree that was indicated in the site plan and that there had been report submitted from the tree Inspector. Members therefore felt that reassurance should be provided that there were no concerns expressed around the tree.

**RESOLVED:**

**THAT, subject to the Tree Officer confirming that there would be no detrimental impact to the large tree indicated on the site plan, Ryde Town Council raised no objection to the application**

- iv. Application No: [20/00922/RVC](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Seagull Cottage  
Church Road, Binstead, PO33 3SY  
Proposal: Removal of condition 2 on TCP/224141A ([P/00232/99](#)) to allow the property to be used as full time residential accommodation

Whilst members noted that whilst holiday accommodation was always welcome in Ryde to attract tourism, the need to provide residential accommodation and support to the resident in Seagull Cottage should be supported.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application**

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

- i. Application No: [20/00131/FUL](#)  
Parish(es): Ryde Ward(s): Ryde South  
Location: 62 High Street, Ryde, PO33 2RJ  
Proposal: Change of use from A1 and A2 to A1/A2/Sui generis to form counselling office
- ii. Application No: [20/00466/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 61 Swanmore Road, Ryde, PO33 2TQ  
Proposal: Proposed vehicular access
- iii. Application No: [20/00878/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 12 Westwood Road, Ryde, PO33 3BJ  
Proposal: Demolition of existing rear extension; proposed alterations and single storey rear Extension
- iv. Application No: [20/00897/FUL](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands  
Location: Salters Playing Field  
Salters Road, Ryde PO33 3HU  
Proposal: Proposed storage building

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the above four application**

**82/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

**7. PLANNING DECISIONS**

a) APPLICATIONS APPROVED

- i. Application No: [20/00588/HOU](#)  
Location: 74 Pellhurst Road, Ryde, PO33 3BS  
Proposal: Proposed single storey rear/side extension  
Parish: Ryde Ward: Ryde West  
Decision Date: 15/06/2020

*Ryde Town Council raised no objection to this application*

- ii. Application No: [20/00636/LBC](#)  
Location: Flat 1 Nelson Mansions, Nelson Place, Ryde, PO33 2ET  
Proposal: Listed building consent for replacement of existing metal framed window  
with wooden window to the kitchen  
Parish: Ryde Ward: Ryde North East  
Decision Date: 16/06/2020

*Subject to there being no concerns from the Conservation Officer, Ryde Town*

*Council did not object to this application*

- iii. Application No: [20/00630/HOU](#)  
Location: Little Dene, Augusta Road, Ryde, PO33 3AT  
Proposal: Proposed replacement gate and gate posts  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/06/2020

*Ryde Town Council raised no objection to this application*

- iv. Application No: [20/00737/HOU](#)  
Location: 1 Pitt Street Ryde, PO33 3EB  
Proposal: Proposed ground floor rear extension; replacement steps to garden level; internal alterations (revised plan) (revised description)  
Parish: Ryde Ward: Havenstreet, Ashley And Haylands  
Decision Date: 02/07/2020

*Ryde Town Council raised no objection to the application subject to there being*

*appropriate screening in place, to ensure that any decking would not be intrusive to neighbouring properties*

b) APPLICATIONS APPROVED

Application No: [20/00696/HOU](#)

Location: 7 Westfield Park Ryde Isle of Wight PO33 3AB

Proposal: Proposed second floor extension and alterations to include dormer windows

Parish: Ryde Ward: Ryde North West

Decision Date: 25/06/2020

*Ryde Town Council raised no objection to this application*

**RESOLVED:**

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

**83/20 PENNYFEATHERS DEVELOPMENT**

The Chair reported that on 7 July 2020 there had been an informal meeting between herself, officers of RTC and Hepburns Planning Consultancy on the current status of the proposed Pennyfeathers development.

With regard to the submission of the Phasing Plan and Reserved Matters applications, it was noted that this was still planned to be submitted on 1 September 2020 and not put back to the extended date of 1 April 2021 as outlined in the recent government approved Business and Planning Bill. No date on the implementation was given however.

On the issue of liaising with Island Roads regarding the IWC's Highways Studies, members were advised that there had been limited contact and the consultants were of the opinion that as Pennyfeathers had an approved application in place, they do not believe that they should contribute to other proposed development plans.

Regarding the recently received application for Westridge Cross junction works, it would appear that this was to allow them to have the land available in order to sell both the houses that are currently empty at each side of the crossroads in Marlborough Road.

Highways work to support the first phase of the development would be carried out in stages, although members of the Planning Committee were of the opinion that the number one priority must be Smallbrook Junction as the roundabout was already a very dangerous traffic black spot and any increased traffic due to the development would make the junction even more hazardous.

The issue of affordable housing was also discussed and the consultants advised that in the first phase there would be a allocated mixture including rental and shared ownership out of the first 250 units. The sale and management of this would be contracted out to an organisation such as the Housing Association.

A Management Company would also be established to oversee the communal facilities and associated land after the first 250 houses were built, although there was some indication that the proposed GP Surgery might be located somewhere else such as Nicholson Road. There would also be green energy options included including those for heating.

Members were concerned about the the location of the GP Surgery as there had been no consultation with the local Clinical Commissioning Group and it was feared that there would be a closure of the one along the Esplanade, so in effect not adding an additional GP Surgery, just merely moving one.

With regard to the Ryde Place Plan, the Planning Consultants been in contact with the author of the plan and were meeting soon to discuss connecting the Pennyfeathers Park and the recently opened Nicholson Road one in order to create a combined park

It was clear that there had been a lack of collaboration between the developers if Pennyfeathers, Rosemary Vineyard, Nicholson Road site (Isle of Wight Council) and West Acre Park, however the consultants indicated that they would be willing to have a joint meeting in order to improve relations and communications. Such an informal meeting would be facilitated by RTC.

## **84/20 WEST ACRE PARK CONSULTATION**

The Committee discussed how RTC could best approach consulting with local residents regarding the anticipated West Acre Park application which was expected to be submitted in the coming weeks.

Previously when large planning applications were submitted, special public meetings would be organised to discuss residents' views with local halls utilised to cater for large numbers. However, with the Covid 19 lockdown in place since March 2020 and social distancing having to be observed, such gatherings had not been possible.

Whilst meetings can be held via remote video means such as Zoom and streamed over the Internet on YouTube, many local residents living near to the proposed site were elderly and had been in isolation with some shielded. Many also had insufficient online facilities to make comments electronically.

A request by the Mayor and who is also the Ward Member for Ryde East had put in a motion to the IWC requesting a moratorium on all major applications until residents were able to make their views known in a public forum, meeting face to face.

Should the motion not be successful, then RTC would need to look at the best way to engage with residents in getting their views known. Officers of RTC would explore the best options available during the Covid 19 crises.

#### **85/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) - UPDATE**

The Chair of the HSHAZ Steering Group advised that the initial Arts Project that was involving local children was in progress with artists commissioned.

The new Project Manager had begun in mid-June 2020 and following some induction work at the IWC would be commencing work managing the various future projects and initiatives. One such venture was the possible acquisition of an empty High Street shop that could be leased to RTC on a peppercorn rent and be utilised as a base for the HSHAZ Project, open to the public in order for greater engagement with them, as well as be used for a number of other ventures.

Two feasibility studies were discussed. One was for Ryde Theatre / Town Hall and the other was for the Convent in the Upper High Street behind St Marys Church.

The Theatre was currently undergoing a valuation and would be the subject of a business case with the cost being met by Historic England. With regard to the Convent, no work had yet been carried out, although the HSHAZ Project Manager had been in touch with the Roman Catholic Diocese in Portsmouth to discuss possible options. A feasibility study would then be conducted.

It was also noted that one of the HSHAZ Project Officers was organising with Ryde Carnival and Shademakers a shop front carnival for early September where local schools would be involved in creating a static carnival with attractions in shop windows. The event would also be illuminated and be an alternative to the usual annual event where social distancing can be more easily observed.

#### **86/20 COVID 19 PEDESTRIANISATION AND SOCIAL DISTANCING**

The Planning Clerk confirmed that the Pedestrianisation of the lower High Street was now complete and fully enforceable after a week where drivers were given polite notices to warn them of the prohibition and that fines would be issued if they persisted in driving through the zone or parking in it.

With regard to the IWC's social distancing measures, it was noted that the proposed prohibition of parking in Union Street to allow for wider walking areas had been put on hold owing to the widespread concerns from RTC and various shop owners and managers.

Finally, the Mayor was pleased to report that children who utilised Network Ryde had, through the Virtual Youth Club, made a short video on social distancing and promoting the importance of observing it.

**87/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 4 August 2020 at 2pm via the Zoom Video meeting facility.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING AND REGENERATION  
COMMITTEE HELD ON TUESDAY 4 AUGUST 2020 AT 2.00PM VIA THE ZOOM  
VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, 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)

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**88/20 PUBLIC QUESTION TIME**

A written question was received from Mr Peter Griffiths of Home Consultancy Ltd with regard to the Ryde Place Plan Urban Extension Annex June 2020 and specifically Section 1 – Scale and Impact and requested that a rewording could be considered in order to make it more balanced with regard to the Planning Committee's relationship with developers .

The Chair advised that the Annex would be sent back to the author to be reworded and then considered at the next Planning Committee before any final decision for adoption be made at Full Council in September 2020.

**89/20 APOLOGIES**

Apologies were received from Cllr Charles Chapman.

It was also noted that Cllr Karen Lucioni had since the previous meeting resigned from the committee and a replacement member would be appointed at Full council in September 2020.

The Chair also commented that during the past twelve months there had been some members of the committee who had not attended meetings on a regular basis and suggested that she would write to all members asking if they wished to continue as a member of the Planning and Regeneration Committee.

**90/20 DECLARATIONS OF INTEREST**

None declared

**91/20 REQUESTS FOR DISPENSATIONS**

None requested.

**92/20 MINUTES**

The minutes to the previous meeting held on 14 July 2020 were reviewed.

**RESOLVED:**

**THAT the Minutes of the meeting held on 14 July 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting.**

**93/20 MEMBER QUESTIONS**

Cllr Michael Lilley asked if there could be an agenda item added at the next meeting with regard to discussing the implications of the green space's deficit to future planning applications which was raised within the Island Core Strategy 2012 and ratified in the Ryde Place Plan, approved in February 2020.

**94/20 PLANNING APPLICATIONS**

Prior to applications being considered, members agreed that all applications be sent to all members of the Town Council as soon as they are made available in order for relevant ward councillors to be made aware of any applications within their area.

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

- i. Application No: [19/00921/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Land Off Nicholson Road, Ryde  
Proposal: Proposed infrastructure works in connection with outline for mixed use community hub and business park application 19/00922/OUT (Revised plans showing changes to the red line site/ location plans, proposed revised junction at the south west corner of the site and Smallbrook Lane, associated changes to internal road layout, drainage & landscaping, changes to proposed passing bays within Smallbrook Lane and the alignment of existing hedgerows. Additional off-site highway works related to the junctions between Great Preston Road and Nicholson Road and Great Preston Road and Smallbrook Lane. Additional information relating to ecology & nitrogen impacts, tree protection, highway impacts, rights of way works, drainage and landscaping. Updated design and access statement, design codes and building parameter plans.)(readvertised application)

Members were provided with a presentation on the proposals and noted the revised layout of the junction at the top of Smallbrook Lane and Great Preston Road as well as the additional roundabout which accommodates

the link to the site from Smallbrook Lane. This now seemed apparent that it would be part of phase one of the development.

It was noted that the application for infrastructure works was in order to be able to facilitate any future full application for the community hub and business park application.

The application was being submitted owing to necessary Solent Local Enterprise Partnership (SLEP) funding that was required to support the development. In order to be eligible for the SLEP funding consideration, the applicant (the Isle of Wight Council), must put in the planning application.

Members discussed issues around whether the application addressed the concerns raised by the committee with the previous application and noted that any improvement works on the existing Smallbrook roundabout, which was a concern to Island Roads owing to the high number of road traffic accidents could impact on the local road infrastructure.

It was also noted that Island Roads were also due to complete a highway report concentrating on the area in September 2020, however there could be a chance that any junction proposals may differ from the recommendations in that report.

**RESOLVED:**

**THAT Ryde Town Council approves the application, subject to:**

- I. That the proposals are consistent with the findings of the Island Roads Report on road infrastructure in the area that will be made available in September 2020**
- II. That the provision for cycling and walking within the plan to minimise the impact of traffic is adhered to as outlined in the Proposed Highways General Arrangement (Revised)**
- III. That the Infrastructure works be completed within Phase One of the development.**

The vote was 3 in favour and 2 against.

- ii. Application No: [19/00922/OUT](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Land Off Nicholson Road Ryde  
Proposal: Outline for mixed use community hub and business park comprising retail (A1), restaurant/cafe (A3), dwellings (C3), GP surgery (D1), leisure (D2), business (B1), general industrial (B2); formation of vehicular access (Revised plans showing changes to the red line site/ location plans, proposed revised junction at the south west corner of the site and Smallbrook Lane, associated changes to internal road layout, drainage & landscaping, changes to proposed passing bays within

Smallbrook Lane and the alignment of existing hedgerows. Additional off-site highway works related to the junctions between Great Preston Road and Nicholson Road and Great Preston Road and Smallbrook Lane. Additional information relating to ecology & nitrogen impacts, tree protection, highway impacts, rights of way works, drainage and landscaping. Updated design and access statement, design codes and building parameter plans)(readadvertised application)

Members discussed the issues around the proposed Doctors Surgery planned for Nicholson Road and noted that discussions had taken place between the local Clinical Commissioning Group and the Isle of Wight Council (IWC) with regard to moving the GP Surgery from the Esplanade to the proposed development.

The committee questioned the matter of affordable housing and were uncomfortable making a decision without the sufficient knowledge of whether the IWC would commit to a percentage.

There were also concerns around the proposed roadway that could be accessed via the new roundabout in the middle of Smallbrook Lane which may create a rat run for motorists as well as the revised design of the whole site being a lot more concertinaed with seemingly more plots added and less green renewable initiatives which was not conducive to the Ryde Plan Plans aspirations.

Members also agreed that any final application for the development should, via a formal agreement between all parties, include extensive opportunities for the local community to be consulted prior to the IWC formally submitting their application.

**RESOLVED:**

**THAT Ryde Town Council approved the application subject to:**

- I. A Memorandum of Understanding or similar is agreed between the Isle of Wight Council, Ryde Town Council and the Ryde Community with regard the proposal application. The understanding should provide for the local community to be consulted prior to the Isle of Wight Council formally submitting their application for full planning application.**
- II. That there is clarification on the number of residential units being proposed within the application.**
- III. That there is a clear explanation as to why no affordable housing has been proposed for this application.**
- IV. That further information be made available on the feasibility of a Doctors Surgery along with further details on public access to the facility.**

The vote was 3 in favour and 2 against.

- iii. Application No: [20/01027/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 70 St Johns Hill Ryde, Isle of Wight PO33 1ES  
Proposal: Formation of vehicular access to include dropped kerb

Members were in full agreement that the application posed a serious risk to public safety and also noted the concerns raised by Island Roads regarding the safety impact of the proposed driveway.

**RESOLVED:**

**THAT Ryde Town Council objects to the application on the grounds of safety as outlined by Island Roads in their submitted representations.**

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

- i. Application No: [20/00951/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 3F Rink Road Industrial Estate  
Ryde, PO33 2LT  
Proposal: Proposed change of use from D1 to Dance Studio (D2 Leisure) to include internal alterations
- ii. Application No: [20/00979/CLEUD](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 31A West Street, Ryde, PO33 2QQ  
Proposal: Lawful Development Certificate for alterations and continued use of building as two flats
- iii. Application No: [20/01011/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Bartletts Green Farm Tea Room  
Brading Road, Ryde, PO33 1QQ  
Proposal: Proposed conservatory, covered decking and repositioned vehicular access
- iv. Application No: [20/01020/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Grace's Bakery, 178 High Street, Ryde, PO33 2HW  
Proposal: Creation of new access point into Victoria St Car Park to include leasing of parking spaces
- v. Application No: [20/00408/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Oakfield C of E, Primary School, Appley Rd, Ryde, PO33 1NE

Proposal: Three proposed artificial grass areas (re-advertised application)

- vi. Application No: [20/00924/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Flat 1, Lind House, 14 - 15 Lind Street, Ryde, PO33 2NQ  
Proposal: Listed Building Consent for proposed erection of a timber and plasterboard stud wall with doorway to partition a section of the lounge and create a separate study.
- vii. Application No: [20/01090/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Malabar, West Street, Ryde PO33 2NX  
Proposal: Proposed detached double garage and associated turning area (amended design)
- viii. Application No: [20/01098/HOU](#)  
Parish(es): Ryde Ward(s):  
Binstead And Fishbourne Location:  
4 Wykeham Close Binstead Ryde, PO33 3ST  
Proposal: Proposed extension on front elevation

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the above eight applications.**

**95/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL AND APPEAL LODGED**

Members noted the following appeal decisions.

**8. PLANNING DECISIONS**

c) APPLICATIONS APPROVED

- a) Application No: [20/00428/FUL](#)  
Location: 35 - 36 High Street Ryde PO33 2HT  
Parish: Ryde Ward: Ryde North East  
Proposal: Proposed alterations and conversion of first and second floors from retail offices and staff facilities into four flats  
Decision Date: 08/07/2020

*Ryde Town Council raised no objection to this application*

- b) Application No: [20/00314/HOU](#)  
Location: Flat 3 Nelson House 52 The Strand Ryde, PO33 1JD  
Proposal: Proposed replacement windows  
Parish: Ryde Ward: Ryde North East  
Decision Date: 13/07/2020

*Ryde Town Council objected to this application owing to the composition of the window frames being plastic. The Town Council was of the opinion that, in a conservation area, any window that is replaced should be constructed matching the materials of the house's original construction.*

- c) Application No: [20/00684/LBC](#)  
Location: Ryde Pier Head Railway Station, Ryde Pier, Ryde PO33 2HF  
Proposal: Listed Building Consent for installation of wireless access points and associated cabling to provide passenger Wi-Fi service  
Parish: Ryde Ward: Ryde North East  
Decision Date: 13/07/2020

*Ryde Town Council raised no objection to this application*

- d) Application No: [20/00447/HOU](#)  
Location: 32 John Street, Ryde, PO33 2PZ  
Proposal: Replacement of conservatory with proposed single-storey rear and side extension (re-advertised application)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/07/2020

*Ryde Town Council raised no objection to this application*

- e) Application No: [20/00448/LBC](#)  
Location: 32 John Street Ryde, Isle of Wight. PO33 2PZ  
Proposal: Listed Building Consent for replacement of conservatory with proposed single-storey rear and side extension; internal alterations  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/07/2020

*Ryde Town Council raised no objection to this application*

- f) Application No: [20/00708/FUL](#)  
Location: 30 - 31 Union Street, Ryde, PO33 2DT  
Proposal: Variation of condition No. 3 on P/01135/18 to allow opening hours from 0700 to 2200 seven days a week  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/07/2020

*Ryde Town Council raised no objection to this application*

- g) Application No: [20/00818/HOU](#)  
Location: 6 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed alterations; single and two storey extensions;  
balcony on east elevation  
Parish: Ryde Ward: Ryde North West  
Decision Date: 22/07/2020

*Ryde Town Council raised no objection to this application*

d) APPLICATIONS REFUSED

Application No: [20/00694/HOU](#)  
Location: 42 St Johns Road, Ryde, PO33 2RP  
Proposal: Formation of vehicular access, dropped kerb and parking  
Decision Date: 16/07/2020  
Parish: Ryde Ward: Ryde South  
Case Officer: Hayden Marsh Decision: REF

*Ryde Town Council objected to the application on the grounds of safety as outlined by Island Roads in their submitted representations*

9. PLANNING APPEAL LODGED

Application No: [19/01400/FUL](#)  
Appeal No: 20/00026/REF  
Planning Inspectorate Ref: APP/P2114/W/20/3253352  
Parish(es): Ryde Ward: Binstead & Fishbourne  
Location: Land Adjacent 11 Quarr Close, Binstead, PO33 4EN  
Proposal: Proposed dwelling (revised scheme)  
Start Date: 23/07/2020  
<https://publicaccess.iow.gov.uk/online/applications/appealDetails.do?activeTab=documents&keyVal=QC0XJ5IQ07P00>

*Ryde Town Council previously objected to the application at its meeting on 17 December 2020. Although the building falls just outside the tree protection area, the Planning Committee were of the opinion that there was still a possibility of a negative impact on the surrounding trees.*

**RESOLVED:**

**THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Planning Committee meeting and the Planning Application appeal lodged, be noted.**

**96/20 WEST ACRE PARK CONSULTATION**

It was noted that a planning Application had now been received for the construction of 475 houses at the proposed West Acre Park site between Appley and Bullen Road, falling within the Ryde East area.

As this was a major planning application that had been the subject of much speculation and opposition from some local residents, the Town Council would hold a separate meeting, including members of the public, Planning Committee members, the local ward members and the developers, in order to enable the developer to present the case for the application as well as allow members of the public to submit their views.

Due to the Covid 19 pandemic and the ongoing restrictions on social distancing, such an event could not be held in person. It was therefore necessary to hold it online, via the Zoom Video Conferencing facility. This could still allow such public engagement and provide the opportunity for all sides to present their case and views.

However, the committee was mindful that there were many members of the public that for whatever reason would not be able to attend such an event online and it was the duty of Ryde Town Council to accommodate these as well. This could be achieved in the form of distributing leaflets advising how residents can lodge support or objections to the council in a balanced manner. There could also be such information placed on the Town Councils website as well their social media platforms.

With regard to the meeting, it was suggested that it could be organised in a similar manner to how primary councils such as the IWC hold planning committee meetings. This would involve providing timed opportunities for members of the public to speak, along with the developer and the elected ward members. Members of the public would be asked to submit their desire to speak and would be invited to the Zoom meeting. Dependent on numbers wishing to register their request to speak, there may need to be a limit owing to time constraints, so a first come first served system may need to be adopted.

The event would need to take place ahead of the deadline for submitting comments to the Planning authority (IWC) on the 11 September 2020 and Seaview and Nettlestone Parish Council may also need to be involved owing to the development encroaching in its border.

Cllr Lilley stated that he would not vote on the application decision when it is considered by the committee as he had raised a number of concerns about the development ahead of the application being formally submitted.

## **97/20 FUTURE OF RYDE PLACE PLAN WORKING GROUP**

The Chair (and also the Chair of the Ryde Place Plan Working Group) advised that the purpose of establishing the Working Group was to oversee the progress of the Place Plan review which had been commissioned as a result of the changing circumstances to proposed developments, regeneration and the impact of the Covid 19 pandemic.

As the review had been completed in the form of the two annexes which whilst approved by the Planning Committee, was still subject to Full Council

ratification, the need for the Working Group was now obsolete and could be dissolved once the review of the Place Plan had final approval.

Should any possible future reviews be required, such as when the Isle of Wight Council releases its revised Island Plan, then this could still be looked at via the Planning Committee. However, some members were of the opinion that as the Place Plan was a living document, reviews were always going to be a possibility and as the Island Plan addresses housing needs, which in turn feeds into the Place Plan, then dissolving the Working Group should not be considered at this point in time.

After the debate it was:

**RESOLVED:**

**THAT the Ryde Place Plan Working Group continue to meet as and when required.**

The vote was 4 in favour and 2 against.

**98/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) - UPDATE**

The Chair of the HSHAZ Steering Group updated members on the positions of the Interim HSHAZ Project Officers who had been appointed to preside over the HSHAZ projects ahead of the full time Project manager was appointed and fully in place. As such, both Interim Project Officers would be relinquishing their roles in September 2020.

Ryde Theatre / Town Hall was still being looked at with a view of possibly acquiring it. In order to assess the feasibility of the acquisition, a business case would need to be prepared. Heritage England had confirmed that they would be prepared to fund up to £10,000 towards this. The committee was advised that the business case would cost in the region of £12,300 and that Ryde Town Council would be prepared to make up the additional £2,300.

The committee was also advised that the former British Heart Foundation shop in the High Street had been acquired on a six month lease at a peppercorn rent of £10 in total, which would be paid out of the HSHAZ funding pot.

Finally, it was noted that the Project Manager was now looking at Shop Front Design standards in conjunction with Newport and Carisbrooke Community Council and the Isle of Wight Council.

**99/20 COVID 19 AND SOCIAL DISTANCING UPDATE**

The Planning Clerk advised that there was nothing new to update since the last meeting on 14 July 2020.

However members wished it to be noted that whilst the High Street Pedestrianisation was now established, there was still a minority of vehicles being driven up the precinct, disregarding the mandatory regulations.

It was therefore agreed that Island Roads and Enforcement officials be contacted to discuss how the situation could be resolved.

**100/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 25 August 2020 at 2pm via the Zoom Video meeting facility.**