



**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)

62/20 PUBLIC QUESTION TIME

Written questions were received from Mr Peter Griffiths 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.

63/20 APOLOGIES

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

64/20 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.

65/20 REQUESTS FOR DISPENSATIONS

None requested.

66/20 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 because the Chair had talked to the Chair of NSPC. He had informed her that 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.

67/20 MEMBER QUESTIONS

No questions were received

68/20 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.

It was noted that a third component of the review has yet to be completed. This involves relating the plan proposals to ward boundaries (taking into account the boundary changes that due to take effect from the 2021 Local Elections) in order to assist in engaging and informing relevant town councillors of what was happening in their respective wards of responsibility.

During the meeting, Cllr Tim 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 and a response would be sent to Cllr Wakeley.

RESOLVED:

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

69/20 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, Ashley 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

70/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. 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.

71/20 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 an 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 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.

72/20 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.

73/20 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.

74/20 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.

75/20 DATE OF NEXT MEETING

RESOLVED:

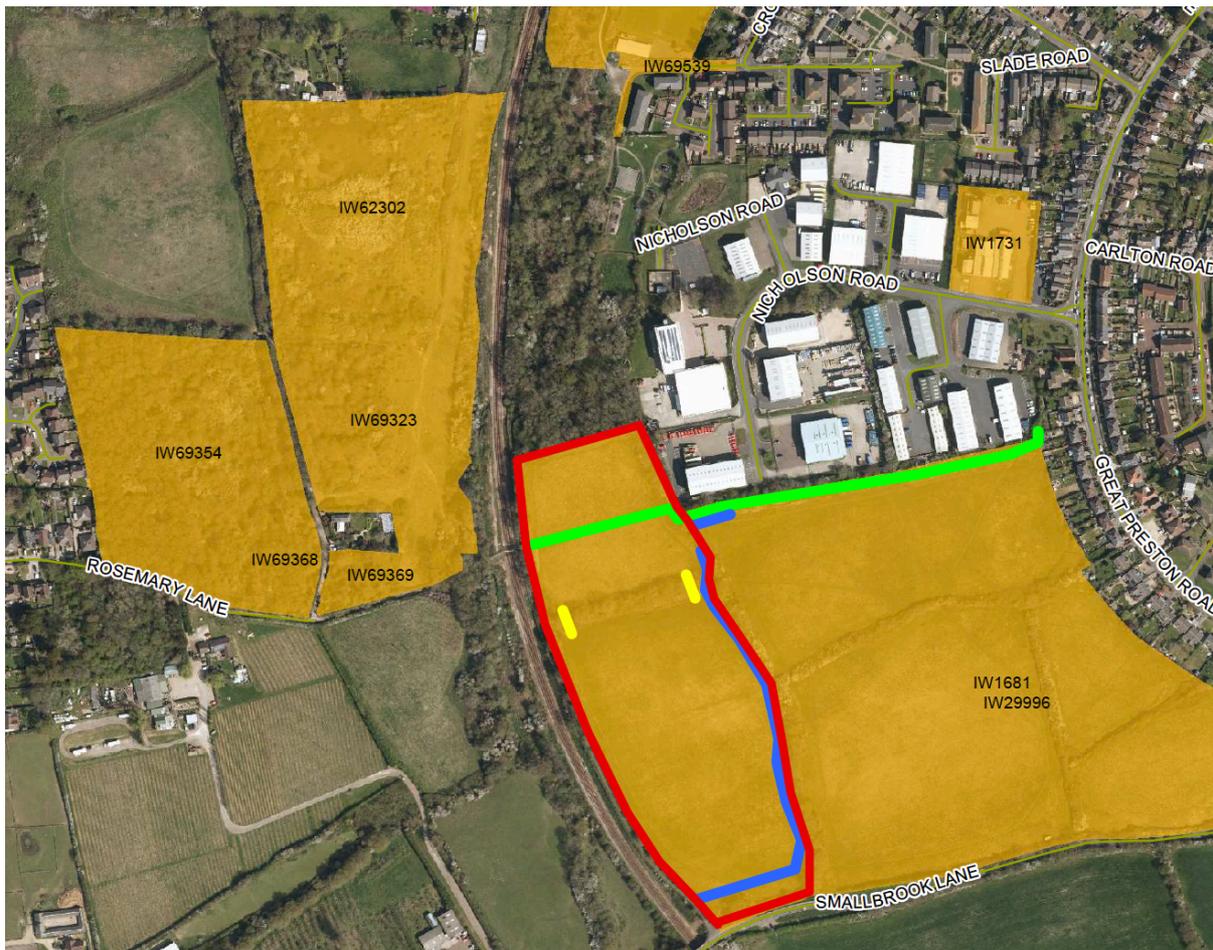
THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 4 August 2020 at 2pm via the Zoom Video meeting facility.

PUBLIC QUESTIONS RECEIVED BY MR PETER GRIFFITHS CIHCM DIRECTOR HOME CONSULTANCY LTD WITH A RESPONSE FROM MR CHRIS TURVEY – RYDE TOWN COUNCIL PLANNING CLERK

Question 1

“Please can you provide a copy of the plan for the new temporary green space indicating the “approximate” 15 acres that has been publicised in the local press.”

Please see plan below. You will note that this parcel of land is linked to Swanmore Meadow. The red line denotes the boundary and the green line marks the access from Great Preston Road. The link to Swanmore Meadows is also visible.



Question 2

“Please can you provide the names of the Members and Officers who wrote the update to the Ryde Place Plan.”

These annexes are not updates to the Ryde Place Plan, they are stand alone COVID related documents providing context and interpretation that may be useful to RTC by assisting them in the way that they go about delivering the aims as set out in the Place Plan.

The annexes were commissioned by the Planning Committee (on recommendation of Place Plan Review Working Group) and undertaken by ARC Consulting, they have been approved by the Planning Committee and will be referred to Full Council for final approval. The Urban Extension annex was requested by Chris Ashman (Head of Regeneration IWC) in a Regeneration Working Group meeting.

Question 3

“What formal consultation with the residents of Ryde has taken place on these proposed changes to the Ryde Place Plan during the lockdown period and where was this consultation notified?”

As mentioned above, there are no changes to the Place Plan, these are additional documents, drawn from the plan, but not affecting or altering it.

Question 4

“How do members of the public respond to factual inaccuracies contained within the Ryde Place Plan.”

The document has been published and has been freely available for a while now. Members of the public should enquire to Ryde Town Council if they believe that there are factual inaccuracies in the plan. Because the document is 'live' then any corrections can be made via RTC's review process in consultation with IWC.

Question 5

“As RTC consider the place plan to be a semi-judiciary document please can you confirm what weight you consider it has in the Statutory Planning process if it has not been subject to a formal statutory consultation and referendum as would be required for a Neighbourhood plan.”

I personally believe that place plans are not semi-judiciary, they do not state new policy or require a locally unique twist to planning law. They simply recommend the full utilisation of the policies that already relate to social and natural infrastructure.

Ryde Town Council do not consider their plan to be a Neighbourhood Plan and are very aware of the differences between the two.

For further guidance on the weight that place plans have in relation to the statutory planning process I have written to both Ollie Boulter and Chris Ashman for their assessments of the status of place plans but have yet to receive a reply. When I have something, I will forward it on to you.

NB

Additional Information Received with Regard to Question 5

On 27 July 2020, the following response was received from Mr Chris Ashman, the Director of Regeneration for the Isle of Wight Council.

“I would hope the document is owned by Ryde Regeneration Working Group going forward – each constituent partner has input to its creation and each has taken it through respective governance processes to endorse it – I recognise IWC and RTC were the funders and will be key drivers in terms of progress, but the partnership character of the process as much as the output document needs to be cherished and developed further as we move into implementation

In terms of planning status we have discussed previously that the plan will be treated as a document to be “taken into consideration” and referenced as such in the island plan”