



**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)

76/20 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.

77/20 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.

78/20 DECLARATIONS OF INTEREST

None declared

79/20 REQUESTS FOR DISPENSATIONS

None requested.

80/20 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.

81/20 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.

82/20 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.)(readadvertised 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)(readvertised 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 concentrated 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.

83/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL AND APPEAL LODGED

Members noted the following appeal decisions.

1. PLANNING DECISIONS

i. 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

ii. 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

2. 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.

84/20 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.

85/20 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.

86/20 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.

87/20 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.

88/20 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.