



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY, 3 SEPTEMBER 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Charles Chapman, Cllr Michael Lilley, Cllr Phil Jordan and Cllr Tim Wakeley (Part Time)

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

178/19 PUBLIC QUESTION TIME

There were no questions raised.

179/19 APOLOGIES

Apologies were received from Cllr Adrian Axford

180/19 DECLARATIONS OF INTEREST

Cllr Charles Chapman declared a non-pecuniary interest in agenda item 6 (v), minute 184 (v) and agenda item 9 (ii), minute 186 (ii) as he was the Chairman of the Isle of Wight Council's Licencing Committee.

181/19 MINUTES

The minutes to the previous meeting were reviewed.

RESOLVED:

THAT, the minutes of the Planning Committee held on the 13 August 2019 be approved as a true and accurate record and signed by the Chair.

182/19 MEMBER QUESTIONS

There were no questions from members.

183/19 ADDITIONAL ITEM

Cllr Tim Wakeley, announced to the committee that owing to his concerns around the Planning Committees role on the regeneration of Ryde, he would resign his membership of the committee with immediate effect. Cllr Wakeley presented a letter of resignation to the Chair and left the meeting

184/19 PROGRESS ON ACTION TAKEN

i. Place Plan

It was noted that the Position Statement needed to reflect the scope of the Place Plan and how far reaching it would be in terms of the area in which it would cover. The Head of IWC Planning had stated that the Position Statement was considered to be a useful document that had influenced the Island Planning Strategy. However, following recent concerns expressed Islandwide around the amount of housing numbers proposed, a revised consultation period and time schedule would be initiated. It was also noted that there had been various meetings around the Island with the local MP to discuss concerns.

ii. Future Meeting with the IWC Cabinet Member for Planning and Housing

The Chair confirmed that the IWC's Cabinet Member for Planning and Housing had been approached in order to possibly attend a future meeting of the Planning Committee to respond to members concerns and address any issues. Owing to a missed email from the Cabinet Member, the Chair was still awaiting a response.

iii. Smallbrooke Ice Rink Planning Application

The Vice Chair advised that some members had been enquiring about the status of the Smallbrooke Ice Rink application. It was reported that there was a possibility it would be recommended for refusal although this could be subject to further information being forthcoming from the applicant.

It was agreed that the local IWC Councillor, Cllr Vanesa Churchman should be contacted with any updates on the application in order for her take any relevant action should it be necessary.

185/19 PLANNING APPLICATIONS

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1 April 2019. If you wish to view an application, please follow the weblink below each item.

- i. Application No: [19/00156/RVC](#)
Parish(es): Ryde Ward(s): Ryde North East
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) (readvertised application)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [19/00702/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 45 Ratcliffe Avenue, Ryde

Proposal: Demolition of conservatory; alterations to include replacement bay window; proposed single storey rear extension; loft conversion to include dormer windows on north and south elevations.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [19/00723/FUL](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Fleming Arms, Binstead Road, Ryde
Proposal: Retention of play equipment.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [19/00708/FUL](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 18 Winston Avenue, Binstead, Ryde
Proposal: Proposed detached dwelling

This was a renewal of a previous application which, under the new Island Planning Strategy would be given one more year

It was noted that Ryde Town Council Planning Committee recommended approval to the original application, subject to contributions being made for the Solent Protection Area (SPA) and Affordable Housing in accordance with the adopted Strategic Planning Documents (SPD's)

RESOLVED:

THAT Ryde Town Council Planning Committee recommends approval to this application subject to contributions being made for the SPA and Affordable Housing in accordance with the adopted SPD's

- v. Application No: [19/00748/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Cross Street, Ryde
Proposal: Change of use from A3 (restaurant/cafe) to A4 (drinking establishment)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vi. Application No: [19/00799/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 Westwood Road, Ryde
Proposal: Proposed single storey extension; alterations to include dormer on rear elevation

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vii. Application No: [19/00801/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 25 Spencer Road, Ryde
Proposal: Demolition of conservatory; proposed single storey rear extension; alterations and conversion of garage to form utility; replacement porch

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- viii. Application No: [19/00803/RVC](#)
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: Variation of conditions 2, 3, 6, 7 and 8 on P/00760/16 to allow alterations to interior floor layouts and exterior elevations, amendments to footprints, house types and layout

The committee were advised that this was not a new application, but a series of variations. The amount of properties and configuration of houses being built remained the same and there did not appear to be any reduction in the number of two-bedroom houses which members were keen to see remain as per the original approved application in order to satisfy those moving to affordable homes.

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to the number of houses, their size in terms of bedrooms and the amount of parking and open space remaining comparable with the original application.

- ix. Application No: [19/00601/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Old Wychwood Quarr Hill Binstead, Ryde
Proposal: Proposed single storey extension to front elevation to form hobby room.

The clerk stated that the tree report accompanying this application showed that part of the proposal falls within the root protection area of a B2 grade 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 can not be considered.

RESOLVED:

THAT Ryde Town Council objected to the application unless a report from the IWC's tree officer submits a favourable report that would support this application.

- x. Application No: [19/00833/FUL](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 22 - 32 and 21 -31 Mountbatten Drive, Ryde
Proposal: Replacement UPVC windows

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- xi. Application No: [19/00834/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 23-33 Arundel Close, Ryde
Proposal: Replacement UPVC windows

RESOLVED:

THAT Ryde Town Council raised no objection to this application

186/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

APPLICATIONS APPROVED

- i. Application No: [19/00336/HOU](#)
Parish: Ryde Ward: Ryde North West
Location: 21 Westfield Park Ryde Isle of Wight PO33 3AB
Proposal: Demolition of ground floor bay; alterations; proposed extension to front elevation; extension to rear terrace (re-advertised application)
Decision: Approved

Ryde Town council did not object to this proposal.

- ii. Application No: [19/00239/LBC](#)
Parish: Ryde Ward: Ryde North West
Location: Magnolia Cottage Augusta Road Ryde Isle of Wight PO33 3AT
Proposal: Listed Building Consent for part replacement of roof slate.

Ryde Town council did not object to this proposal.

APPLICATIONS REFUSED

- i. Application No: [19/00047/FUL](#)
Parish: Ryde Ward: Binstead And Fishbourne
Location: Land Adjacent 11 Quarr Close Binstead Isle of Wight
Proposal: Proposed dwelling on land adjacent 11 Quarr Close

Ryde Town council did not object to this proposal.

- ii. Application No: [19/00482/CLPUD](#)
Parish: Ryde Ward: Ryde North East
Location: 11 East Street, Ryde Isle of Wight
Proposal: Lawful Development certificate for proposed change of use from B1 (Light industrial to A3 (restaurants and Cafes)

Ryde Town council did not object to this proposal.

- iii. Application No: [19/00253/OUT](#)
Parish: Ryde Ward: Ryde East
Location: Bartletts Green Farm, Brading Road, Ryde Isle of Wight
Proposal: Demolition of redundant agricultural buildings; Outline for a detached house and garage

Ryde Town council did not object to this proposal.

TREE DECISIONS

- i. LPA Ref No.: [19/00497/TW](#)
Site: 13 Spencer Road, Ryde, Isle of Wight, PO33 2NY
Tree Works: T1 - Lime - Fell to ground level - pushing stone wall/too large for garden, T2 - Cedar - Fell to ground level - poor specimen/too large for garden
GRANTED
- ii. LPA Ref No.: [19/00515/TW](#) TPO Number: 1952/1 G5
Site: 21 Westfield Park, Ryde, Isle of Wight, PO33 3AB,
GRANTED
- iii. LPA Ref No [19/00416/TW](#) TPO Number: 2012/26
Site: Land Opposite 72 Mayfield Road Fronting onto Pell Lane Ryde, Isle of Wight,
GRANTED
- iv. LPA Ref No.: [19/00349/TW](#)
Site: 92 West Street, Ryde, Isle of Wight, PO33 2NN,
GRANTED
- v. LPA Ref No.: [19/00562/TW](#)
Site: Nelson Mansions, Nelson Place, Ryde, Isle of Wight, PO33 2ET
GRANTED
- vi. LPA Ref No.: [19/00399/TW](#)
Site: The Lawns 23 Spencer Road Ryde, Isle of Wight, PO33 2NU
GRANTED
- vii. IWC Ref: [19/00261/TWTPO](#)
Location: 2 Spencer Glade, Ryde, Isle of Wight, PO33 3AJ
GRANTED
- viii. IWC Ref: [19/00400/TW](#)
Location: Redworth House, Appley Rise, Ryde, Isle of Wight, PO33 1LE
NO OBJECTION
- ix. LPA Ref No.: [19/00561/TW](#)
Site: Trinity Court, Trinity Street Ryde, Isle of Wight, PO33 2AU

GRANTED

- x. LPA Ref No.: [19/00656/TW](#)
Site: St Marys Catholic Primary School, Ampthill Road, Ryde, Isle of Wight, PO33 1LJ
GRANTED
- xi. LPA Ref No.: [19/00749/TW](#) TPO Number: 1987/7 T5 & T4
Site: 44 Colenutts Road, Ryde, Isle of Wight, PO33 3HT
GRANTED
- xii. LPA Ref No.: [19/00528/TW](#) TPO Number: 1983/7
Site: 3 Abbots Close, Binstead, Ryde, Isle of Wight, PO33 4EP
GRANTED
- xiii. LPA Ref No.: [19/00569/TW](#) TPO Number: 2008/01/ and 1975/2
Site: 40 Buckland Gardens, Ryde, Isle of Wight, PO33 3AG
SPLIT DECISION / REFUSAL
- xiv. LPA Ref No.: [19/00549/TW](#) TPO Number: 1988/50 G1
Site: 1 Woodland Mews, East Hill Road, Ryde, Isle of Wight, PO33 1QU
GRANTED

RESOLVED:

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

187/19 LICENCE APPLICATIONS

Members considered the following applications:

- i. Application No: [19/01236/LAPNEW](#)
Location: 7 Union Street, Ryde,
Proposal: New premises licence.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application No: [19/01250/LAPNEW](#)
Location: 24 Cross Street, Ryde,
Proposal: New premises licence.

Members noted that this was for a sale of alcohol application for a new public house. There was some discussion around the close proximity of a busy bus stop directly outside the premises which may pose a risk of possible disruption as well as the alleyway to the side of the building leading to the Co-op Foodmarket car park to the rear which could be a focal point for customers wishing to smoke and thus causing possible disruption. However, on balance the committee were of the opinion the application should be welcomed.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

188/19 MEETING WITH THE IWC DIRECTOR OF REGENERATION

It was noted that the IWC,s Director of Regeneration had written to the clerk stating that as a result of the meeting between himself and RTC's Planning Chair and Planning Clerk, he would change the permitted use of Ryde Esplanade as outlined in the Regeneration Strategy, to reflect what was stated in the RTC Position Statement.

With regard to the Place Plan, members noted that this had been discussed at the meeting of Full Council the previous evening and it was agreed that the costs met from RTC would be considered by RTC's Finance Committee. There needed to be some clarity over the governance issues, and this would be discussed at some future juncture between the Chair, Vice Chair, Planning Clerk, RTC Clerks and the IWC's Director of Regeneration.

189/19 ST THOMAS CHURCH

Members were advised that the St Thomas's Church which was once the property of the Isle of Wight Council and had been sold in 2017 for £75,000 had since been sold by the owner to another private party for £200,000. Its future use was uncertain although members did note that there were strict covenants that needed to be observed.

190/19 PUBLIC REALM

Coronation Gardens Upgrade

The Planning Clerk advised that the Environment Officer was looking into this. Island Roads had offered a different asphalt covering and a proposition was close to being made. A further update would be given when further progress had been made.

191/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday 24 September 2019 at 7pm.