



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY 24 SEPTEMBER 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Nancy Farrell, Cllr Phil Jordan and Cllr Malcom Ross

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

192/19 PUBLIC QUESTION TIME

There were no questions raised.

193/19 APOLOGIES

Apologies were received from Cllr Charles Chapman, Cllr Michael Lilley, Cllr Ian Stephens and Cllr Wayne Whittle

194/19 DECLARATIONS OF INTEREST

There were no declarations of interests raised.

195/19 MINUTES

The minutes to the previous meeting were reviewed. It was noted that Cllr Malcolm Ross had been omitted as being listed from those present.

RESOLVED:

THAT, subject to the above being noted, the minutes of the Planning Committee held on the 3 September 2019 be approved as a true and accurate record and signed by the Chair.

196/19 MEMBER QUESTIONS

There were no questions from members present.

197/19 PROGRESS ON ACTION TAKEN

i. Place Plan

The Place Plan was discussed at the last meeting of Full Council where it was agreed that the consultancy costs would be approved by the Finance Committee. At a meeting of the Finance Committee on 17 September 2019 it was agreed that two thirds of these costs would be met by the Isle of Wight

Council (IWC) with the rest by Ryde Town Council (RTC); the total cost was capped at £8,000.

The Director of Regeneration then met, as agreed by the Planning Committee at the last meeting, with the Planning Chair, one of RTC's Clerks and the Planning Clerk on 23 September 2019 to discuss the scope of the plan. Mr Ashman had indicated in his original proposal to Full Council that the Place Plan would *"initially be on the High Street and Esplanade areas but would also identify the need for action on topics affecting the whole of the town eg, traffic and parking and highlight the need for any action connected with regeneration in other parts of the town"*.

The Chairman explained to the Committee that Mr Ashman had reiterated on the 23 September that the IWC's Ryde Regeneration Working Group will oversee the process of the Place Plan's development. The Chairman suggested that the Working Group should then report to the Planning Committee with recommendations being made to the Full Council as appropriate. A final draft of the plan was expected to be presented to the November meeting of Full Council.

RESOLVED TO RECOMMEND TO THE FULL COUNCIL

THAT the IWC's Ryde Regeneration Working Group report progress on the development of the Ryde Place Plan to RTC's Planning Committee with any recommendations then made to the Full Council.

198/19 PLANNING APPLICATIONS

The IWC 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: [19/007 52/RVC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Land Between 24a/24b Bellevue Road and East Street Ryde
Proposal: Variation of condition no 2 on P/01560/08 to retain three parking spaces for Plot 1

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [19/00844/FUL](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: The Bungalow, Quarr Hill, Binstead, Ryde, PO33 4EH
Proposal: Demolition of dwelling; Construction of a replacement dwelling (revised scheme).

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [19/00852/ADV](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 4 Anglesea Street, Ryde, PO33 2SX
Proposal: 1x non-illuminated fascia; 3x internally illuminated logos; 24x non-illuminated wall mounted aluminium panels; 1x non-illuminated post mounted aluminium panel; 2x nonilluminated acrylic letters; 6x vinyl's

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [19/00872/RVC](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey and Haylands
Location: Part Os Parcels 1238, 0135 And 0952
Land Between Weeks Road and Ashey Road Ryde, PO33 2DG
Proposal: Variation of condition no 2 on P/01256/17 to allow alterations to approved house types B and D

Members were concerned that the variation was an increase in the number from two to three-bedroom properties, which meant that an increase in parking spaces was required, but which had not been made evident in the application.

RESOLVED:

THAT Ryde Town Council objected to this application due to the lack of detail with reference to additional parking that would be required due to the increase from two to three-bedroom houses as laid out in the "Parking Provision as Part of New Developments" SPD.

- v. Application No: [19/00895/RVC](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey and Haylands
Location: Part OS Parcels 1238, 0135 And 0952
Land Between Weeks Road and Ashey Road, Ryde, PO33 2DG
Proposal: Variation of condition no 2 on P/01256/17 to allow amendments to house types A and C

This application was a minor variation on the internal designs of the properties.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vi. Application No: [19/00843/ADV](#)
Parish(es): Ryde Ward(s): Ryde East
Location: St John The Baptist Church, High Park Road, Ryde
Proposal: 1x non-illuminated free-standing information sign

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vii. Application No: [19/00846/FUL](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 3 Upper Highland Road, Ryde
Proposal: Conversion of dwelling to 2 maisonettes to include single storey extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- viii. 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

A representation was received from the Secretary of the Ryde Society on behalf of Cllr Lilley with regard to the transport and highway infrastructure around the proposed application. This included a request for the Planning Committee to hold an extra-ordinary meeting to deal with the whole Nicholson Road application. The secretary of the Ryde Society was informed that members of the public could not make deputations on behalf of councillors in their absence. Furthermore, the chair of planning explained that there had already been a number of consultation events to which the public had been invited and their comments had been recorded and considered.

In addition, Cllr Lilley, the local ward member for Ryde East has informed the Planning Clerk that he is arranging a special ward meeting to be held as soon as possible with residents to which the developers would be invited to answer questions.

Members agreed and noted concerns which included the opening of the second entrance not taking place until the completion of phase two, lack of traffic calming measures, pedestrian crossings for Great Preston Road, parking problems for Great Preston Road and the lack of pavements and lighting for Smallbrook Lane. Furthermore the committee highlighted the lack of comments from other agencies and individuals.

RESOLVED:

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

- i. **Lack of information from Island Roads with regard to an evaluation of the proposed traffic scheme and the accompanying traffic surveys.**
- ii. **Previous applications have identified that the junctions in the immediate area are at full capacity and the committee felt that the proposals before them did not adequately address their concerns.**

iii. **The committee expressed concerns regarding the future of the Pennyfeathers proposal and the effect it may have on the road network in this area.**

- ix. 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

The committee were reminded that the application included details of land use and the inclusion of 15 residential units but with no details of Solent protection payments or affordable housing.

Members noted concerns raised by Cllr Tim Wakeley as well as those from the Ryde Society with regard to the location of the Community Hub and specifically the proposed GP surgery. Members felt that the hub would be better served being nearer the top of the site as it would be easier for residents to get to and also be closer to the local bus service stop.

The chair reminded all those present that there was an opportunity for all residents to raise objections via the IWC's planning website.

RESOLVED:

THAT Ryde Town Council supports in principle the development and the creation of employment opportunities, but objects to some elements of the application on the following grounds:

- i. **The committee felt that the proposed Community Hub was not accessible enough for those on foot or relying on public transport and there was a case for relocating the Community hub to top of the site adjacent to the footpath that enters the site from Great Preston Road.**
- ii. **There is no details of provision for affordable housing or a payment to the Solent Protection Area SPD.**

- x. Application No: [19/00944/LBC](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 14 Marlborough Road, Ryde
Proposal: Listed Building consent for new porch

Members agreed that owing to the property being Grade 11 listed, comments from the IWC Conservation Officer, which had not been submitted, need to be taken into account.

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to supporting comments from the IWC Conservation Officer being received.

199/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING APPLICATIONS

a) Applications Approved

i. Application No: [19/00522/HOU](#)

Location: 20 John Street Ryde Isle of Wight PO33 2PY

Proposal: Proposed porch

Parish: Ryde Ward: Ryde North West

Decision Date: 02/09/2019

Ryde Town Council raised no objection to this application

ii. Application No: [19/00619/HOU](#)

Location: Twyford House East Hill Road Ryde Isle of Wight PO33 1LU

Proposal: Proposed alterations to fenestration and external metal steps on rear elevation

Parish: Ryde Ward: Ryde North East

Decision Date: 09/09/2019

Ryde Town Council raised no objection to this application

iii. Application No: [19/00640/LBC](#)

Location: Nationwide 3 St Thomas Square Ryde Isle of Wight PO33 2PH

Proposal: LBC for replacement ATM, including decorating the existing shopfront; 1 x externally illuminated fascia panel; 1 x externally illuminated projecting sign; 1x illuminated ATM surround

Parish: Ryde Ward: Ryde North West

Decision Date: 12/09/2019

Ryde Town Council raised no objection to this application

iv. Application No: [19/00580/ADV](#)

Location: Nationwide 3 St Thomas Square Ryde Isle of Wight PO33 2PH

Proposal: 1x illuminated fascia panel; 1 x illuminated projecting sign; 1 x illuminated ATM surround

Parish: Ryde Ward: Ryde North West

Decision Date: 12/09/2019

Ryde Town Council raised no objection to this application

v. Application No: [19/00579/FUL](#)

Location: Nationwide 3 St Thomas Square Ryde Isle of Wight PO33 2PH

Proposal: Proposed replacement ATM

Parish: Ryde Ward: Ryde North West

Decision Date: 12/09/2019

Ryde Town Council raised no objection to this application

a) Applications Refused

- i. Application No: [19/00415/HOU](#)
Location: 16 Newport Street Ryde Isle of Wight PO33 2QB
Proposal: Proposed single story extension and roof terrace
Decision Date: 29/08/2019
Parish: Ryde Ward: Ryde North West

Ryde Town Council commented that the proposal deprives the neighbouring property of their right to light. The Proposal overlooks the neighbouring and opposite properties, causing a loss of privacy. The proposal is adjacent to the conservation area and the proposed balcony is out of character with the surrounding properties contrary to policy DM1

2. TRAFFIC ORDER

The IWC (Union St, Ryde) (Traffic Regulation) Order No 1 2019

Notice is hereby given that the Isle of Wight Council in exercise of their powers under section 1(1), 2(1) to (3) and 4(2) of the Road Traffic Regulation Act 1984 as amended ('the Act' of 1984), and of all other enabling powers and after consultation with The Chief Officer of Police in accordance with Part III of Schedule 9 to the Act of 1984, has made an order the effect of which will be to:

- I. To enact the following provisions to this Order:
- a) To revoke 'Limited Waiting 1 Hour No Return Within 1 Hour Mon-Sat 8am-6pm' parking restriction in the following length of road:
- Union Street, on the south-east side, from a point 25.5 metres north-east to a point 143.5 meters north-east of its junction with Cross Street.
Union Street, on the south-east side, from a point 7.5 metres south-west to a point 117.5 metres south-west of its junction with Castle Street.
Union Street, on the north-west side, from a point 20.5 metres north-east of its junction with St Thomas' Square to a point 7.5 metres south-west of its junction with Church Lane.
- b) To introduce 'Limited Waiting 1 Hour No Return Within 1 Hour 8am to 6pm' parking restriction in the following lengths of road:
- Union Street, on the south-east side, from a point 25.5 metres north-east to a point 143.5 meters north-east of its junction with Cross Street.
Union Street, on the south-east side, from a point 7.5 metres south-west to a point 117.5 metres south-west of its junction with Castle Street.
Union Street, on the north-west side, from a point 20.5 metres north-east of its junction with St Thomas' Square to a point 7.5 metres south-west of its junction with Church Lane.

The amendments are being proposed to facilitate the passage on the road or any other road of any class of traffic (including pedestrians) and for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising;

This order will come into operation on the 20 September 2019

Any person who desires to question the validity of any of the said orders on the grounds that it is not within the powers of Section 1 of the said Act, as amended, or on the grounds that any requirement of the Act or any instrument made under it has not been complied with in relation to this order may, within six weeks of the date hereof, apply to the High Court for the purpose.

3. TREE DECISIONS

- i. Application No: [19/00650/TW](#)
Site: 60 Spencer Road Ryde Isle of Wight, PO33 3AF,
Decision: GRANTED
- ii. Application No: [19/00807/TW](#)
Site: 1 Market Street Ryde Isle of Wight, PO33 2NG,
Decision: GRANTED
- iii. Application no: [19/00754/TW](#)
Site: Millfield 29 Queens Road Ryde, Isle of Wight, PO33 3BG
Decision: GRANTED

RESOLVED:

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

200/19 LICENCE APPLICATIONS

Members considered the following applications:

- i. Application No: [19/01313/STFURN](#)
Location: Royal Esplanade Hotel, Ryde,
Proposal: Street furniture Licence renewal.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application No: [19/01373/STMARR](#)
Location: Anglesea Street Ryde
Proposal: Street Trading Consent Renewal for Ryde Farmers Market

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- iii. Application No: [19/01421/STFURN](#)
Location: Bagel Wrap, Union Street, Ryde
Proposal: Street Furniture Permit.
In addition, Island Roads has contacted the Town Council to ask for its views about the above proposal and about the implications for any similar requests in the future.

The applicant attended to present the application for a street seating parklet to be erected outside the premises. Members were advised that the parklet could if required be removed should there be a particular need.

There were some concerns around the loss of parking spaces as a result of the parklet and the possible increase in such street furniture, resulting in a further decrease in parking. There were also some discussions around the style of the parklet and how it should be in keeping with the Public Realm strategy.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to the proposal adhering to the design requirements for heritage street furniture, as set out in the Public Realm strategy.

- iv. Application No: [19/01387/STFURN](#)
Location: Peter Pans, Esplanade, Ryde.
Proposal: Street furniture Licence renewal

Cllr Tim Wakeley requested that the committee specifies that a condition of approval should be that the proper enforcement of street furniture regulations are observed and that there is no encroachment onto the public walkway on the Esplanade.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to the proper street furniture regulations being observed.

201/19 CONSERVATION AWARDS SCHEME

Members were advised that owing to other pressing matters, the initiative that rewards individuals and businesses who preserve their properties to a high standard and who encourage others to do so, would be addressed at a later date.

202/19 IWALC HOUSING WORKSHOP

Members were advised that a Housing Workshop, hosted by the Isle of Wight Association of Local Councillors, was taking place at the Riverside Centre, Newport in order to hold a question and answer session to cover the Island Plan, Section 106 monies, local infrastructure, empty homes, affordable houses for local people and any environmental concerns.

In attendance at the workshop to address issues would be Jane Cole, Director of Operational Finance and Deputy Managing Director of the Isle of Wight Clinical Commissioning Group (CCG), Keith Herbert from Southern Water, officers from the IWC and Bob Seely MP (parliamentary issues permitting).

Members were therefore asked to submit up to six questions that could be asked at the workshop. Following some discussion, the following six questions were agreed:

- i. What are the plans with regard to the build of affordable one-bedroom accommodation for either sale or rent?
- ii. What are the plans to increase the number of rented social housing?
- iii. Are there any plans for modular and energy efficient housing?
- iv. What are the total number of extant housing applications and what was the current position with the Pennyfeathers development?
- v. In light of the Historic England Heritage Action Zone funding, what is the policy with regard to residential properties.
- vi. What is being done with regard to the provision of adequate infrastructure to support large housing applications.

It was also agreed that Cllrs Diana Conyers, Nancy Farrell (work commitments permitting), and Tim Wakeley would attend the workshop to represent Ryde Town Council.

203/19 HIGH STREET HERITAGE ACTION ZONE

The Chair advised that Historic England (HE) would provide RTC with a consultant to assist in the next phase and a visit would be arranged in due course. The next phase of the application would need to be completed by the end of the year and HE would provide the funds to the IWC to help pay for this.

It was further suggested that a Project Officer could also be funded from the bid and shared with Newport and Carisbrooke Parish Council.

204/19 PRELIMINARY MEETING TO PRESENT PLANS FOR WEST ACRE PARK

The development at Bullen Road and adjacent to Westridge Farm had yet to be processed, but before its submission to the Planning Authority, the applicant was keen to meet members.

RESOLVED

That there will be a presentation by the developers of West Acre Park on the details of the scheme on 8 October 2019 at 10.00am at the Council Chambers and all members of Ryde Town Council will be invited to attend.

205/19 PUBLIC REALM

Coronation Gardens

Members were advised that following an application from Cllrs Ian Stephens and Malcolm Ross to reinstate Coronation Gardens to its former condition. The IW Council owned the land and they would be carrying out the project in partnership with Ryde Town Council.

The gardens were an important community space within the Ryde area and would form a useful meeting and social area.

The works for the gardens comprised of :

- i. Provision of new benches
- ii. Tidying up of central flowerbed to include the removal of existing iron railings
- iii. Resurfacing as shown on plan with a permeable tarmacadam type finish to ensure that surface water was adequately drained and there was no standing water during wet weather.
- iv. Planting and replacing various trees and shrubs as outlined in the planting specification

The total cost of the project will be £13,341 with £4,000 being met by the IWC.

RECOMMENDED TO FULL COUNCIL

THAT Ryde Town Council pay £9,341.00 towards the total cost of the scheme as outlined in the accompanying public realm application.

206/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday 15 October 2019 at 7pm.