



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON
TUESDAY 26 NOVEMBER 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Michael Lilley, Cllr Malcolm Ross and Cllr Ian Stephens

In Attendance: Lisa Dyer (Admin Support) and Chris Turvey (Planning Clerk)

241/19 APOLOGIES

Apologies were received from Cllr Lucioni, Cllr Chapman, and Cllr Farrell

242/19 DECLARATIONS OF INTEREST

None

243/19 MINUTES

The minutes to the previous meeting were reviewed.

The minutes of the last meeting stated in minute no. 236/19 that this item would be reviewed at the "next meeting". This should have read "a future meeting"

RESOLVED:

THAT, subject to amending the words "next" to "a future" in minute no 236/19, the minutes of the Planning Committee held on the 5 November 2019 be approved and signed by the Chair.

244/19 MEMBER QUESTIONS

Cllr Axford enquired about the Fiveways Shelter regarding its future use. Cllr Stephens informed the committee that he was in discussion with IW Council Officers and would report back to a future meeting.

245/19 PROGRESS ON ACTION TAKEN

There were no matters to discuss at this stage.

246/19 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: [19/01288/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 40 St Thomas Street, Ryde
Proposal: Listed Building Consent for three UPVC windows with three wooden sash windows and replacement of two UPVC windows with two casement windows

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [19/01288/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 40 St Thomas Street, Ryde
Proposal: Listed Building Consent for replacement of three UPVC windows with three wooden sash windows and replacement of two UPVC windows with two casement windows (revised description - readvertised application)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

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

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No [19/01386/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 15 Kings Road, Binstead, Ryde, Isle Of Wight, PO33 3RX
Proposal: Demolition on conservatory; proposed single / two storey rear extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application

247/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

- i. Application No: [19/00843/ADV](#)

St John The Baptist Church High Park Road Ryde Isle of Wight
PO331BP
Location: Proposal: 1x non-illuminated free-standing information sign
Parish: Ryde Ward: Ryde East
Decision Date: 28/10/2019

Ryde Town Council raised no objection to this application

- ii. Application No: [19/00944/LBC](#)
Location: 14 Marlborough Road Ryde Isle of Wight PO33 1AA
Proposal: Listed Building consent for new porch
Parish: Ryde Ward: Ryde East
Decision Date: 31/10/2019

Ryde Town Council raised no objection to this application

- iii. Application No: [19/01071/FUL](#)
Location: Rotary Court Node Close Ryde Isle of Wight PO33 3HD
Proposal: Replacement windows and doors
Parish: Ryde Ward: Havenstreet, Ashey And Haylands

Ryde Town Council raised no objection to this application

- iv. Application No: [19/01069/HOU](#)
Location: 59 Mayfield Road Ryde Isle of Wight PO33 3PR
Proposal: Demolition of conservatory; proposed two storey rear extension
Parish: Ryde Ward: Ryde West

Ryde Town Council raised no objection to this application

b) APPLICATIONS REFUSED

- i. Application No: [19/01028/HOU](#)
Location: 16 Newport Street Ryde Isle of Wight PO33 2QB
Proposal: Proposed single storey extension (revised scheme)
Parish: Ryde Ward: Ryde North West
Decision Date: 07/11/2019

Ryde Town Council objected to the application on the grounds that the proposal was not in keeping with the street scene contrary to policy DM1 and that the proposed balcony was too close to the neighbouring properties causing overlooking.

2. TREE DECISIONS

- i. Site: 23 Alexandra Road Ryde Isle of Wight, PO33 1LT
LPA Ref No.: [19/01202/TW](#)
Conservation Area: Ryde St Johns
Tree Works: Apple tree as situated in application is to be felled to near ground level
Decision – No Objection

- ii. Site: Boundary of Ryde Academy Pell Lane Ryde, Isle of Wight
LPA Ref No.: [19/01098/TW](#)
Tree Preservation Order carried out to a minimum of BS3998 2010
Tree Works: The 14 oak trees, 1 ash and a hawthorn situated as detailed in the application are to be crown cleaned removing dead dying and dangerous branches and the crowns pruned to prevent obstruction of traffic and pedestrians by the branches.
Decision – Granted

RESOLVED:

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

248/19 LICENCE APPLICATIONS

There were no applications to consider.

249/19 RESIDENTS PARKING PLACES NOTICE

The Planning Committee noted the latest Residents Parking Places Notice.

250/19 RYDE PLACE PLAN

Committee members were presented with a first draught of Ryde's Place Plan. The Clerk explained that any feedback or comments on the plan would be considered at a future meeting of the committee so that, if relevant, they may be fed into the final draught. Cllr Jordan stated that a meeting of IW Councils Ryde Regeneration Working Group had recently taken place and it included a presentation on proposals for the Transport Interchange on Ryde Esplanade.

RESOLVED:

THAT a presentation of plans for the Transport Interchange on Ryde Esplanade be included in a future RTC planning agenda.

251/19 POSITION STATEMENT REVIEW

The committee discussed the method by which the Position Statement should be reviewed and considered whether this should be done by the planning committee or via a working group made up from all Planning Committee members.

RESOLVED:

THAT the formation of a working group to review the Position Statement and reporting back to the Planning Committee, be agreed.

252/19 HIGH STREET HERITAGE ACTION ZONE

The Clerk gave a short review of the latest news regarding the High Street HAZ and presented a report setting out next steps.

The committee felt that recommendation (ii) in the report should be amended with regard the extra money for two Senior Project Managers.

They agreed to recommend to full council that they should not pay the additional funds as outlined in the report as they were of the opinion that this had already been covered in their original submission in the EOI. Instead they would recommend that there would be one senior project manager based in Ryde and an assistant based in Newport.

In addition, the committee agreed that recommendation (iii) should be amended to allow a member of the Ryde Society to join the steering group and that the Ryde Business Association could be represented by any of its members (not just its chair).

RESOLVED:

THAT the following be recommended to Full Council

- i. That the Committee noted that the Draft Programme Design for the Ryde High Street Historic Action Zone (HAZ) bid be made available to, and noted by, the Town Council at the forthcoming Full Council meeting on 2nd December 2019 prior to submission to Historic England.**
- ii. That no additional funding be awarded to provide for the employment by the Isle of Wight Council of two Senior Project Officers for both Newport and Ryde HAZ projects and that the requirement for 1 Senior Project Manager and 1 Assistant Project Manager be included in the Ryde Programme Design with RTC having exclusive use of the new Senior Project Manager who should be based at Ryde.**
- iii. That the Town Council agree in principle to the establishment of the Ryde HAZ Project Steering Group with the following membership:**
 - 2 x Historic England representatives**
 - 2 x RTC representatives**
 - 2 x IWC representatives**
 - 1 representative from Island Roads**
 - 1 representative of Ryde Business Association**
 - 1 representative from Ryde Arts CIC.**
 - 1 representative from the Ryde Society**
- iv. That it be noted that the proposed RTC representative members of the Project Steering Group be determined by Full Council at a later date and that a term of reference for the Project Steering Group, prepared by the Project Officer, will come to Full Council and the Steering Group for approval.**
- v. That it be noted that the Project Steering Group would become active once stage 3 of the HAZ project is underway and Project Officers are in post.**

253/19 RURAL MARKET TOWN GROUP

The committee agreed not to take up membership of the Rural Market Town Group.

254/19 HIGHWAYS NETWORK UTILITIES PERMIT SCHEME

The Committee noted the scheme and Cllr Axford stated that during highway works it was important that proposed works timescales were met.

255/19 TRAFFIC MANAGEMENT WITHIN RYDE

A member of the public read out a statement to the committee outlining concerns regarding traffic management within Ryde and sought support, from Ryde Town Council, in the form of a strongly worded letter to the Isle of Wight Council.

Cllr Conyers pointed out that Ryde Town Council's Position Statement makes this point already and in addition, at previous meetings with the IW Council, the views expressed in this statement had been echoed and expanded upon. Cllr Jordan proposed that Ryde Town Council supported the statement by writing a strongly worded letter to the IW Council reiterating the contents of the statement. It was further suggested that a press release be issued stating that the letter had been sent.

RESOLVED:

THAT the Chairman of the Planning Committee send a letter to the IW Council regarding infrastructure inadequacies, both in terms of transport and community, with respect to large housing and commercial developments in the town.

256/19 PUBLIC REALM

There were no new applications to discuss.

257/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday, 17 December 2019 at 7pm in Ryde Town Council Chambers.