



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
10, Lind Street  
Ryde IOW  
PO33 2NQ

Email: [chris.turvey@rydetowncouncil.gov.uk](mailto:chris.turvey@rydetowncouncil.gov.uk)

22 January 2020

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a **MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE** to be held on **Tuesday, 28 January 2020** at the **Ryde Town Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm** for the purpose of transacting the business set out in the agenda below.

All members are invited to attend.

Yours sincerely,

**Chris Turvey  
Planning Clerk**

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and a number of paper copy agendas will be provided for the public at the meeting. A hearing loop is available at this venue.

## **PUBLIC QUESTION TIME**

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

### **1. APOLOGIES**

To receive apologies for absence.

### **2. DECLARATIONS OF INTEREST**

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

### **3. MINUTES**

To take as read and confirm as accurate the minutes of the meeting held on Tuesday, 17 December 2019 (PAPER A)

### **4. MEMBERS QUESTIONS**

To receive questions from members of the Planning Committee.

### **5. PROGRESS ON ACTION TAKEN**

To update the committee on any action taken

### **6. PLANNING APPLICATIONS**

To consider the following planning applications:

(Please note applications i – xiii were submitted under delegated powers to accommodate the Christmas recess.)

i. Application No: [19/01487/HOU](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: Yarborough, Augusta Road, Ryde, Isle Of Wight, PO33 3AU

Proposal: Demolition of porch; proposed porch/portico; painting of house and porch/portico

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

ii. Application No: [19/01519/FUL](#)

Parish(es): Ryde Ward(s): Ryde East

Location: 158 Marlborough Road, Ryde, Isle Of Wight, PO33 1AT

Proposal: Demolition of dwelling; proposed detached house; formation of vehicular access and parking area.

**RESOLVED:**

**That Ryde Town Council object to the application on the following grounds:**

- a) **The road improvements outlined in this application make specific changes to this junction in isolation. This should not be considered in a piecemeal way but be part of a cohesive scheme of road improvements in the area including Pennyfeathers, the Nicholson Road Business Park, the new Ice Rink / sports centre at Smallbrooke, the proposed developments at West Acre park and the already consented development at Rosemary Vineyard.**
  - b) **Demolishing and replacing the existing buildings would remove the flexibility needed to accommodate any future road scheme connected with the developments listed above.**
- iii. Application No: [19/01520/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 155 Marlborough Road, Ryde, Isle Of Wight, PO33 1AT  
Proposal: Demolition of dwelling and detached garage; proposed dwelling, access and parking

**RESOLVED:**

**That Ryde Town Council object to the application on the following grounds:**

- a) **The road improvements outlined in this application make specific changes to this junction in isolation. This should not be considered in a piecemeal way but be part of a cohesive scheme of road improvements in the area including Pennyfeathers, the Nicholson Road Business Park, the new Ice Rink / sports centre at Smallbrooke, the proposed developments at West Acre park and the already consented development at Rosemary Vineyard.**
  - b) **Demolishing and replacing the existing buildings would remove the flexibility needed to accommodate any future road scheme connected with the developments listed above.**
- iv. Application No: [19/01307/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 4D Spencer Road, Ryde, Isle Of Wight, PO33 2NZ  
Proposal: Replacement of UPVC patio style door with wooden bi fold door to existing balcony

**RESOLVED:**

**THAT Ryde Town Council strongly supports development that seeks to restore original features as included in this application.**

- v. Application No: [19/01308/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 4D Spencer Road, Ryde, Isle Of Wight, PO33 2NZ  
Proposal: Listed building consent for replacement of upvc patio style door with wooden bi fold door to existing balcony

**RESOLVED:**

**THAT Ryde Town Council strongly supports development that seeks to restore original features as included in this application.**

- vi. Application No: [19/01549/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Co-op, Anglesea Street, Ryde, Isle Of Wight, PO33 2JJ  
Proposal: Installation of new gas cooler units on roof; refurbishment of window frames, doors and roller shutters

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- vii. Application No: [19/01563/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 9 Binstead Lodge Road, Binstead, Ryde, Isle Of Wight, PO33 3SG  
Proposal: Proposed porch

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- viii. Application No: [19/01574/FUL](#)  
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, Isle Of Wight  
Proposal: Proposed development of twelve dwellings by revisions to approved plots/units 12,61,62,66,67 & 69 to provide a net increase of six additional dwellings

**RESOLVED:**

**That Ryde Town Council does not object to this application subject to the following:**

**a) Density and open space:**

**The Design and Access and Planning Statement states that:**

***“The subdivision does not change the approved original footprints of those dwellings. All works are within the confines of the same scale and curtilage.”***

**The plans show that the proposed increase in numbers of homes (6) will increase the footprint of the whole proposal by approx. 40m<sup>2</sup>. This reflects an increase in size of plot 12.**

**Plots 61, 62, 66, 67 and 69 cover approx. the same footprint as in the approved application.**

**Ryde Town Council recognize that there is a small increase in development footprint however the proposed increase within this**

revision is not sufficient to have a material effect on the development as a whole. Any further revisions increasing the size of the footprint may, however, be opposed.

**b) Affordable housing and s106**

**Plot No. 12 on the original application to be converted to 2 dwellings, both of which will be affordable to account for the increase in housing nos. In addition, as part of s106 agreement the following is offered:**

**£6,000 for education improvements**

**£1,500 for highway public realm improvements**

**SPA payment of £637 per new dwelling a total of £3822**

**Ryde Town Council welcome the additional infrastructure funding proposals but consider this to be an absolute minimum offer by way of mitigation for the increase in housing numbers.**

ix. Application No: [19/01608/ADV](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: 38 Union Street, Ryde, Isle Of Wight, PO33 2LJ

Proposal: Replacement of 1no. existing external ATM sign with 1no. new external ATM sign.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

x. Application No: [19/01610/LBC](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: 38 Union Street, Ryde, Isle Of Wight, PO33 2LJ

Proposal: Listed Building Consent for replacement of 1 no. external ATM sign with 1 no. new external ATM sign.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

xi. Application No: [19/01557/FUL](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: 21 High Street, Ryde, Isle Of Wight, PO33 2HW

Proposal: Proposed change of use from A1 (shop) to A4 (drinking establishment)

**RESOLVED:**

**THAT Ryde Town Council object to this application for the following reasons:**

- a) There is lack of information as to how the proposed drinking establishment will be used. Details such as whether there would be live music, opening and closing times or whether food would be available.

- b) There is no provision within the provided information to show waste storage

**FURTHER RESOLVED:**

**THAT Following further information Ryde Town Council support this application subject to the applicant giving details regarding provision for waste bin storage.**

- xii. Application No: [19/01633/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Preston Cottage, Brading Road, Ryde, Isle Of Wight, PO33 1QQ  
Proposal: Proposed single storey rear extension with deck area

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xiii. Application No: [20/00012/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, AsheY And Haylands  
Location: 33A Mitchells Road, Ryde, Isle Of Wight, PO33 3JA  
Proposal: Proposed replacement of flat roof with pitched roof

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application.**

- xiv. Application No: [19/01560/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 31 West Hill Road, Ryde, Isle Of Wight, PO33 1LG  
Proposal: Demolition of conservatory; proposed single storey rear extension with terrace area over.
- xv. Application No: [20/00033/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 49A George Street, Ryde, Isle Of Wight, PO33 2EN  
Proposal: Demolition of existing dwelling; proposed replacement dwelling.

**7. DECISIONS TAKEN**

To note the decisions taken by the Isle of Wight Council since the last meeting (PAPER B)

**8. LICENCE APPLICATIONS**

To consider any licencing applications received by the Isle of Wight Council.

- i. Application No: [20/00043/STFURN](#)  
Location: Star Inn, 40 High Street, Ryde, Isle Of Wight, PO33 2HT  
Proposal: Street Furniture Licence.

- ii. Application No: [20/00029/STFURN](#)  
Location: Crown Hotel, 10 St Thomas Square, Ryde, Isle Of Wight, PO33 2PJ  
Proposal: Street Furniture Licence.
- iii. Application No: [20/00051/STSTAN](#)  
Location: Town Square, Anglesea Street, Ryde, Isle Of Wight.  
Proposal: Street Trading Static Licence for 9<sup>th</sup> and 10<sup>th</sup> February 2020.

## **9. RYDE PLACE PLAN**

To consider the final draft of the Ryde Place Plan.

## **10. POSITION STATEMENT REVIEW**

To establish an informal working group made up of Planning Committee members to review RTC's Position Statement.

## **11. IW COUNCIL'S DRAFT HOUSING STRATEGY**

To consider the IW Council's Draft Housing Strategy

## **12. HIGH STREET HERITAGE ACTION ZONE**

To note the final draft of stage 2 (programme design) for Historic England with regard to the Ryde HSHAZ.

## **13. IW COUNCIL'S INFRASTRUCTURE WORKSHOP**

To receive a report from planning committee representatives with regard to the latest infrastructure workshop.

## **14. THE RURAL COMMUNITY ENERGY FUND**

To consider sending a representative to the Rural Community Energy Fund (RCEF) event at Lyndhurst with regard to exploring the possibility of grant funding to develop local, clean and renewable sources of energy generation.

## **15. NATURES HIGHWAYS REPORT**

To consider the IW Council's Natures Highways Report 2019 (The Sustainable Management of Road Verges on the Isle of Wight)

## **16. PUBLIC REALM**

To consider any applications for Public Realm funding and report on any on going Public Realm projects.

## **17. DATE OF NEXT MEETING**

To note that the next scheduled Planning Committee will be held on **Tuesday, 18 February 2020 at 7pm.**

