



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON
TUESDAY 28 JANUARY 2020 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Charles Chapman,
Cllr Phil Jordan and Cllr Malcolm Ross

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

1/20 APOLOGIES

Apologies were received from Cllr Nancy Farrell, Cllr Michael Lilley, Cllr Karen Lucioni and Cllr Ian Stephens

2/20 DECLARATIONS OF INTEREST

Cllr Chapman declared a personal interest in minute 8/20 as he was the Chairman of the Isle of Wight Councils Licencing Committee and would leave the room when this matter was being discussed.

3/20 MINUTES

The minutes to the previous meeting held on 17 December 2019 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 17 December 2019 were approved as a true and accurate record and were signed off by the Chair.

4/20 MEMBER QUESTIONS

Cllr Ross reported to the committee that the lighting on the "Welcome to Ryde" sign on Binstead Road was not working and asked if Island Roads could be contacted to rectify the situation. The Planning Clerk would contact Island Roads and report back to members in due course.

5/20 PROGRESS ON ACTION TAKEN

All actions would be covered in later items on the agenda

6/20 PLANNING APPLICATIONS

The planning applications i – xiii were noted by the committee as they had been 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, 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, 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, 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, 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, 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, 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, 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

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. 40m². 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, 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, 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, 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**

Following the concerns raised being addressed by the applicant, the resolution was changed to the following:

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, 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, Ashley And Haylands
Location: 33A Mitchells Road, Ryde, 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, PO33 1LG
Proposal: Demolition of conservatory; proposed single storey rear extension with terrace area over.

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- xv. Application No: [20/00033/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 49A George Street, Ryde, PO33 2EN
Proposal: Demolition of existing dwelling; proposed replacement dwelling.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

7/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

- i. Application No: [19/01251/LBC](#)
Parish: Ryde Ward: Ryde North East.
Location: Dental Surgery 9 Melville Street Ryde, PO33 2AE
Proposal: LBC for works required to address dry rot fungus on lower, upper ground floor and first floor levels; replacement down pipe.

Ryde Town Council raised no objection to this application

- ii. Application No: [19/01215/CLPUD](#)
Parish: Ryde Ward: Ryde South
Location: 23 Star Street Ryde, PO33 2JH
Proposal: Lawful Development Certificate for continued use of building as four flats.

Ryde Town Council raised no objection to this application

- iii. Application No: [19/00694/LBC](#)
Parish: Ryde Ward: Ryde North West
Location: 85 West Street Ryde, PO33 2NW
Proposal: Listed Building Consent for internal and external alterations in connection with change of use from residential to children's nursery (use class D1) (revised description)

Ryde Town Council raised no objection to this application

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

Ryde Town Council raised no objection to this application

- v. Application No: [19/01421/HOU](#)
Parish: Ryde Ward: Binstead And Fishbourne
Location: 30 Parkway Binstead Ryde, PO33 3RZ
Proposal: Proposed single storey side extension

Ryde Town Council raised no objection to this application

- vi. Application No: [19/01402/HOU](#)
Parish: Ryde Ward: Ryde West
Location: 2 Sherbourne Avenue Ryde, PO33 3PX
Proposal: Proposed single storey extension on front and side elevations with associated alterations.

Ryde Town Council raised no objection to this application

- vii. Application No: [19/01420/FUL](#)
Parish: Ryde Ward: Ryde North West
Location: Land Rear of 12 Union Street, Ryde
Proposal: Proposed detached dwelling with integral garage and vehicular access.

Ryde Town Council raised no objection to this application

- viii. Application No: [19/01427/HOU](#)
Parish: Ryde Ward: Ryde North West
Location: 3 Westwood Road Ryde, PO33 3BJ
Proposal: Proposed single storey extension; alterations to include dormer on rear elevation (revised scheme)

Ryde Town Council raised no objection to this application

- ix. Application No: [19/01487/HOU](#)
Parish: Ryde Ward: Ryde North West
Location: Yarborough Augusta Road Ryde, PO33 3AU
Proposal: Demolition of porch; proposed porch/portico; painting of house and porch/portico

Ryde Town Council raised no objection to this application

- x. Application No: [19/01462/LBC](#)
Parish: Ryde Ward: Ryde North West
Location: Yarborough Augusta Road, Ryde, PO33 3AU

Proposal: LBC for removal of porch/portico; proposed porch/portico; painting of house and porch/portico.

Ryde Town Council raised no objection to this application

b) APPLICATIONS REFUSED

There were no applications refused for Ryde.

2. TREE DECISIONS

LPA Ref No.: [19/00896/TW](#) TPO Number: 1986/17
Location: Pentghent 49 Hillrise Avenue Binstead, Ryde
Tree Works: T1. Ash, T3. Hawthorn situated as detailed in the application are to be felled to near ground level. T2. Oak T4. Crack Willow T5. Field Maple situated as detailed in the application are to be pruned back to the fence line.

RESOLVED:

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

8/20 LICENCE APPLICATIONS

Cllr Chapman left the room for this item.

The following licensing applications were considered:

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

Members noted that this was an annual application to renew the current licence.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [20/00029/STFURN](#)
Location: Crown Hotel, 10 St Thomas Square, Ryde, PO33 2PJ
Proposal: Street Furniture Licence.

Members noted that this was an annual application to renew the current licence.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [20/00051/STSTAN](#)
Location: Town Square, Anglesea Street, Ryde
Proposal: Street Trading Static Licence for 9 and 10 February 2020.

This application was for a two-day period involving a trading vehicle with regard to selling mobile phones, contracts and various accessories.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

9/20 RYDE PLACE PLAN

Members reviewed the latest draft of the Ryde Place Plan which also included an Action Plan. This included upgrading the Vision Statement to A Manifesto for Ryde. Set out in this document were statements and policies that defined and celebrated Ryde, creating (Memorandum of Understanding) MoU agreements designed to define proactive collaborative partnerships with key services and stakeholders and also creating work programmes and supporting budget settings.

The committee agreed that the plan had been well put together and should therefore be recommended to all members at Full Council on 3 February 2020 for approval. However, it was noted that owing to the latest version being received late, more time was required to review the accompanying action plan to the Place Plan. It was therefore suggested that this could return to the next Planning Committee for further discussion and consideration.

It was also noted that, an invite should be extended to Mr Ian Boyd from Arc Consulting to attend the next meeting of Full Council in order to take any questions from members and address any areas of concern.

RESOLVED:

- i. THAT the Draft Ryde Place Plan be recommended for approval at Full Council.**
- ii. THAT Mr Ian Boyd of Arc Consulting be invited to attend the next meeting of Full Council in order to take questions from members about the Ryde Place.**
- iii. THAT the Ryde Place Plan Action Plan be brought back to the next meeting of the Planning Committee.**

10/20 POSITION STATEMENT REVIEW

There had been various discussions since that previous meeting, but only two members had confirmed their desire to sit on a working Group in order to review the current Position Statement. It was therefore agreed that Cllrs Conyers and Ross would join Cllrs Lucioni and Stephens on the group with a view to making any suggested amendments, should they be required, in order for the Town Council to have the best method to inform any long term decisions around the level and distribution of development in the Ryde area.

11/20 ISLE OF WIGHT COUNCILS DRAFT HOUSING STRATEGY

The committee were presented with both the draft Isle of Wight Housing Strategy 2020 – 2025 along with a summary of the plan.

It was noted from members that Ryde Town Council should look to encourage smaller more affordable housing in order to provide support for the town's younger population.

Concerns were raised that there were too many large houses that would not assist in addressing the needs of the young and to those not in a position to pay for more expensive homes.

The committee agreed to look into the practicalities of completing the online survey collectively on behalf of Ryde Town Council by the 16 February 2020 deadline. It was also agreed that the strategy should return to the next Planning Committee on 18 February 2020 in order to discuss any submitted response.

12/20 HIGH STREET HERITAGE ACTION ZONE

The Planning Clerk reported that representatives from England Heritage and Historic England would be visiting on Wednesday, 29 January 2020 in order to look at the condition of Ryde Theatre / Town Hall and how possible future funding options could be utilised. There would also be a walk-through Ryde High Street to evaluate the regeneration that would be required as a result of the High Street Heritage Action Zone funding.

Nine representatives would be present, and all members of the Planning Committee were welcome to attend.

13/20 ISLE OF WIGHT COUNCIL'S INFRASTRUCTURE WORKSHOP

The Chair circulated a report from the workshop along with a number of questions and answers, which was attended along with Cllr Lucioni as representatives of Ryde Town Council.

There were various stakeholders in attendance. Representing the Isle of Wight Council (IWC) were Cllr Ian Ward (IWC Cabinet Member for Infrastructure and Transport), Cllr Barry Abraham (IWC Cabinet Member for Planning and Housing), Chris Ashman (IWC Director of Regeneration), Ollie Boulter (IWC Head of Planning Services), Keith Herbert (Southern Water), Alison Smith (Clinical Commissioning Group - CCG), Richard Tyldesley (General Manager of Southern Vectis) and Kayleigh Richter (IWC Sustainability and Environmental Management Consultant Officer). Cllr Dave Stewart the Leader of the IWC also attended briefly and a representative from Cycle Wight was present. Island Roads, however, were absent from the workshop.

A number of topics were discussed which included improvements needed for Smallbrook Junction, housing numbers and needs survey, neighbourhood plans, the parking strategy and sustainable transport issues.

Also discussed were planning applications that included GP's and Schools as part of the infrastructure. There was some indication that the Nicholson Road development proposed surgery would be the amalgamation of Argyle Street and The Esplanade surgeries.

14/20 THE RURAL COMMUNITY ENERGY FUND (RCEF)

The committee discussed the invitation for a seminar on Thursday, February 13, 2020 around applying for a grant that could assist communities to develop their own local, clean and renewable sources of energy generation which benefit their locality and the wider environment. The scheme offered the following:

- Phase I of the scheme offered up to £40,000 for a feasibility study.
- Phase II of the scheme offers up to £100,000 to cover further project development costs and gaining planning permission.

The meeting was organised with the assistance of Solent Local Enterprise Partnership (SLEP) and New Forest District Council

Members agreed that the RCEF was something that RTC should look at exploring further but agreed that it would be logistically difficult for members to attend an event in Lyndhurst that started at 5.30pm. It was therefore suggested that the possibility of an Island event could be explored where various Town and Parish Councils could attend. The Planning Clerk would contact South West Energy Hub to explore the possibilities of this.

15/20 NATURES HIGHWAY REPORT

The committee considered a report from Natures Highways on the strategy of the sustainable management of road verges on the Isle of Wight.

There was some concern that whilst the importance of the conservation of the ecological importance of road verges as wildlife corridors should be recognised, the timetables for carrying out work was not being adhered to and as a result, many areas were left looking untidy and therefore not a good advertisement for those visiting Ryde and the Island as a whole.

It was therefore agreed that a breakdown of relevant roads and verges be obtained so Town Councillors could ascertain how their wards were affected by the works and make relevant representations if required.

16/20 PUBLIC REALM

There were no Public Realm matters to consider.

17/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday, 18 February 2020 at 7pm in Ryde Town Council Chambers.