



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON
TUESDAY 18 FEBRUARY 2020 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT**

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

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

18/20 APOLOGIES

Apologies were received from Cllrs Karen Lucioni and Cllr Ian Stephens

19/20 DECLARATIONS OF INTEREST

Cllr Chapman declared a personal interest in minute 25/20 (Licencing Applications), as he was the Chairman of the Isle of Wight Councils Licencing Committee

20/20 MINUTES

The minutes to the previous meeting held on 28 January 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 28 January 2020 were approved as a true and accurate record and were signed off by the Chair.

21/20 MEMBER QUESTIONS

Cllr Chapman asked about the flagpole on Eastern Gardens and if it required any planning action owing to its current need for repairs and the imminent need to use it for civic functions such as Commonwealth Day. The Planning Clerk advised that there were no planning implications and that the pole would be tended to in house.

22/20 PROGRESS ON ACTION TAKEN

All actions would be covered in later items on the agenda

23/20 PLANNING APPLICATIONS

- i. Application No: [20/00036/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 61A Union Street, Ryde, PO33 2LG

Proposal: LBC for alterations to shopfront to include removal of existing shopfront and formation of external seating

Members were advised that the original application for external segregated seating on the pavement had been withdrawn and that the revised application was set within the premises with all new internal seating.

Following a vote by a show of hands, it was:

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

Vote: 5 For – 1 Against

- ii. Application No: [20/00069/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 12 Arundel Road, Ryde, PO33 1BN
Proposal: Lawful Development Certificate (LDC) for continued use of annexe as full time residential

NOTE - No Resolution could be made as it was an LDC (lawful for planning purposes and therefore does not require any planning permission)

- iii. Application No: [20/00078/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 12 Parkway, Binstead, PO33 3UX
Proposal: Proposed two storey extension to replace existing adjoining garage

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

- iv. Application No: [20/00093/RVC](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Quarrhurst, Quarr Road, Binstead, PO33 4EL
Proposal: Variation of conditions 2 and 6, and removal of conditions 8, 9 and 13 on P/00963/15 to allow development to be carried out in accordance with amended plans and to agree details reserved by conditions 6, 8, 9 and 13 relating to lighting, materials, windows, doors, balconies, rainwater goods and landscaping

Members noted the concerns raised by the Isle of Wight Council's (IWC) Tree Officer, who advised that the amendment which required the moving of the building, required the loss of three trees.

RESOLVED:

THAT Ryde Town Council objected to this application owing to the concerns raised by the IWC's Tree Officer.

Whilst the Committee did not object to the revisions of the approved design of the building itself, the implications of the re-positioning of it were that there was an unacceptable loss of three trees.

- v. Application No: [20/00117/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 1, Ryde Court, St Thomas Street, Ryde, PO33 2PB
Proposal: Listed Building Consent for replacement of window with doors in rear elevation.

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

- vi. Application No: [20/00124/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield West Copsefield Drive, Ryde, PO33 3AR
Proposal: Alterations to conservatory

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

- vii. Application No: [19/01656/RVC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Palmer House, Castle Street, Ryde, PO33 2EE
Proposal: Variation of condition 2 on [P/00287/18](#)

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

- viii. Application No: [20/00074/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Flat 3, 81 George Street, Ryde, PO33 2JF
Proposal: Proposed change of use of second floor from residential flat (C3) to provide storage space and staff area for the existing clinic

Members were reminded that the High Street Heritage Action Zone, for which Ryde had received funding, identified a need within the High Street for converting upstairs commercial spaces to residential accommodation

The Committee however was of the opinion that the application would encourage the business to develop beneficially for the town.

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

- ix. Application No: [20/00193/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3A Nelson Crescent, Ryde, PO33 3QN

Proposal: Proposed removal of existing roof; replacement roof extension to provide additional living accommodation; rear extension (revised scheme)

RESOLVED:

THAT Ryde Town Council Raised No Objection to this application

24/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

PLANNING DECISIONS

a) APPLICATIONS APPROVED

- i. Application No: [19/00272/FUL](#)
Location: Tower Barn Appley Farm Marlborough Road, Ryde, PO33 1AA,
Proposal: Siting of a shepherd hut to be used as tourist accommodation;
shed
Parish: Ryde Ward: Ryde East
Decision Date: 20/01/2020

Ryde Town Council raised no objection to this application

- ii. Application No: [19/00081/ARM](#)
Location: Ryde House Ryde House Drive Ryde, PO33 3FE
Proposal: Approval of reserved matters on P/00164/17 for design, scale
and layout of 14 units
Parish: Ryde Ward: Ryde North West
Decision Date: 21/01/2020

Ryde Town Council does not object to the approval of reserved matters provided the following are put in place:

- a) *A pedestrian access to phase 1 of the site should be in place alongside the access road as outlined in Island Roads report. This will necessitate a new red line plan to include the new pavement.*
- b) *The commencement of phase 2 should be time limited to ensure that the affordable housing element of the development is delivered in a timely manner.*
- c) *The proposed works at the main road junction should be completed as detailed on drawing no.14599/1 Rev A prior to the occupation of any of the proposed properties.*

- iii. Application No: [19/01179/HOU](#)
Location: 1 Market Street Ryde, PO33 2NG
Proposal: Proposed installation of patio doors and replacement casement window on rear elevation
Parish: Ryde Ward: Ryde North West
Decision Date: 24/01/2020

Ryde Town Council objected to the application on the following grounds:

- a) *The property is situated within the Ryde Conservation Area and as such the development should strive to maintain the character of the rest of the building by installing windows which match, in style, the existing windows as outlined in Ryde Town Council's Position Statement.*
- b) *Within Ryde's Conservation Area any replacement windows should match, in the use of materials, that which is prevalent on the rest of the existing building or when the replacement is extensive, that which was used when the property was built.*

iv. Application No: [19/00524/RVC](#)

Location: Rosemary Vineyard Smallbrook Lane Ryde, PO33 4BE

Proposal: Removal of agricultural occupancy condition on [TCP/8036C/M/734](#) and [TCP/8036D/M/1880](#)

Parish: Ryde Ward: Havenstreet, Ashey And Haylands

Decision Date: 28/01/2020

Ryde Town Council raised no objection to this application

v. Application No: [19/01563/HOU](#)

Location: 9 Binstead Lodge Road, Binstead Ryde, PO33 3SG

Proposal: Proposed porch

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 03/02/2020

Ryde Town Council raised no objection to this application

vi. Application No: [19/00601/HOU](#)

Location: Old Wychwood Quarr Hill, Binstead, Ryde, PO33 4EH

Proposal: Proposed single storey extension to front elevation to form hobby room

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 04/02/2020

Ryde Town Council objected to the application on the following grounds:

- a) *Unless a report from the IWC's tree officer submits a favourable report that would support this application, the application could not be supported.*
- b) *The tree report accompanying this application showed that part of the proposal falls within the root protection area of a grade B 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 could not be considered.*

- vii. Application No: [19/00156/RVC](#)
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) (re-advertised application)
Parish: Ryde Ward: Ryde North East
Decision Date: 07/02/2020

Ryde Town Council raised no objection to this application

b) APPLICATIONS REFUSED

There were no applications refused for Ryde.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Committee meeting, be noted.

25/20 LICENCE APPLICATIONS

The following licensing applications were considered:

- i. Ref No - [20/00148/GAAGCN / GA05](#) New AGC | Pending Decision
Location - Adult Gaming Centre, Harbourlight Amusements, Peter Pans Funfair and Amusements, 23 The Esplanade, Ryde PO33 2DZ
Purpose - Gambling Act 2005 - Notification of Applications Received
The consultation period will end on the 6 March 2020.

Concerns were raised around the siting of such a facility within an established Children's Amusement Park. Members agreed that in a time of such gambling machines leading to addiction problems and mental health issues, to have such a facility in a family orientated environment was not suitable in such surroundings.

RESOLVED:

THAT Ryde Town Council Strongly objects to this application on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings.

- ii. Ref No - [20/00165 / OW](#) - Premises Licence Full Variation Application
Location - Bartletts Green Farm, Brading Road, Ryde
Purpose - Application for a Premises Licence
The consultation period will end on the 10th March 2020

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

26/20 RYDE PLACE PLAN – ACTION PLAN

Members discussed the Action Plan that had been attached to a draft version of the Ryde Plan was circulated for members to consider.

Prior to the discussion, members of the public were granted an opportunity to raise issues. These included concerns around possible development of St Thomas' Street Car Park and the protected use of Ryde Esplanade.

Following Full Council approval of the Place Plan at its meeting on 3 February 2020, members of the planning committee gave consideration to its Action Plan and what priorities would be addressed. Members agreed that the five issues would be focussed on:

- i. Upgrade the Vision Statement to “A Manifesto for Ryde”
- ii. Create MOU Agreements designed to define proactive collaborative partnerships with key services and stakeholders for the achievement of the Manifesto goals.
- iii. Create a work programme that quickly initiates something in each of the action zones, combining public space and social enterprise objectives.
- iv. Look at community grant criteria that would be in line with supporting the Place Plan principles.
- v. Look at revising the staffing structure at RTC in order to provide the best possible support for the Place Plan. The Personnel Panel would be discussing this and provide recommendations to all members.

Members agreed that a briefing note would be sent out by the Chair to provide more detail.

It was noted that a lot of work had already started such as Aspire and the future plans for Appley Tower. Progress on the work on the staff restructure would also be communicated to members on a regular basis.

Members of RTC who also sit on the IWC would also continue to lobby the IWC administration to promote the Place Plan.

Finally, it was noted that with regard to the Action Plan, a matrix could be devised that would analyse work that had started and allow discussions and involvement with staff.

RESOLVED:

THAT the basic principles of the Action Plan be agreed.

27/20 RYDE COMMUNITY ORCHARD

Members were advised that Natural England (NE), who already work with RTC on various matters, had approached the IWC with regard to an area of land near the railway line at the bottom of the Nicholson Road trading estate.

The land would be turned into a Community Orchard for the benefit of local residents. The initiative would promote green spaces and allow the public to become engaged with the growth of organic fruit grown close to home and also encourage interaction with local wildlife.

The donation of the land from the IWC would also align with aspects of the Ryde Place Plan. It was hoped that NE could make a presentation to members at a future date.

28/20 POSITION STATEMENT REVIEW

The committee were advised that a date would be identified shortly, and members of the Position Statement Review Panel would meet to discuss any possible changes that may be required.

29/20 ISLE OF WIGHT COUNCIL'S DRAFT HOUSING STRATEGY – RTC'S RESPONSE

The committee agreed that the IWC's Housing Strategy was an important plan which needed input from RTC.

The Mayor advised that as he was a member of both the IWC's Scrutiny and Planning Committee he would be in a good position to raise any of the housing issues and concerns of Ryde.

Members were concerned that the level of affordable housing was still very low within the Ryde area and better planning to address such issues needed to be looked at in order to provide such accommodation.

Whilst a dedicated meeting to discuss a response would be desirable, members agreed that owing to time and resource constraints, this was not likely. It was therefore agreed that all members views could be sought via email to the chair and a collective response created and sent to the IWC.

The chair had devised a series of questions that could be used to help inform a response which was circulated.

Key issues included:

- Affordable Housing Numbers
- Rental Issues
- Infrastructure concerns with bigger involvement from RTC

RESOLVED:

THAT a response be collated and sent to the Isle of Wight Council.

30/20 NEW ENGINEERING WORKS FOR HOVERTRAVEL

Owing to the representative from Hovertravel being unable to attend the meeting, the presentation around the proposal for new engineering works at Ryde Esplanade Hovercraft Terminal would now be given at a later date.

31/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)

The committee was advised that a there had been a pre meeting of the HSHAZ steering group to agree proceeding with the recruitment of a Project Officer.

Members were advised that any issues regarding the HSHAZ could be raised at the next meeting of the Ryde Regeneration Working Group

32/20 PUBLIC REALM

With regard to Coronation Gardens, this was progressing, but there were some issues with tree planting

33/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday, 10 March 2020 at 7pm in Ryde Town Council Chambers.