



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND  
REGENERATION COMMITTEE HELD ON TUESDAY 19 JANUARY 2021 AT 4.00PM VIA  
THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

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

Also in Attendance: Jon Baker (Committees Coordinator), Ian Boyd (Arc Consulting), Chris Turvey (Planning Clerk) and Cllr Tim Wakeley (RTC)

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## **PUBLIC QUESTIONS**

Prior to the meeting written questions were received from The Ryde Society regarding the Planning Application for Pennyfeathers Reserved Matters and is appended, along with the response to the end of these minutes and form part of the minutes (page A2-9).

The Committees Coordinator advised that the last question would be addressed later in the meeting and that the others would be looked at when the application is considered formally when the committee next meet.

### **7/21 APOLOGIES**

None received.

### **8/21 DECLARATIONS OF INTEREST**

None declared.

### **9/21 REQUESTS FOR DISPENSATIONS**

None requested.

### **10/21 MINUTES**

The minutes to the previous meeting held on 8 December 2020 were reviewed.

### **RESOLVED:**

**THAT the minutes held on 8 December 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting**

Members were advised that the answer to the public question which had been raised by Mr Peter Griffiths had been sent to him and would also be sent to committee members after the meeting.

## **11/21 RYDE PLACE PLAN / REVIEW OF LOCAL PLANS**

The Chair explained that, at the extra-ordinary meeting held on 13 January 2021, it had been agreed to invite the Place Plan Consultant who had been contracted by the Town Council to assist in the developing of the Ryde Place Plan and its subsequent reviews, to attend this meeting to give his views on the extension of the Place Plan to include Binstead and other possible areas.

It was noted that Binstead had many aspects that needed to be taken into account such as site developments close to surrounding parishes such as Havenstreet and Fishbourne, but that other areas including Oakfield / Elmfield, Swanmore / Haylands and Ashey all had facets that needed to be specifically addressed. There was also the issue of the creation of new wards as result of the boundary review which would come into force at the local elections scheduled for May 2021 which had to be taken into account.

It was also noted that whilst Ryde South East had been covered largely in the Ryde Place Plan, there was a somewhat smaller focus on the towns South West region which contained a lot of natural realm as well as social housing issues and that, whilst Ryde East had been largely covered in the Place Plan, it was created and approved prior to the Nicholson Road site being granted authorisation.

It was eventually agreed that, rather than add further annexes of appendices, the Place Plan needed to be reviewed as a whole and that all members should look at their own wards and come forward with any ideas and suggestions for aspects that needed covering in the review.

Proposals would be brought back to a future meeting with a view to moving forward.

### **RESOLVED:**

**THAT proposals would be made at a future Planning Committee meeting around reviewing the Ryde Place Plan with a view to including any or all surrounding areas of the town.**

## **12/21 MEMBER QUESTIONS**

None were received.

## **13/21 PLANNING APPLICATIONS**

The following Planning Applications were then considered by all members of the committee:

- i. Application No: [20/02216/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 21 Adelaide Place, Ryde, PO33 3DJ  
Proposal: Proposed detached dwelling; alterations to vehicular access and parking.

Members duly noted that the neighbour had objected on the grounds of loss of light, privacy and lowering the value of the neighbouring property.

Members also noted that the developer had attempted to address the question of privacy by only using rooflight in the first floor windows overlooking the neighbouring property. The developer had also provided some shading information which indicated that any shading would be towards the proposed building from the neighbouring property.

The property was also within the Key regeneration area and had conditional approval from Island Roads.

There should also be provision of a payment towards the Solent Protection Area.

There was some discussion around the issue of parking and that consideration should be given to implementing parking restrictions where sight-lines would be affected by stationary vehicles

**RESOLVED:**

**THAT Ryde Town Council raised no objection, subject to there being restrictions to parking where sight-lines would be affected by stationary vehicles**

The applications below were considered under delegated powers by the Chair and Planning Clerk and they proposed the following:

- ii. Application No: [20/01435/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 12 Esplanade, Ryde, PO33 2DY  
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations (readvertised application)
- iii. Application No: [20/01707/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 12 Esplanade, Ryde, PO33 2DY  
Proposal: Listed Building Consent for internal alterations to create a kitchen, extend the gents toilets and change the office into a ladies toilet (re-advertised application)
- iv. Application No: [20/02178/LBC](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Hideaway Cottage, Marlborough Road, Ryde, PO33 1AA  
Proposal: Listed building consent for replacement windows and doors
- v. Application No: [20/02244/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 7 Westfield Park, Ryde, PO33 3AB  
Proposal: Proposed two storey rear extension

- vi. Application No: [20/02212/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS  
Proposal: Listed Building Consent for alterations and refurbishment of building to include removal of internal stud partition, new timber staircase, timber internal panel doors, timber panelling, decorative fireplace, external replacement of timber door, replacement windows to lower ground floor and new window fan.
- vii. Application No: [20/02262/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 40 Westwood Road, Ryde, PO33 3BJ  
Proposal: Demolition of dwelling; Proposed replacement dwelling

**RESOLVED:**

**THAT the above six applications were agreed with no objections.**

**14/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following decisions.

**PLANNING DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [20/01329/FUL](#)  
Location: Dover Park Primary School, Dover Street, Ryde, PO33 2BN  
Proposal: Temporary positioning of 8 modular buildings in two blocks, to accommodate pupils during major refurbishment of the school, with parking provision  
Parish: Ryde Ward: Ryde North East  
Decision Date: 21/12/2020
- ii. Application No: [20/01845/HOU](#)  
Location: 16 Northwood Drive, Ryde, PO33 3AQ  
Proposal: Alterations and conversion of garage to form additional living accommodation: proposed steps and handrail on north elevation (revised description)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/12/2020

*Ryde Town Council raised no objection to the application*

*Ryde Town Council raised no objection to the application*

- iii. Application No: [20/01744/TW](#)  
Location: St Marys Catholic Primary School, Ampthill Road, Ryde, PO33 1LJ  
Proposal: T1; Oak crown 25% reduction T2; Holm Oak - Pollarded back to an 8 m monolith. T3; Oak - Two lower limbs removed and crown lifted to 6m. T4; Oak - Felled to ground level. T5; Oak - Crown reduced to 25% T6; Oak - Crown reduced to 25% T7; Sycamore - Crown reduced by 25% and lined by 6m. T8; Bay - Pollarded to 4/5m. T9; Oak tree - Crown lifted by 6m T10 ; Oak tree - Crown lifted by 6m

Parish: Ryde Ward: Ryde North East  
Decision Date: 22/12/2020

*Tree Decision*

- iv. Application No: [20/01917/HOU](#)  
Location: 2 Nelson Crescent, Ryde, PO33 3QN  
Proposal: Proposed single storey side extension  
Parish: Ryde Ward: Ryde West  
Decision Date: 22/12/2020

*Ryde Town Council raised no objection to the application*

- v. Application No: [20/01686/TW](#)  
Location: 5 Oakwood Road, Haylands, Ryde, PO33 3JS  
Proposal: T1; English oak - situated as detailed in the application is to have the crown reduced by 30% of its current size. All pruning points are to be too strong growth points that are at least one third the diameter of the adjacent pruning point.  
Parish: Ryde Ward: Havenstreet, Ashey And Haylands  
Decision Date: 23/12/2020

*Tree Decision*

- vi. Application No: [20/01919/HOU](#)  
Location: Driftwood, Binstead Road, Ryde, PO33 3ND  
Proposal: Demolition of attached garage; proposed alterations; two storey side extension; single storey rear extension; porch  
Parish: Ryde Ward: Ryde North West  
Decision Date: 23/12/2020

*Ryde Town Council raised no objection to the application*

- vii. Application No: [20/01877/HOU](#)  
Location: 1 Warwick Street, Ryde, PO33 2HY  
Proposal: Proposed two storey rear extension and single storey front extension.  
Parish: Ryde Ward: Ryde South  
Decision Date: 24/12/2020

*Ryde Town Council raised no objection to the application*

- viii. Application No: [20/01922/CLPUD](#)  
Location: 32 Albert Street, Ryde, PO33 2SA  
Proposal: Lawful Development Certificate for proposed Demolition of structure. proposed single storey rear extension  
Parish: Ryde Ward: Ryde South  
Decision Date: 31/12/2020

*Lawful Development Certificate so no comments were invited*

- ix. Application No: [20/01968/HOU](#)  
Location: 4 Swanmore Road, Ryde, PO33 2TF  
Proposal: Demolition of conservatory; proposed single storey rear extension.  
Parish: Ryde Ward: Ryde South  
Case Officer: Hayden Marsh Decision: GTD  
Decision Date: 06/01/2021

*Ryde Town Council raised no objection to the application*

## 2. APPLICATIONS REFUSED

None taken.

### **RESOLVED:**

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

## **15/21 MAJOR PLANNING APPLICATION [20/02159/ARM](#) PENNYFEATHERS. RESERVED MATTERS APPLICATION RELATING TO P/01456/14**

The Committee did not consider the application at this stage, since it had just been received. Members were of the opinion that owing to the nature of the original outline application and the large amount of public opposition to it, a separate consultation meeting should be called. Members of the public could air their views and submit comments for the Town Council to take into account ahead of any decision it makes at its next Planning Committee meeting.

The consultation meeting would consider not only the reserved matters application itself but also how it fitted with other applications within the immediate area, some of which had been approved with others awaiting a decision. In particular, reference to the highway and community infrastructure requirements of these proposals should be considered.

This would provide a response to the Ryde Society's request to hold such a public meeting online. It was agreed that the meeting would take place in the week commencing 1 February 2021 with a likely start time of 2pm.

Representatives of the Isle of Wight Council's Planning and Regeneration departments (such as the application case officer and the Director of Regeneration) would be invited to the meeting to address issues raised.

Owing to staffing resource issues, the next meeting of the Planning, Regeneration and Environment Committee would be on Monday, 8 February 2021 at 4pm. Confirmation of the Consultation Meeting will be given as soon as possible with the agenda and notice of meeting being placed on the Town Councils website and notice boards.

## **16/21 CONSULTATION ON EXTENSION OF PERMITTED DEVELOPMENT RIGHTS TO SUPPORT HOUSING DELIVERY AND PUBLIC SERVICES INFRASTRUCTURE**

Members discussed whether to respond to the Government consultation on the changing of legislation to make it easier to convert commercial buildings to residential homes.

It was noted that the Isle of Wight Council was planning to respond and had requested input from all IWC ward councillors and the National Association of Local Councils (NALC) had already submitted a response drawing on comments made in the White Paper around the previous consultation on changes to planning legislation.

Members were reminded that the previous urgent Planning Committee meeting, held on 13 January 2021, considered a specific application which was particularly pertinent to the proposed changes where a premises in Cross Street, Ryde made an application to change a commercial ground floor premises into residential units. The application was unanimously rejected.

Members reiterated their objections to converting any ground floor commercial premises within the Town Centre boundary, although they would have no objections to such conversions for premises above commercial buildings.

Three options were considered: direct submission by Ryde Town Council; submission of comments through Isle of Wight councillors; and submission of comments through the High Street Heritage Action Zone (HAZ) project, which was also concerned about the implications.

### **RESOLVED**

**THAT RTC's comments be submitted through Isle of Wight councillors for inclusion in the Isle of Wight Council's response and that the possibility of comments being submitted by the HSHAZ be considered at the forthcoming HSHAZ Steering Group meeting.**

## **17/21 POSITION STATEMENT REVIEW GROUP**

The Chair advised that a meeting of the Review Group took place on Monday, 18 January 2021 and that good progress was being made with first drafts of most of the sections now completed, although the most critical section on Housing still required more work owing to its complex and difficult nature.

A draft of the revised Position Statement would hopefully be ready for consideration by members at a meeting in March 2021, although members were advised that in order to pull all the revised elements together could take some time before it was ready for initial submission.

## **18/21 RYDE REGENERATION WORKING GROUP (RRWG) UPDATE**

The Chair of the RRWG advised on the following:

i. Empty Shop (former BHF)

The lease was no longer being taken by Ryde Arts.

ii. Permitted Development to Support Housing and Public Services Infrastructure

This was also discussed by the RRWG and was opposed as not being conducive to the revival of Ryde's commercial aspirations and was in contradiction to the whole philosophy of regeneration

iii. Ryde Interchange

The RRWG had created a sub group of three members which would look to liaise with developers and the IW Council's Highways and Transport Client Manager in order to get the best for residents and users in terms of design and quality of public realm.

**19/21 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Monday, 8 February 2021 via the Zoom Video meeting facility, at 4.00pm.**



# APPENDIX

## **RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING HELD ON 19 JANUARY 2020 PUBLIC QUESTION – REF 08/20**

### **Question from the Ryde Society**

Could the following questions please be raised at tomorrow's (19th) RTC Planning Committee meeting when the Pennyfeathers application 20/02159/ARM is discussed?

If approved is it a fact this reserved matters application is the equivalent to obtaining Full planning permission?

There appears to be no up to date documentation from Southern Water detailing how much capacity there still is at the New Sandown Waste Water Treatment Works, and how will the 904 dwellings plus the business units impact on any remaining capacity. Reports from Southern Water dated 2012 and 2015 say there is no capacity for additional foul water and sewage in Elmfield. This development will be additional to the Rosemary Vineyard, Harcourt Sands, users of Smallbrook Sports Centre and Nicholson Road New Business Park, all of which currently also have extant planning permission. Plus West Acre Park still waiting to be determined.

What guarantees are there the s106 money for the proposed school (almost £2.4m) will be ring-fenced for Ryde? What guarantees are there the school will be built at this location and which Phase will be the trigger point?

There are still two s73 applications from April 2020 waiting to be determined. They directly affect this application. Will they be dealt with first or do the IW Council plan to determine them simultaneously with this application? Are they legally allowed to do this?

The Police report highlights design issues. When will local residents be made aware these concerns have been addressed?

Local residents are very concerned about traffic safety issues relating to junction B, which creates a link between the new Smallbrook Lane and Great Preston Road via a roundabout towards the north-eastern end of the estate. With Nicholson Road now having obtained full planning approval and an approved link between the 2 estates established shouldn't the Pennyfeathers Masterplan be redrawn to reflect this and other largescale applications approved since September 2015? It doesn't currently detail the Nicholson Road approval.

How many reports submitted with this application are actually more than 5 years or more out of date? e.g. Southern Water report dating from 2012.

Will Ryde Town Council set up an online zoom question and answer meeting for local residents, Ryde Councillors, IWC cabinet member for housing and the planning officer with responsibility for this Pennyfeathers application? There are so many questions that need answers.