



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 4 MAY 2021 AT 4.00PM VIA THE ZOOM VIDEO CONFERENCE MEETING FACILITY STREAMED LIVE VIA YOUTUBE

Members Present: Cllr Diana Conyers (Chair), Cllr Michael Lilley, Cllr Phil Jordan, Cllr Malcolm Ross and Cllr Ian Stephens

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

Note - Owing to the pre-election regulations in place ahead of the scheduled local town and parish council elections on 6 May 2021, public question time and members question time was suspended until after the elections.

59/21 APOLOGIES

Apologies were received from Cllr Henry Adams and Cllr Charles Chapman

60/21 DECLARATIONS OF INTEREST

None declared at this stage.

61/21 REQUESTS FOR DISPENSATIONS

None requested.

62/21 MINUTES

The minutes to the previous meeting held on 13 April 2021 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 13 April 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting

63/21 PLANNING APPLICATIONS

The following planning applications were then considered by the committee:

- i. Application No: [21/00722/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Between Westridge Garage & St Johns Graveyard, Gt Preston Rd, Ryde
Proposal: 6 dwellings to include formation of vehicular access and parking to rear.

Members were advised that the site was on part of the previously proposed Pennyfeathers development which had already been granted outline approval.

The Pennyfeathers application included alterations to the highway which would seem to have a bearing on this application. The ecology report also mentions that the applicant had not carried out an appropriate Phase 2 Reptile Survey and that provision should be made for any mammals that were present on the site.

Members also noted that seven members of the public had registered their objections to the application.

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

- a) **As outlined in the Island Roads Report, there is inadequate pedestrian connectivity to the wider highways network which would compromise the safety of the public**
 - b) **There is a negative impact on the ease of which users of the proposed parking bays for the properties could access them when the adjacent parking bays are in use.**
 - c) **The existing outline approval for the Pennyfeathers application includes alterations to the highway network which would make the proposals in this application unsafe and unworkable.**
 - d) **The ecology report mentions that the applicant has not carried out an appropriate Phase 2 Reptile Survey and that provision should be made for any mammals present on the site.**
- ii. Application No: [21/00699/ARM](#)
Parish(es): Nettlestone And Seaview Ward(s): Nettlestone and Seaview
Location: Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, PO33 1PJ
Proposal: Approval of reserved matters on [P/00573/15](#) for appearance and landscaping of second phase of 93 units

Members noted that Island Roads had requested additional information, however they did decide to provide conditional approval on the basis that the information can be made available to them.

Concerns were raised over how any affordable housing number would be met and that they should be for the benefit of Ryde residents.

Members also noted that three members of the public had registered their objections to the application.

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

- a) **There is a lack of information on what the design of the Self Catering apartments would be and therefore the Town Council cannot fully consider the impact of them on the surrounding area. In addition, the committee consider that a Hotel would be a much better option for the local economy.**
- b) **More information has been required from Island Roads and the Town Council consider that all of the changes requested should be conditioned by the IW Council if the application is successful.**
- c) **The section 106 agreement includes details of off-site provision for affordable housing. Ryde Town Council consider that this agreement is outdated (more than 5 years) and should, if possible, be revisited.**

iii. Application No: [21/00757/HOU](#)

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

Location: 135 West Hill Road, Ryde, PO33 1LW

Proposal: Proposed single storey side and rear extensions; alterations to include conversion of garage to form additional living accommodation; replacement raised roof to include dormer windows on rear and front elevations

Although this was just a single storey extension it was decided to be considered by the full Committee on the grounds of the size of the proposed extensions in comparison to the original property. However members had no concerns and were happy to recommend approval. There was also no public objections.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

iv. Application No: [21/00768/HOU](#)

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

Location: 119 High Park Road, Ryde, PO33 1BZ

Proposal: Proposed single storey side and rear extension

Owing to the proposed extension was on the property boundary, the application was considered by the full Committee. However there were no public objections.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

v. Application No: [21/00593/HOU](#)

Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ

Proposal: Proposed front, rear and side extensions and the removal of front and rear dormer windows, reroofing of main house with living green roof and formation of new vehicular access and driveway.

This application was originally considered at the previous meeting held on 13 April 2021 where approval was recommended. However there had since been concerns raised by the Isle of Wight Councils Rights of Way Department around vehicle access to a public footpath and it was also noted that there had been 25 objections submitted by members of the public.

The item was therefore added late to the agenda in order for the Town Council to make any new submissions if it was agreed to be appropriate.

The Committee consequently felt it was correct to reconsider the application in light of the new representations received.

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

Following further information from the Isle of Wight Councils Rights of Way department that was received after the Town Council originally considered the application on 13 April 2021, members of the committee were of the view that crossing a well-used footpath (R111) is not acceptable and the access to the property by the proposed means should not be allowed. The proposals in this application affect the public's safety and their enjoyment of the footpath.

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed the following:

- i. Application No: [21/00679/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 12 Wood Street, Ryde, PO33 2DH
Proposal: Demolition of sunroom; proposed two storey side/rear extension
- ii. Application No: [21/00625/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Redworth House, Appley Rise, Ryde, PO33 1LE
Proposal: Proposed single storey rear extension
- iii. Application No: [21/00734/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 97 Monkton Street, Ryde, PO33 2DD
Proposal: Removal of existing garden shed; Proposed detached garden room and storage shed
- iv. Application No: [21/00739/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 21 Ashey Road, Ryde, PO33 2UW
Proposal: Proposed rear extensions and alterations to include an increased roof terrace area.
- v. Application No: [21/00778/FUL](#)
Parish(es): Ryde Ward(s) Ryde South
Location: 54 St Johns Road, Ryde, PO33 2RS
Proposal: Proposed replacement of windows and doors, fascia, soffits and rainwater goods
- vi. Application No: [21/00785/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey and Haylands
Location: 4 Southfield Gardens, Ryde, PO33 3EE
Proposal: Proposed two storey side extension (revised scheme)

- vii. Application No: [21/00794/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 105 Newnham Road, Binstead, PO33 3TF
Proposal: Proposed single storey extension on both front and rear elevations;
terrace area on rear elevation

RESOLVED:

THAT Ryde Town Council raised no objections to the above seven Planning Applications.

The following application was for information only and was not considered owing to the applicant being Ryde Town Council

Application No: [21/00772/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Land Adjacent Harbour Masters Office, Esplanade, Ryde, PO33 1JE
Proposal: Temporary siting of storage container for no more than 5 years

64/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the IWC's Planning Department.

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [21/00164/CLPUD](#)
Location: 14 The Firs, West Hill Road, Ryde, PO33 1FN
Proposal: Lawful Development Certificate for proposed garage
Parish: Ryde Ward: Ryde East
Decision Date: 06/04/2021

Lawful Development Certificate – no consultation required

- ii. Application No: [21/00311/LBC](#)
Location: 5 Richmond House, The Strand, Ryde, PO33 1JD
Proposal: Listed Building Consent for proposed replacement windows on front and rear elevations: formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation
Parish: Ryde Ward: Ryde North East
Decision Date: 13/04/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [21/00310/HOU](#)
Location: 5 Richmond House, The Strand, Ryde, PO33 1JD
Proposal: Replacement windows on front and rear elevations, formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation
Parish: Ryde Ward: Ryde North East
Decision Date: 13/04/2021

Ryde Town Council raised no objection to this application

- iv. Application No: [21/00726/TW](#)
Location: Harcourt Sands Holiday Park, Puckpool Hill, Seaview, PO33 1PJ
Proposal: T1; Beech Tree (survey number 31) to be felled to near ground level.
T2; Beech tree (survey number 30) to have the canopy reduced by 30% of its current capacity.
Parish: Nettlestone And Seaview Ward: Nettlestone And Seaview
Decision Date: 20/04/2021

Tree Decision

- v. Application No: [21/00140/TW](#)
Location: 49 Wellington, Road Ryde, PO33 3QJ
Proposal: The 4 x Pittosporum are to be felled to near ground level Ash tree is to be felled to near ground level.
Parish: Ryde Ward: Ryde West
Decision Date: 20/04/2021

Tree Decision

- vi. Application No: [20/01707/LBC](#)
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 toilets, installation of extraction system and external flue (revised plans)(revised description)(readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application

- vii. Application No: [20/01435/FUL](#)
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations; Installation of extraction system and external flue (revised plans)(revised description)(readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application

- viii. Application No: [21/00147/TW](#)
Location: 23 Brookfield Gardens, Ryde, PO33 3NP
Proposal: The Beech tree situated is to have the crown reduced in the manner described in the tree report submitted in support of this application.
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Tree Decision

- ix. Application No: [20/00435/FUL](#)
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Proposed detached dwelling and garage with vehicular access off Pound Mead (revised scheme)(revised plans)(readvertised application)
Parish: Ryde Ward: Ryde West

Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application, subject to the recommendations in the Tree Report being adhered to

x. Application No: [21/00137/LBC](#)

Location: 26 Melville Street, Ryde, PO33 2AN

Proposal: Listed Building Consent for proposed alterations to include removal of

old/damaged plaster work to internal walls

Parish: Ryde Ward: Ryde North East

Decision Date: 23/04/2021

Ryde Town Council raised no objection to this application

2. APPLICATIONS REFUSED

Application No: [21/00442/FUL](#)

Location: 68 High Street, Ryde, PO33 2RJ

Proposal: Change of use of retail area on ground floor to form additional residential accommodation for existing dwelling

Parish: Ryde Ward: Ryde South

Decision Date: 22/04/2021

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

1. *The granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre boundary area, of which this within, and have a detrimental effect on the town's retail and commercial activity.*
2. *The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.*
3. *The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.*
4. *The property falls within the Ryde Heritage Action Zone which is at present preparing a shop front design code.*
5. *The proposals include the installation of plastic / UPVC windows on the front elevation despite the property being within a conservation area.*

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.

65/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 25 May 2021 (subject to the calendar of council meetings being approved on 17 May 2021 at the Annual Council meeting) at a time, place and method to be advised.