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## RYDE TOWN COUNCIL

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Members are summoned to attend a **PLANNING COMMITTEE MEETING** to be held on **TUESDAY, 23 JUNE 2020, ONLINE VIA THE ZOOM MEETING FACILITY**, commencing at **2PM** for the purpose of transacting the business as set out within the agenda below.

To view this meeting please click [HERE](#) from 2.00pm on day of meeting

## AGENDA

### PUBLIC QUESTION TIME

Prior to the meeting, members of the public are invited to submit written questions or comments to the committee on items that are related to the agenda. These must be delivered in writing to the Town Council Offices, 10 Lind Street, Ryde or by electronic mail to [jonathan.baker@rydetowncouncil.gov.uk](mailto:jonathan.baker@rydetowncouncil.gov.uk) no later than 12.00noon on Monday 22 June 2020. Each question must give the name and address of the questioner. A response will either be provided at the meeting or in writing following the meeting.

### 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. REQUESTS FOR DISPENSATIONS

To receive and consider granting any written requests from Members for dispensations in respect of disclosable pecuniary interests

### 4. MINUTES

To take as read and confirm as accurate the attached minutes of the meeting held on 18 February 2020 (PAPER A)

### 5. MEMBERS' QUESTIONS

To receive questions from members of the Planning Committee.

## 6. PLANNING APPLICATIONS

To consider the following planning applications received from the Isle of Wight Council (Local Planning Authority):

- i. Application No: [20/00536/FUL](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Fairways, Quarr Road, Binstead, PO33 4EL  
Proposal: Proposed detached garage with gym at first floor level
- ii. Application No: [20/00694/HOU](#)  
Parish(es): Ryde Ward(s): Ryde South  
Location: 42 St Johns Road, Ryde, PO33 2RP  
Proposal: Formation of vehicular access, dropped kerb and parking  
Application No: 20/00708/FUL
- iii. Application No: [20/00742/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Hovertravel Ltd, Quay Road, Ryde, PO33 2HB  
Proposal: Removal of existing buildings and structures; proposed purpose built workshop and rest Facilities
- iv. Application No: [20/00838/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Victoria Depot, Victoria Crescent, Ryde  
PO33 1DQ  
Proposal: Change of use of depot to storage & distribution (Class B8) including the siting of up to, 45 containers and up to 10 motorhomes / caravans
- v. Application No: [20/00855/FUL](#)  
Parish(es): Ryde  
Nettlestone and Seaview, Ward(s): Ryde East / Nettlestone and Seaview  
Location: Westridge Junction Incorporating 155 And 158, Marlborough Road, Ryde, PO33 1AT  
Proposal: Proposed improvements to Westridge Junction to include land from 155 and 158 Marlborough Road to facilitate Pennyfeathers

Applications already considered under Delegated Powers by the Chair and Planning Clerk – comments to be submitted by 26 June 2020

- i. Application No: [20/00708/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 30 - 31 Union Street, Ryde, PO33 2DT  
Proposal: Variation of condition no. 3 on P/01135/18 to allow opening hours from 0700 to 2200 seven days a week

Comments – Ryde Town Council raised no objection to this application

ii. Application No: [20/00771/LBC](#)

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

Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW

Proposal: Listed Building Consent for internal renovations; replacement windows; replacement doors; replacement rooflights and 1 additional rooflight

Comments – Ryde Town Council raised no objection to this application

vi. Application No: [20/00805/FUL](#)

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

Location: Corneila Heights, 93 George Street, Ryde PO33 2JE

Proposal: Change of use from care home to service accommodation

Comments – Ryde Town Council raised no objection to this application

vii. Application No: [20/00818/HOU](#)

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

Location: 6 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed alterations; single and two storey extensions; balcony on east elevation

Comments – Ryde Town Council raised no objection to this application

Applications Already (?) Considered Under Delegated Powers by the Chair and Planning Clerk - comments already submitted to Isle of Wight Council on 1 June 2020

i. Application No: [20/00607/RVC](#)

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

Location: Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to The West of Brading Road, Ryde

Proposal: Variation of condition 3 on [P/01456/14](#) to allow submission of reserved matters application.

ii. Application No: [20/00670/RVC](#)

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

Location: Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to The West of Brading Road, Ryde

Proposal: Variation of condition 15 and condition 21 on [P/01456/14](#):

Condition 15: adding the word 'commercial' in front of the word 'use' in the first sentence. Condition 21: change to 'no more than 100 units shall be occupied until the footway/cycleway...' in the first sentence

Comments Submitted on 1 June 2020 to the IWC – Ryde Town Council objects to both applications.

The proposed changes as detailed in the above applications should not alter the condition in application P/01456/14 for the application of reserved matters to be made by 31st. August 2020. The proposal to amend condition 21 regarding varying the wording from "No dwelling shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" to "no more than 100 units shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" should ensure that any house across the whole site which is occupied should be serviced by safe and highways compliant vehicular, pedestrian and cycle access and egress.

## **7. DECISIONS TAKEN**

To consider the decisions taken by the Isle of Wight Council since 2 June 2020 (PAPER B)

## **8. LICENCING APPLICATIONS**

To consider the following licencing application received by the Isle of Wight Council:

- Application for a Premises Licence Full Variation – The Captains Table, Esplanade, Ryde - Ref [20/00482](#)

## **9. PUCKPOOL HILL DEVELOPMENT**

To discuss the Town Councils approach around the consultation

## **10. HIGH STREET HERITAGE ACTION ZONE (HSHAZ) – UPDATE**

To receive an update from HSHAZ Steering Group Chair.

## **11. RYDE PLACE PLAN REVIEW**


To receive an update from the Chair on the review of the Ryde Place Plan Chair.

## **12. COVID 19 PEDESTRIANISATION AND SOCIAL DISTANCING**

To receive an update from the Planning Clerk on the Pedestrianisation of the High Street and the latest Isle of Wight Council's Covid 19 Social Distancing measures for Ryde

## **13. DATE OF NEXT MEETING**

To note that the next scheduled Planning Committee will be held on Tuesday, 14 July 2020 at 2pm online via the Zoom Video Meeting Facility

Signed:  Chris Turvey: Ryde Town Council Planning Clerk  
Date: Wednesday, 17 June 20

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.