



RYDE TOWN COUNCIL

10 Lind Street, Ryde, Isle of Wight, PO33 2NQ
Tel: 01983 811105 Email: clerk@rydetowncouncil.gov.uk

Members are summoned to attend a **PLANNING COMMITTEE MEETING** to be held on **TUESDAY, 4 AUGUST 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 no later than 12.00noon on Monday 3 August 2020. Each question must give the name and contact details 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 14 July 2020 (PAPER A)

5. MEMBERS' QUESTIONS

To receive questions from members of the Planning Committee

6. PLANNING APPLICATIONS

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

- i. Application No: [19/00921/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land Off Nicholson Road, Ryde
Proposal: Proposed infrastructure works in connection with outline for mixed use community hub and business park application 19/00922/OUT (Revised plans showing changes to the red line site/ location plans, proposed revised junction at the south west corner of the site and Smallbrook Lane, associated changes to internal road layout, drainage & landscaping, changes to proposed passing bays within Smallbrook Lane and the alignment of existing hedgerows. Additional off-site highway works related to the junctions between Great Preston Road and Nicholson Road and Great Preston Road and Smallbrook Lane. Additional information relating to ecology & nitrogen impacts, tree protection, highway impacts, rights of way works, drainage and landscaping. Updated design and access statement, design codes and building parameter plans.)(readvertised application)

- ii. Application No: [19/00922/OUT](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land Off Nicholson Road Ryde
Proposal: Outline for mixed use community hub and business park comprising retail (A1), restaurant/cafe (A3), dwellings (C3), GP surgery (D1), leisure (D2), business (B1), general industrial (B2); formation of vehicular access (Revised plans showing changes to the red line site/ location plans, proposed revised junction at the south west corner of the site and Smallbrook Lane, associated changes to internal road layout, drainage & landscaping, changes to proposed passing bays within Smallbrook Lane and the alignment of existing hedgerows. Additional off-site highway works related to the junctions between Great Preston Road and Nicholson Road and Great Preston Road and Smallbrook Lane. Additional information relating to ecology & nitrogen impacts, tree protection, highway impacts, rights of way works, drainage and landscaping. Updated design and access statement, design codes and building parameter plans)(readvertised application)

- iii. Application No: [20/01027/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 70 St Johns Hill Ryde, Isle of Wight PO33 1ES
Proposal: Formation of vehicular access to include dropped kerb

The following planning applications have been considered under delegated powers by the Chair of Planning and the Planning Clerk and no objections were raised.

- i. Application No: [20/00951/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 3F Rink Road Industrial Estate
Ryde, PO33 2LT
Proposal: Proposed change of use from D1 to Dance Studio (D2 Leisure) to include internal alterations

- ii. Application No: [20/00979/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 31A West Street, Ryde, PO33 2QQ
Proposal: Lawful Development Certificate for alterations and continued use of building as two flats
- iii. Application No: [20/01011/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Bartletts Green Farm Tea Room
Brading Road, Ryde, PO33 1QQ
Proposal: Proposed conservatory, covered decking and repositioned vehicular access
- iv. Application No: [20/01020/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Grace's Bakery, 178 High Street, Ryde, PO33 2HW
Proposal: Creation of new access point into Victoria St Car Park to include leasing of parking spaces
- v. Application No: [20/00408/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Oakfield C of E, Primary School, Appley Rd, Ryde, PO33 1NE
Proposal: Three proposed artificial grass areas (re-advertised application)
- vi. Application No: [20/00924/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 1, Lind House, 14 - 15 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for proposed erection of a timber and plasterboard stud wall with doorway to partition a section of the lounge and create a separate study.
- vii. Application No: [20/01090/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Malabar, West Street, Ryde PO33 2NX
Proposal: Proposed detached double garage and associated turning area (amended design)
- viii. Application No: [20/01098/HOU](#)
Parish(es): Ryde Ward(s):
Binstead And Fishbourne Location:
4 Wykeham Close Binstead Ryde, PO33 3ST
Proposal: Proposed extension on front elevation

7. DECISIONS TAKEN AND APPEAL LODGED

To note the decisions taken by the Isle of Wight Council's Planning Department since 23 June 2020 and an appeal lodged (PAPER B)

8. WEST ACRE PARK CONSULTATION

To consider Ryde Town Council's method for consultation with regards the upcoming West Acre Park proposal, given the COVID 19 restrictions.

9. FUTURE OF THE RYDE PLACE PLAN WORKING GROUP

To consider the status and future of the Ryde Place Plan Working Group.

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

To receive an update from HSHAZ Steering Group Chair.

11. COVID 19 AND SOCIAL DISTANCING UPDATE

To receive an update from the Planning Clerk the latest Isle of Wight Council's Covid 19 Social Distancing measures for Ryde.

12. DATE OF NEXT MEETING

To note that the next scheduled Planning Committee will be held on Tuesday, 25 August 2020 at 2pm online via the Zoom Video Meeting Facility

Signed: 

Chris Turvey: Ryde Town Council Planning Clerk
Date: Wednesday, 29 July 2020

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.