



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 15 SEPTEMBER 2020 AT 7.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Diana Conyers (Chair), Cllr Henry Adams, Cllr Adrian Axford, Cllr Phil Jordan and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning Clerk)

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**109/20 APOLOGIES**

Apologies were received from Cllr Michael Lilley

**110/20 DECLARATIONS OF INTEREST**

None declared

**111/20 REQUESTS FOR DISPENSATIONS**

None requested.

**112/20 MINUTES**

The minutes to the previous meeting held on 25 August 2020 were reviewed.

With regard to the request from Wessex Cancer Trust for Ryde Town Council to lobby the Isle of Wight Council with regard to requesting some free parking spaces at the Quay Long stay Car Park for patients travelling to Queen Alexandra Hospital in Portsmouth, it was noted that an email had been received from the Isle of Wight Council declining the request. The email would be circulated to all members of the Committee following the meeting.

Regarding the Ryde Place Pan Review and the two Annexes, these would be presented to the next meeting of Full Council merely for noting, since the Committee now has delegated powers to approve such revisions.

**RESOLVED:**

**THAT the Minutes of the meeting held on 25 August 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting.**

## 113/20 MEMBER QUESTIONS

Cllr Phil Jordan asked if the Planning Committee could resubmit comments with regard to the Nicholson Road planning applications that were considered at the meeting on 4 August 2020.

At that meeting, the committee raised no objections subject to there being no concerns raised by Island Roads in their subsequent report. However, the report did raise several areas of concern and as a result they recommended refusal.

On this basis, members agreed to resubmit the Town Council comments in objecting to the application based on the concerns raised by Island Roads.

Cllr Jordan also agreed to represent the Town Council at the Isle of Wight Council's Planning Committee on 22 September 2020 in order to raise objections.

It was also noted that there had been several concerns raised about the safety of the railway bridge on Smallbrook Lane and whether it would be able to manage the increased traffic as a result of the Nicholson Road application being agreed and developed. It was noted that the Isle of Wight Council would be approached about this in order to gain some clarification

## 114/20 PLANNING APPLICATIONS

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

- i. Application No: [20/01230/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Macquarrie, Quarr Road, Binstead, PO33 4EL  
Proposal: Retention of fencing and gates

Members were advised that as the location of the fencing and gates was situated in an Area of Outstanding Natural Beauty (AONB), the local AONB unit had issued a comment stating their objection to the retrospective application and requested its refusal.

### **RESOLVED:**

**THAT Ryde Town Council objects to the application due to the unsympathetic nature of the metal galvanised type fence combined with the planting of nonindigenous trees that were not in keeping with the Area of Outstanding Natural Beauty (AONB)**

- ii. Application No: [20/01270/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Walled Garden, Bullen Road, Ryde  
Proposal: Proposed extension, alterations and conversion of agricultural building to form a single residential dwelling.

There was some discussion on whether the site falls outside the settlement boundary. Two previous applications to replace the adjacent greenhouse with residential had failed because they fell outside the settlement boundary.

It was noted that there had been five objections received from local residents to date and two in support. Island Roads had also recommended conditional approval.

**RESOLVED:**

**THAT Ryde Town Council objects to the application for the following reason:**

- **The site has an existing Class Q permission for a smaller development occupying the footprint of the existing farm buildings. This scheme seeks to enlarge that building footprint and height by around a third. This will not be covered by Class Q.**
- **The developer believes that because he has an existing residential approval on the original site as his fallback position this larger development should be allowed. When evaluating Class Q applications it is not necessary to consider such things as settlement boundaries and other normal material planning considerations. It is just a case of whether the proposal meets the criteria for Class Q or not.**
- **For comparison, 2 applications to replace the adjacent greenhouse with residential have failed because they were outside of the settlement boundary.**

- iii. Application No: [20/01280/FUL](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Old Wychwood, Quarr Hill, Binstead, Ryde, PO33 4EH  
Proposal: Proposed construction of new bungalow with parking.

Members were advised that the bungalow could be constructed over the root protection areas of the surrounding trees. Should it be the case that there would be no incursion on the tree roots, then members would be happy to approve.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application Ryde Town Council support this application subject to the confirmation by way of a tree report that no trees will be adversely affected by the proposed dwelling.**

- iv. Application No: [20/01256/FUL](#)  
Parish(es): Havenstreet And Ashey  
Ward(s): Havenstreet, Ashey And Haylands  
Location: Land Between 107 And 117, Newnham Road, Binstead  
Proposal: Construction of 5 detached dwellings with garages and associated access and parking

Whilst the site in question was not within Ryde Town Councils area, but instead within the boundary of Havenstreet and Asheys Parish Council, members noted that there had been objections raised from two residents in Binstead raising concerns to the loss of green space next to the boundary. A report from Island Roads raised no concerns

Members noted that whilst some hedging would be removed to provide access to the site, there would be no major effects to the surrounding trees which was confirmed in the tree report.

Whilst members wished to note the objections from Binstead residents, they agreed that Havenstreet and Asheys Parish Council should make a decision on what recommendations they would submit as it was within their remit.

Members therefore agreed to submit no comments on this application.

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

- i. Application No: [20/01182/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West,  
Location: 70 Union Street Ryde, PO33 2LN  
Proposal: Conversion of first floor room to self-contained studio flat
- ii. Application No: [20/01183/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 70 Union Street, Ryde, PO33 2LN  
Proposal: Listed Building Consent for conversion of first floor room to self-contained studio flat
- iii. Application No: [20/01289/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 10 Vernon Square, Ryde, PO33 2JG  
Proposal: Replacement bay windows on front elevation
- iv. Application No: [19/01593/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 11 East Street, Ryde, PO33 1JP  
Proposal: Continued use of property as community arts centre and cafe; including two artist studios; exhibition gallery and community gallery
- v. Application No: [19/01594/ADV](#)  
Parish(es): Ryde  
Ward(s): Ryde North East  
Location: 11 East Street, Ryde, PO33 1JP  
Proposal: Non-illuminated projecting sign and 2 fascia signs
- vi. Application No: [20/01311/FUL](#)  
Parish(es): Ryde  
Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Change of use of ground floor retail unit from A1 to A3/A5

- vii. Application No: [20/01312/LBC](#)  
Parish(es): Ryde  
Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Listed Building Consent for alterations required in relation to change of use from A1 to A3/A5
- viii. Application No: [20/01329/FUL](#)  
Parish(es): Ryde  
Ward(s): Ryde North East  
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

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the above eight applications.**

**115/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL AND APPEAL LODGED**

Members noted the following appeal decisions.

**1. PLANNING DECISIONS**

a) APPLICATIONS APPROVED

- i. Application No: [20/00878/HOU](#)  
Location: 12 Westwood Road, Ryde, PO33 3BJ  
Proposal: Demolition of existing rear extension; proposed alterations and single storey rear extension  
Parish: Ryde Ward: Ryde North West  
Decision Date: 17/08/2020

*Ryde Town Council raised no objection to the application*

- ii. Application No: [20/00408/FUL](#)  
Location: Oakfield C of E Primary School, Appley Road, Ryde, PO33 1NE  
Proposal: Three proposed artificial grass areas (readvertised application)  
Parish: Ryde Ward: Ryde North East  
Decision Date: 19/08/2020

*Ryde Town Council raised no objection to the application*

- iii. Application No: [20/00771/LBC](#)  
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  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/08/2020

*Ryde Town Council raised no objection to the application*

- iv. Application No: [20/00979/CLEUD](#)  
Location: 31A West Street, Ryde, PO33 2QQ  
Proposal: Lawful Development Certificate for alterations and continued use of building as two flats  
Parish: Ryde Ward: Ryde North West  
Decision Date: 24/08/2020

*Ryde Town Council raised no objection to the application*

- v. Application No: [20/01023/TW](#)  
Location: 28 West Hill Road Ryde, PO33 1LQ  
Proposal: The 2 holm oak trees situated as detailed in the application are to have the crowns reduced by 30% The 2 sycamore trees situated as detailed in the application is to have the crowns reduced by 30%  
Parish: Ryde Ward: Ryde North East  
Decision Date: 26/08/2020

- vi. Application No: [20/01389/TW](#)  
Location: 28 West Hill Road, Ryde, PO33 1LQ  
Proposal: The two holm oak trees situated as detailed in the application are to be pollarded to the height of the previous pollard points.  
Parish: Ryde Ward: Ryde North East  
Decision Date: 26/08/2020

*Ryde Town Council raised no objection to the application*

- vii. Application No: [20/01020/FUL](#)  
Location: Grace's Bakery 178 High Street, Ryde, PO33 2HW  
Proposal: Creation of new access point into Victoria Street car park (revised plans)(revised description)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 26/08/2020

*Ryde Town Council raised no objection to the application*

- viii. Application No: [20/00862/TW](#)  
Location: 2 Amphill Road, Ryde, PO33 1LJ  
Proposal: T1; Holm oak situated as detailed in the application - Crown raised by 0.5 of a metre to achieve a crown clearance all round of no greater than 4.5 metres above ground level. Where the crown is already higher than this height it is not to be raised. The canopy is to be reduced by up to 1 metre from the branch tip. All reductions are to be to strong growth points that are at least one third the diameter of the adjacent pruning point.  
Parish: Ryde Ward: Ryde North East  
Decision Date: 28/08/2020

*Ryde Town Council raised no objection to the application*

- ix. Application No: [20/00924/LBC](#)  
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.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 28/08/2020

*Ryde Town Council raised no objection to the application*

- x. Application No: [20/00919/TW](#)  
Location: 3 Coniston Drive Ryde, PO33 3AE  
Proposal: T1; Oak tree situated as detailed in the application - felled to near ground level.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 28/08/2020

*Ryde Town Council raised no objection to the application*

- xi. Application No: [20/01098/HOU](#)  
Location: 4 Wykeham Close Binstead Ryde Isle of Wight PO33 3ST  
Proposal: Proposed extension on front elevation (revised plans)  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 03/09/2020

*Ryde Town Council raised no objection to the application*

- xii. Application No: [20/01065/HOU](#)  
Location: 46 Mitchells Road Ryde Isle of Wight PO33 3JA  
Proposal: Proposed extension  
Parish: Ryde Ward: Havenstreet, Ashley And Haylands  
Decision Date: 04/09/2020

*Ryde Town Council raised no objection to the application*

b) APPLICATIONS REFUSED

- i. Application No: [20/00922/RVC](#)  
Location: Seagull Cottage, Church Road, Binstead, PO33 3SY  
Proposal: Removal of condition 2 on TCP/224141A (P/00232/99) to allow the property to be used as full time residential accommodation  
Decision Date: 21/08/2020  
Parish: Ryde Ward: Binstead And Fishbourne

*Ryde Town Council raised no objection to the application*

- ii. Application No: [20/01027/HOU](#)  
Location: 70 St Johns Hill, Ryde, PO33 1ES  
Proposal: Formation of vehicular access to include dropped kerb  
Decision Date: 01/09/2020  
Parish: Ryde Ward: Ryde East



*Ryde Town Council objected to the application on the grounds of safety as outlined by Island Roads in their submitted representations*

- iii. Application No: [20/00193/HOU](#)  
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)  
Decision Date: 03/09/2020  
Parish: Ryde Ward: Ryde West

*Ryde Town Council raised no objection to the application*

**RESOLVED:**

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

**116/20 LICENCING APPLICATIONS**

The Committee considered the following Licencing Applications:

- i. Application for a Premises Licence – Rocket Ronnie’s Pool Hall, 12 Esplanade, Ryde Ref [20/00728](#)

It was noted that there were no objections raised from any local residents or mandatory consultees. Members were also pleased that the premises were being used for leisure purposes.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**

- ii. Application for a Pavement Licence for The Royal Esplanade Hotel, 16 Esplanade, Ryde Ref 20/00723

Whilst members made no objections, it was noted that the deadline for submitting comments for this application had expired on 8 September 2020

- iii. Application for a Pavement Licence for Chocolate Apothecary, 7 Esplanade, Ryde Ref 20/00725

Whilst members made no objections, it was noted that the deadline for submitting comments for this application had expired on 8 September 2020

- iv. Application for: Street Trading Consent Renewal for Ryde Farmers Market, Anglesea Street, Ryde Ref [20/00742](#)

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**



- v. Application for a Pavement Licence for The King Lud, 2 Esplanade, Ryde Ref [20/00746](#)

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**

**117/20 PUBLIC REALM UPDATE – FIVEWAYS SHELTER**

The committee noted that the Fiveways Shelter works was now being instigated and members were pleased to note that this was finally being addressed.

With regard to Coronation Gardens, works should also commence soon.

**118/20 RYDE REGENERATION WORKING GROUP UPDATE**

The Chair of the RRWG advised members that at the meeting held on 14 September 2020, the Working Group had discussed a number of issues.

These included the possible acquisition of St Thomas's Church and Ryde Theatre as well as the ongoing issues surrounding the Nicholson Road industrial site and West Acre Park development.

There was also a discussion regarding the funding bid for Ryde Interchange, which was a Transport Infrastructure Fund being turned down, but a request was made to re-bid at £10m as opposed to around the original £15-16m and an announcement on this was imminent.

Finally, the newly appointed Project Manager of the High Street Heritage Action Zone (HSHAZ) would be asked to attend the next Working Group Meeting to update on any HSHAZ progress.

**119/20 PLANNING WHITE PAPER AND CHANGES TO CURRENT PLANNING LEGISLATION – PROPOSED RESPONSE FROM RYDE TOWN COUNCIL**

The Chair advised that the Isle of Wight Association of Local Councils (IWALC) had already submitted comments on the proposed Changes to the Current Planning System via NALC and is now requesting comments on the White Paper.

Members discussed a draft response prepared by the Chair and circulated to members in advance.

Members noted that the Isle of Wight MP was also preparing comments on the proposals.

After discussion the committee:

**RESOLVED:**

**THAT the proposed response prepared by the Chair would be submitted to IWALC as the response to the Government White Paper 'Planning for The Future' from Ryde Town Council.**

## **120/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE**

The Chair of the HSHAZ Steering Group advised that progress continued with the Community Arts Project, with input from local young people and with artists now commissioned.

The acquisition of the former British Heart Foundation shop in the High Street at a Peppercorn rent was nearly complete and the facility would soon be used as a HSHAZ centre.

## **121/20 NAMING OF NICHOLSON ROAD PUBLIC GREEN SPACE**

Following a survey from Gift for Nature, a shortlist of two had been selected for the naming of the Green Space at the rear of Nicholson Road (donated to Ryde Town Council from the Isle of Wight Council).

These were Rosemary Fields and Smallbrook Fields. Members noted that Rosemary Fields had been allocated the most votes and were happy to endorse this.

### **RESOLVED:**

**THAT the name given to the 15 acre green space at the rear of Nicholson Road will be Rosemary Fields.**

## **122/20 DATE OF NEXT MEETING**

There was some discussion around start times of meetings whilst they continued to be held remotely on Zoom due to the Covid 19 Pandemic. Members were of the opinion that with staff having to rely on home internet services as opposed to the use of more reliable office provision in order to hold and stream meetings live, an earlier time could be considered that would be more suitable.

It was agreed that no time would be confirmed for the next meeting on 6 October 2020. A discussion would take place outside the meeting before the publication of the next agenda and papers on 30 September 2020 in order to set a start time.

### **RESOLVED:**

**THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 6 October 2020 via the Zoom Video meeting facility, at a time to be confirmed.**