



## **MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 6 OCTOBER 2020 AT 4.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

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

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

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### **PUBLIC QUESTIONS**

Prior to the main agenda items, the committee was advised that a number of questions had been received from a Mr Brian Jackson of Ryde with regard to the report from the Island's MP on Island housing and land use and specifically the definition of how someone would be considered an Islander in order to have access to housing.

The Chair thanked Mr Jackson for his questions, and advised that the report itself would be discussed later in the meeting. She advised that the Committee was not in a position to answer the questions as they related to an external report, not one written by the Town Council. Mr Jackson should be advised to address them to the MP directly. However, she pointed out that Ryde Town Council's policy towards housing matters were outlined in the Ryde Place Plan and the Position Statement. It was also noted that the Island Homefinder Allocations Policy which was a joint policy involving the Isle of Wight Council and Sovereign, Southern and Vectis Housing Groups also outlined the official position on how an Islander was defined when allocating social housing. A response along with all documents would be emailed to Mr Jackson in order to help address his questions.

### **123/20 APOLOGIES**

Apologies were received from Cllr Henry Adams and Cllr Ian Stephens.

Cllr Lilley advised that owing to his prior commitment to an Isle of Wight Council Corporate Scrutiny Committee meeting, he would be leaving the meeting at around 4.45pm.

### **124/20 DECLARATIONS OF INTEREST**

Cllr Charles Chapman declared an interest in minute 130/20 as he was the Chair of the Isle of Wight Council's Licencing Sub Committee and would leave the meeting during the discussion of that item.

### **125/20 REQUESTS FOR DISPENSATIONS**

None requested.

## 126/20 MINUTES

The minutes to the previous meeting held on 15 September 2020 were reviewed.

### **RESOLVED:**

**THAT the Minutes of the meeting held on 15 September 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting**

## 127/20 MEMBER QUESTIONS

Cllr Ross enquired as to the status of Ryde Town Hall / Theatre.

It was noted that the Isle of Wight Council's Conservation Projects Officer had advised that following a recent visit from him, he had expressed serious concerns on the condition of the building. He advised that an urgent works notice (Section 215) had been issued to the owners immediately and that it was hoped the matter would be addressed as a matter of high importance.

Members also noted that the security of the building had been compromised by a number of break ins from local youths and that the owner was addressing the buildings security by reconnecting electricity supplies in order to power newly fitted closed-circuit television (CCTV).

Members were also informed that, with regard to St Thomas's Church, the Town Council had made an application for grant funding to assist with building works to the Architectural Heritage Fund and a response was expected within the next eight weeks.

Cllr Lilley enquired whether an application had been received from a local farm with regard to building a property. He was advised that no application had yet been forthcoming, but when it will be received it will be given the same due consideration as any other application.

Cllr Lilley also asked if the Ryde Town Council could make enquiries with regard to traffic issues causing safety concerns for children walking to and from Oakfield Primary School on Appley Road. He was advised that officers would try to gather some information in order to discuss in more detail at the next Planning Committee meeting.

Cllr Lilley asked if the Town Council could enquire as to the current situation at Harcourt Sands. It appears that the security fence had been taken down and that people were entering the site, with a risk to their own safety. It was noted that the Health and Safety Executive would be contacted and advised of the situation.

Cllr Lilley asked why the Town Council had not commented on the recent Harbour House licencing application that had been given conditional approval by the Isle of Wight Councils Licencing Sub Committee. The committee was advised that officers could not locate any prior notification of the application in order to make members aware.

## 128/20 PLANNING APPLICATIONS

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

- i. Application No: [20/01422/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 17 Melville Street, Ryde, PO33 2AF  
Proposal: Installation of railings, gate and walls

**RESOLVED:**

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

- ii. Application No: [20/01423/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 17 Melville Street, Ryde, PO33 2AF  
Proposal: Listed Building Consent for installation of railings, gate and walls

**RESOLVED:**

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

- iii. Application No: [20/01431/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 1 Grasmere Avenue, Ryde, PO33 1NU  
Proposal: Proposed two storey extension and porch (revised scheme)

**RESOLVED:**

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

- iv. Application No: [20/01451/3OPA](#)  
Parish(es): Ryde Ward(s): Ryde South  
Location: 86-87A High Street, Ryde, PO33 2SZ  
Proposal: Prior approval for change of use of ground/first floor to form 5 residential units

It was noted that the Town Council was pleased that the upper storey of the premises was being developed to encourage residential use within the High Street as per Ryde Town Council policy. However, the Chair and the Planning Clerk needed to be assured that there would be payments made as required to the Solent Special Protection Area (SPA). They also wanted assurance that a sufficient dedicated waste bin storage area would be made available to each of the residential properties.

**RESOLVED**

**THAT Ryde Town Council raised no objection to the application, subject to payments being made as required for the Solent Special Protection Area (SPA) and that a sufficient dedicated waste bin storage area is provided for each of the residential properties.**

- v. Application No: [20/01457/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands  
Location: 2 Ashey Place, Ryde, PO33 2WA  
Proposal: Proposed single storey rear flat roofed extension; replacement garden outbuilding

**RESOLVED:**

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

- vi. Application No: [20/01475/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands  
Location: Sumara, Grove Road, Ryde, PO33 3LH  
Proposal: Proposed single storey rear extension

**RESOLVED:**

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

**129/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

**1. PLANNING DECISIONS**

**APPLICATIONS APPROVED**

- i. Application No: [20/01090/HOU](#)  
Location: Malabar West Street Ryde, PO33 2NX  
Proposal: Proposed detached double garage/ associated turning area (amended)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 07/09/2020

*Ryde Town Council raised no objection to the application*

- ii. Application No: [20/01159/RVC](#)  
Location: Copsefield Lodge Copsefield Drive, Ryde, PO33 3AR  
Proposal: Variation of condition 1 on 19/01103/HOU to amend wording of planning approval which refers to wrong edge of deck  
Parish: Ryde Ward: Ryde North West  
Decision Date: 08/09/2020

*Ryde Town Council agree that the wording in condition 1 on 19/01103/HOU be changed to substitute Northwest with Northeast and additionally include the provision of screening to the Southeast side of the decking.*

- iii. Application No: [20/01084/LBC](#)  
Location: 7 Anglesea Street, Ryde, PO33 2JJ  
Proposal: LBC for replacement of one window on front elevation  
Parish: Ryde Ward: Ryde North East  
Decision Date: 11/09/2020

*Ryde Town Council raised no objection to the application*

- iv. Application No: [20/01018/TW](#)  
Location: Adjacent to Bowling Green, Esplanade, Ryde, PO33 1JA  
Proposal: T1 Holm oak situated as detailed in the application is to be felled to near ground level. T2 Holm Oak situated as detailed in the application is to have the 2 lowest limbs overhanging the road removed and the remaining crown pollarded to previous pollard points.  
Parish: Ryde Ward: Ryde North East  
Decision Date: 14/09/2020

*Ryde Town Council raised no objection to the application*

- v. Application No: [20/00956/TW](#)  
Location: 1 Redbridge, Rosemary Lane, Ryde, PO33 2UX  
Proposal: Macrocarpa tree situated as detailed in the application is to have the crown reduced by 2/3 metres to strong growth point that are at least one third the diameter of the adjacent point.  
Parish: Ryde Ward: Havenstreet, Ashy And Haylands  
Decision Date: 14/09/2020

*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.**

**130/20 LICENCING APPLICATIONS**

The Committee considered the following Licencing Application:

Application for a Premises Licence – Pickle & Dill, Union Street, Ryde, Ref [20/00759](#)

The committee was encouraged to see a business opening that offered further options and alternatives of food and drink for residents and visitors alike, particularly in such difficult times, and was happy to support the application as presented.

**RESOLVED:**

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

**131/20 RYDE TOWN COUNCIL POSITION STATEMENT REVIEW**

The Chair reminded members that at the Planning Committee meeting on 28 January 2020 members agreed to put together a Working Group in order to review the Town Council's Position Statement. Members of the working Group were identified as being Cllrs Conyers, Ross, Stephens and Lucioni.

Since that meeting, Cllr Lucioni has come off the Planning Committee, although there was nothing in the Town Council's Standing Orders to dictate that she could not still serve on a Working Group agreed by the Planning Committee. It was agreed to ask both her and Cllr Stephens whether they would still like to sit on the Working Group.

Should one or both decide they no longer wished to do so, then replacements would need to be identified. Cllr Jordan agreed to join the Group should he be required to do so.

In light of a number of events that had occurred over the past year, such a review was necessary and a date for the first meeting would need to be identified as soon as possible.

It was noted that the Position Statement was an important document that had helped to inform the IWC's Core Planning Strategy, which had since been delayed and therefore giving more impetus to reviewing the Position Statement.

## **132/20 FEEDBACK TO THE ISLE OF WIGHT COUNCILS COVID 19 SOCIAL DISTANCING MEASURES FOR RYDE**

The Committee Coordinator advised that he had received an email from the Isle of Wight Council, which had been sent to all relevant Island Town and Parish Councils, requesting feedback on the Covid 19 Social Distancing Measures that had been put in place around the Islands Towns in June 2020.

The Mayor wished to express some serious concerns with regard to the dedicated Covid 19 Ambassadors that had been transferred from other Isle of Wight Council departments and services and deployed around the Island's towns and resorts to ensure that guidelines and regulations were being correctly observed.

One area of concern was with regard to there being no contact made with Ryde Town Council's Clerk, Facilities Staff, the Mayor or local councillors from the Ambassadors in order to be introduced and made aware of what they would be doing around the town. There had also been no prior consultation from the Isle of Wight Council to advise on the Ambassadors being deployed.

There had been a number of complaints made from the Beach Soccer organisers where the Ambassadors had made a report stating that the Beach Soccer Festival had not observed social distancing rules and as a result a strongly worded letter had been sent by the Isle of Wight Council to Ryde Town Council to inform of the matter. Beach Soccer organisers and competitors had also complained that the attitude of the Ambassadors had been discourteous causing offence.

There had also been a similar incident during the Ticket to Ryde event in August 2020 where a local body artist, who had been approved to trade, had been treated in a similar way to the Beach Soccer players and organisers. There was also reports of the Ambassadors taking photographs of people including minors which caused safeguarding concerns.

The mayor had since written a letter of complaint to the Isle of Wight Council, but a response had not been forthcoming.

There was some positive feedback with regard to the measures in place in the high Street, such as the pavement dots, path and pedestrian signs and it was noted that the pedestrianisation of the Lower High Street had helped address social distancing in a far easier way. The Committee was also pleased that the proposed measures to limit parking in Union Street by installing intermittent barriers had been abandoned following local opposition amid concerns it would discourage customers to their businesses if

they were unable to park. It was also noted that most businesses had now reopened in Ryde since June's easing of restrictions.

A response would be prepared and sent to the Isle of Wight Council in due course.

### **133/20 SOLENT ECONOMIC RECOVERY PLAN – SHAPING THE RESPONSE TO COVID 19 PANDEMIC**

The committee reviewed the report from the Solent Local Economic Partnership (SLEP).

Members noted that, despite the importance of tourism to the area and the continuous running of cross Solent transport as mentioned in the report, there was no mention of the recent High Street Heritage Action Zone initiatives in Ryde and Newport as well as the resources received for the incoming new trains and the Ryde Interchange bid.

The original bid for the interchange funding for some £16M had been declined, but a revised bid was invited from the Isle of Wight Council of some £10M which had subsequently been granted. However, the Ryde Regeneration Group had only seen the draft plans of the original bid and therefore some £5M of adjustments needed to be taken into account, of which the Town Council has as yet no knowledge.

Essentially changes included an upgrade of Ryde Pier with a proposed covered cycle and walkway in the mid-section (once the Tramway), refining the entrance to the Pier which would take up some small part of Western Gardens, the Public Toilets and the Café as well as revising the bus station and the amount of Bus Bays being reduced to four. The £10M would be divided relatively equally to cover the costs of these works as well as some small spend on developing a cycleway between Spencer Road and Appley. The public toilets would see a proposed relocation to the main station.

### **134/20 ISLE OF WIGHT HOUSING AND LAND USE – REPORT BY ISLE OF WIGHT MP**

The Chair advised that the report from the MP was produced as a result of his opposition to housing targets on the Island and the proposed changes to national planning policies and how the Island could best manage such variations. He was asking for support from local councils.

This report made the case for Exceptional Circumstance for the Isle of Wight in relation to housing targets, using statistics from Central and Local Government to oppose national targets as they were not deemed suitable for an Island community separated from the mainland.

It also explored how fifty years of poorly thought-out housebuilding which prioritised mainland house-buyers over the needs of Islanders, young and old could be reversed as well how the landscape of the Isle of Wight could be protected for future generations, for social and economic benefit, and how a positive future for Islanders in line with the Island's status as a UNESCO biosphere could be secured.

She also reported that, with regard to local responses to the proposed planning policy changes, the Isle of Wight Association of Local Councils (IWALC) was putting together a combined response from local Town and Parish Councils, to which Ryde Town Council had already contributed.

Members were of the opinion that regarding Ryde specifically, the town was getting an unfair deal with too many housing numbers planned for the town and insufficient infrastructure to support them. Such numbers were also a major concern for the Island as a whole.

**RESOLVED:**

**THAT the Isle of Wight Housing and Land Use report by the Isle of Wight MP be noted.**

**135/20 HIGH STREET HERITAGE ACTION ZONE (HSZAZ) UPDATE**

The Chair of the HSHAZ Steering Group advised that owing to some unavoidable personal circumstances affecting the HSHAZ Project Manager, there had been no Steering Group meeting.

It was however noted that the shop front design code was the next major project to be undertaken.

The next HSHAZ Steering Group Meeting would take place on Wednesday, 14 October 2020 and the Chair of the Steering Group would provide an update on this at the next Planning Committee meeting.

**136/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 27 October 2020 via the Zoom Video meeting facility, at 4 pm.**