



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 27 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 Michael Lilley, Cllr Malcolm Ross and Cllr Ian Stephens

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

PUBLIC QUESTIONS

Prior to the meeting, a written question was received via email from Mrs Jenny Wade of Ryde regarding the Pennyfeathers Housing development. She wanted to know: (i) whether the additional applications for Phasing Plans and Reserved Matters had been submitted following a suggestion from the developer's agent in July 2020 that they would be applied for in September 2020; and (ii) whether rumours that Hepburns Planning Consultancy was no longer the agent were true. It was agreed that the question would be addressed during Agenda Item 9 (Meeting Housing Needs), minute reference 145/20.

137/20 APOLOGIES

Apologies were received from Cllr Henry Adams and Cllr Phil Jordan

138/20 DECLARATIONS OF INTEREST

None declared.

139/20 REQUESTS FOR DISPENSATIONS

None requested.

140/20 MINUTES

The minutes to the previous meeting held on 6 October 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 6 October 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

The following updates were provided on issues raised at the meeting of 6 October 2020:

- i. Oakfield Primary School. It was noted that there continued to be issues around the school with regard to children and parents walking to the school either from Marlborough Road, East Hill Road or High Park Road. Cllr Lilley reported that there would be a meeting between the School's Headteacher, the Board of Governors and the local member, arranged by the Chair of the Schools Board of Governors to discuss a way forward. Feedback from the meeting would be provided to Ryde Town Council and a letter from the Town Council would then be sent to the Isle of Wight Council and Island Roads with a request to look into the matter.
- ii. Bartletts Farm Planning Application. This had not been picked up by Ryde Town Council officers as it was listed as an application for Brading and St Helens ward. It was noted that the ward was on the boundary and that any future applications should be checked to ensure its ward location was listed correctly.
- iii. Harcourt Sands. The Town Council had yet to hear from the Health and Safety Executive. Officers would endeavour to chase for a response by the next meeting.

141/20 MEMBER QUESTIONS

None were received.

142/20 PLANNING APPLICATIONS

The following Planning Applications were then considered by the committee:

- i. Application No: [20/01374/OUT](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Westwood Road, Ryde, PO33 3BJ
Proposal: Outline for proposed pair of semi-detached bungalows with vehicular accesses and parking

Island Roads had raised objections on the grounds of road safety owing to the design of the road junction with Queens Road as being unacceptable due to safe access. Visibility for vehicle drivers using the junction was also insufficient.

At the time of the meeting, four objections had been submitted by members of the public who considered the lane which was intended as the main access for the two proposed houses to be unsuitable as a main access to the highway network.

Members noted that Island Roads had lodged an objection but were becoming increasingly concerned that the Isle of Wight Council had on various applications in the past ignored them and proceeded to approve an application.

The committee was advised however that there needed to be clear evidence that this was happening on a regular basis in order to raise any objection to the Isle of Wight Council.

It was agreed that officers would investigate the matter and try to establish some previous examples in order to raise objections to the Head of the IWC's Planning, the IWC's Planning Committee Chair and the Cabinet Member for Planning and Housing.

The Chair also advised members that she would in her capacity as the Chair of the Isle of Wight Association of Local Councils (IWALC), propose at the next IWALC meeting that they could investigate if this was an issue being experienced across the Island. Any letter of objection by Ryde Town Council could also be copied to IWALC.

RESOLVED:

THAT Ryde Town Council objected to the application on the grounds outlined in the Island Roads report, namely:

- a) **Generation of traffic onto the public highway. This would create a significant increase in vehicular traffic entering and leaving the public highway through the junction of Westwood Drive with Queens Roads. This would be contrary to Policy DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Isle of Wight Core Strategy**
 - b) **Standing vehicles in Highway – Development would attract standing vehicles on the highway at Queens Road which would interrupt the free flow of traffic adding to the hazards of road users and therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy**
 - c) **Inadequate Fire Access and Refuse Collection Access - The access would be unable to serve the proposed development by reason of the inadequacy of Westwood Drive to allow access and working area for the Fire Service and Refuse Collection Service. The proposal is therefore considered to be contrary to policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.**
 - d) **Inadequate Parking Area - Inadequate space to enable vehicles to park in a satisfactory and safe manner and therefore the interests of road safety are compromised. It is therefore inconsistent with the guidelines set out by the Local Planning Authority in Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.**
 - e) **Inadequate Access Visibility – Accesses are unsatisfactory to serve the proposed development by reason of unacceptable visibility and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy**
- ii. Application No: [20/01390/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 34 & 36 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Formation of vehicle crossovers and hardstanding (revised scheme)

Members noted that this was a revised application for a scheme which had previously been refused. The main difference between this application and the previous was a small amount of tarmac was to be removed in order to lessen the impact of the loss of the grass between the footpath and the adjoining properties.

Island Roads had made some recommendations which they felt would be essential to make the revised scheme acceptable, although at the time of the meeting, nothing had been submitted from the applicant to address their concerns. The application had also been objected to by several local residents.

The previous application, [20/00325/HOU](#), had been advertised by the Isle of Wight Council on 5 June 2020. It had attracted a great deal of opposition and been opposed by Ryde Town Council at its meeting on 14 July 2020.

The committee were of the opinion that the revised scheme still did not address the reasons for the first refusal in that it would have a serious adverse effect on the character and context of the area contrary to the aims of Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

RESOLVED:

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

- i. The application was contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.**
- ii. The concerns raised by Island Roads had not been addressed by the applicant.**
- iii. Application No: [20/01651/FUL](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Quarrhurst, Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Demolition of dwelling; Proposed replacement dwelling with detached garage and detached ancillary amenity pool house building

Members were advised that the proposed application included a HUF House which was a prefabricated building system from Germany and that the construction time would usually be less than one month. It was noted that the application would replace a withdrawn application for a much bigger scheme that had been removed by the applicant.

Members were advised that the building which was to be demolished was not listed and was not situated in a conservation area. There had been no objections from any local residents and none from the various consultee agencies.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- iv. Application No: [20/01564/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 30 Somerset Road, Ryde, PO33 1BU
Proposal: Proposed rear and side extension including alterations

Members were advised that earlier on the day of the meeting, the Planning Clerk had noticed that on the Isle of Wight Council's website there was an absence of various documents to support the application and members questioned whether the consultation time should be extended in order to allow for any further representations to be received.

It was noted however that there had been no objections from local residents or relevant statutory consultees to date.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- v. Application No: [20/01704/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 117 Great Preston Road, Ryde, PO33 1DB
Proposal: Demolition of outbuilding; proposed building forming annexed accommodation

It was noted that Island Roads recommended approval with no concerns raised. The annexed accommodation was also in line with the proposals outlined in the draft Island Planning Strategy where such applications were encouraged.

Members were happy to support the application on the understanding that the annexed accommodation would remain as part of the main property.

RESOLVED:

THAT, subject to the annexed accommodation remaining as part of the main property, Ryde Town Council raised no objection to the application.

- vi. Application No: [20/01435/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations.

Members were reminded that the premises licence application for the proposed Pool Hall, which was applied for ahead of the planning application, was supported in full by the Committee at its meeting on 15 September 2020.

It was noted that members were again pleased to show their support for such a venture that would provide much needed local and tourist indoor entertainment on a year round basis in such a high profile area in the town.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- vii. Application No: [20/01707/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
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 toilet

RESOLVED:

THAT Ryde Town Council raised no objection to the application

The applications below had been considered under delegated powers by the Chair and Planning Clerk and they proposed that no objections be raised:

- i. Application No: [20/01613/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 28 Arnold Road, Binstead, Ryde, PO33 3RJ
Proposal: Proposed single storey extension; alterations and outbuilding
- ii. Application No: [20/01531/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 31 West Hill Road, Ryde, PO33 1LG
Proposal: Demolition of conservatory; Proposed alterations and single storey rear extension including Juliet balcony at first floor level on rear elevation (revised scheme)
- iii. Application No: [20/01608/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Former Ryde Conservative Club, 8 Lind Street, Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01223/18 to allow revised internal layout and omission of garage
- iv. Application No: [20/01609/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Former Ryde Conservative Club, 8 Lind Street, Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01224/18 to allow revised internal layout and omission of garage
- v. Application No: [20/01650/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 4 Wykeham Close, Binstead, Ryde, PO33 3ST
Proposal: Proposed extension on front elevation and cladding (revised scheme)
- vi. Application No: [20/01223/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: Melody, 9 Trafalgar Drive, Binstead, Ryde, PO33 3QW
Proposal: Proposed alterations and single storey rear extension; loft conversion; single storey extension to garage to form workshop (revised plans) (readvertised application)

- vii. Application No: [20/01659/HOU](#)
Parish(es): Ryde
Ward(s): Ryde North East
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Proposed alterations to boundary wall to provide gated vehicular access onto the Esplanade
- viii. Application No: [20/01660/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Listed Building Consent for proposed alterations to boundary wall to provide gated vehicular access onto the Esplanade

RESOLVED:

THAT the above eight applications were agreed with no objections.

143/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01230/HOU](#)
Location: Macquarrie Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Retention of fencing and gates (Revised Plans)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 28/09/2020

Ryde Town Council objected 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 AONB.

- ii. Application No: [20/01233/HOU](#)
Location: Beachwood Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Retention of fencing and gates (Revised Plans)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 28/09/2020

Ryde Town Council objected 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 AONB.

- iii. Application No: [20/01072/TW](#)
Location: Land Rear of Downs View and Redridge House Rosemary Lane Ryde
Proposal: TC and TD Cupressus Macrocarpa trees situated as detailed in the application are to have their crowns overhanging neighbouring gardens by 2 to 3 metres. All reductions are to be to string growth points at least one third the diameter of the adjacent pruning point.
Parish: Ryde Ward: Havenstreet, Ashley And Haylands
Decision Date: 29/09/2020

- iv. Application No: [20/01289/HOU](#)
Location: 10 Vernon Square Ryde Isle of Wight PO33 2JG
Proposal: Replacement bay windows on front elevation
Parish: Ryde Ward: Ryde North East
Decision Date: 05/10/2020

Ryde Town Council raised no objection to this application

- v. Application No: [20/01109/TW](#)
Location: 61 Spencer Road, Ryde, PO33 3AF
Proposal: The oak tree situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Ryde North West
Decision Date: 07/10/2020

- vi. Application No: [19/01593/FUL](#)
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
Parish: Ryde Ward: Ryde North East
Decision Date: 13/10/2020

Ryde Town Council raised no objection to this application

- vii. Application No: [19/01594/ADV](#)
Location: 11 East Street Ryde, PO33 1JP
Proposal: Non-illuminated projecting sign and 2 fascia signs
Parish: Ryde Ward: Ryde North East
Decision Date: 13/10/2020

Ryde Town Council raised no objection to this application

2. APPLICATIONS REFUSED

- i. Application No: [20/00975/HOU](#)
Location: 40 Great Preston Road, Ryde, PO33 1EF
Proposal: Demolition of garage; proposed two storey side extension; first floor rear extension; loft conversion including alterations to existing roof line.
Decision Date: 06/10/2020
Parish: Ryde Ward: Ryde South

Ryde Town Council raised no objection to this application

- ii. Application No: [20/01280/FUL](#)
Location: Old Wychwood Quarr Hill Binstead Ryde, PO33 4EH
Proposal: Proposed construction of new bungalow with parking
Decision Date: 12/10/2020
Parish: Ryde Ward: Binstead And Fishbourne

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

It was noted that there were two applications which Ryde Town Council had objected to and conversely, one application which was refused that Ryde Town Council had supported.

RESOLVED:

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

144/20 PAVEMENT PARKING: OPTIONS FOR CHANGE

The Chair advised members that the Town Council had, along with other Town and Parish Councils, been made aware of a government consultation initiative, inviting comments on the proposed options for change with regard to the increasing problems around the parking of vehicles on pavements.

In order for the government to better understand the wide range of issues and problems being encountered, the Department for Transport had outlined three main options:

- Option 1 – Ongoing work to improve the current enforcement process, under which local authorities can prohibit pavement parking by making Traffic Regulation Orders (TROs) and, if they have Civil Parking Enforcement (CPE) powers, issuing PCNs.
- Option 2 - Legislative change to allow local authorities with CPE powers to enforce against 'unnecessary obstruction of the pavement'. At present only the Police have this power.
- Option 3 - Legislative change to introduce a London-style pavement parking prohibition throughout England (London had banned all pavement parking since 1974) except on streets which the local authority designates as exempt.

Any other alternative proposals would also be welcomed. Consultees are requested to respond by completing an online questionnaire.

Members were of the opinion that as Ryde had large areas of narrow pavements, the issue of pavement parking had become a problem in some areas, creating difficulties for people to negotiate around parked cars, particularly those with physical disabilities. The general opinion was that some change is needed and Option 2 and 3 were discussed. It was agreed that the Chair would explore the options further and draft a response for consideration at the next meeting.

145/20 MEETING HOUSING NEEDS

The Committee was reminded of the public question which was raised regarding the Pennyfeathers Phasing Plans and Reserved Matters applications that were anticipated to be received during September 2020. The Chair stated that, although Ryde Town Council had been informed by the developer's agent that they hoped to submit the applications by the original deadline of 1 September, they had no legal responsibility to do so because the government had, owing to the Covid 19 pandemic, extended the deadline for such submissions to April 2021. Regarding the rumour that Hepburns was

no longer the agent, the Chair agreed to look into the matter and advise the questioner accordingly.

With regard to housing needs in general, the Chair suggested that, in view of current debates on housing needs assessment and the allocation of land for housing purposes, the Town Council should consider its stance on these issues and what possible action it could take to facilitate the provision of appropriate housing, especially social housing for rent. She suggested that Vectis Housing Group should be contacted in order to gain support and advice.

It was agreed that these issues should be referred to the working group set up to review the Position Statement and that a meeting of the Group should be organised as soon as possible.

It was suggested that the Isle of Wight Council's Cabinet Member for Planning and Housing should be invited to the next meeting in order to discuss housing and related planning issues. It was agreed that the Chair would write a letter of invitation to the Cabinet Member with a view to him attending the next meeting on 17 November 2020.

146/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE

In his absence the Chair of the HSHAZ Steering Group had circulated ahead of the meeting an update on the project.

It was noted that there were plans for a research project, led by the University of Southampton and funded by the Solent Local Enterprise Partnership, to examine the impact of the pedestrianisation of the lower High Street on deliveries to businesses.

Members agreed that such a study could be useful because some businesses have no rear delivery access. They also suggested that, since there are still a small number of vehicles driving and parking in the zone, especially during the evening, there is a need for further measures, such as a barrier and/or improved signage.

It was also noted an error in the research proposal. It referred to the pedestrianisation being between Garfield Road and Cross Street. This should in fact be between Garfield Road and Star Street.

147/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 17 November 2020 via the Zoom Video meeting facility, at 4.00pm.