



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, ENVIRONMENT AND REGENERATION COMMITTEE MEETING** to be held on **TUESDAY, 17 NOVEMBER 2020, ONLINE VIA THE ZOOM MEETING FACILITY**, commencing at **4.00PM** for the purpose of transacting the business as set out within the agenda below.

To view this meeting please click [HERE](#) from **4.00pm** 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 12.00 noon on Monday 16 November 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 it.

1. APOLOGIES

To receive any 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 meetings held on 27 October 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: [20/01061/FUL](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land South of Appley Road North of Bullen Road and East of Hope Road (West Acre Park) Ryde
Proposal: Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 475 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 474 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements (Revised plans, revised drainage strategy and flood risk, additional highway technical note and updated appendix S to highway chapter of environmental statement)(readvertised application)
- ii. 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(revised plans)(readvertised application)
- iii. Application No: [20/01877/HOU](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 1 Warwick Street, Ryde, PO33 2HY
Proposal: Proposed two storey rear extension and single storey front extension
- iv. Application No: [20/01733/OUT](#)
Parish(es): Nettlestone And Seaview
Ward(s): Nettlestone And Seaview
Location: Land North of Woodland Close and Adjacent Cedar Lodge and Thornton Cottage, Puckpool Hill, Seaview
Proposal: Outline for up to 50 residential dwellings (with details of access), creation of a new access off Puckpool Hill, and provision of public open space, landscaping and associated works

The following planning applications have been considered under delegated powers by the Chair of Planning and the Planning Clerk and they propose no objections:

- i. Application No: [20/01735/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 98 Ashey Road, Ryde, PO33 2UZ
Proposal: Proposed single storey rear extension
- ii. Application No: [20/01797/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 4 Southfield Gardens, Ryde, PO33 3EE
Proposal: Proposed two storey side extension
- iii. Application No: [20/01845/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Northwood Drive, Ryde, PO33 3AQ
Proposal: Alterations and conversion of garage to form additional living accommodation.

7. LICENCE APPLICATIONS

To consider the following licencing applications:

- i. Application for a Premises Licence – Grace’s bakery, 178 High Street – Ryde ref [20/00939/LAPNEW](#)
- ii. Application for a Premises Licence – Craft, 9 Esplanade, Ryde – Ref [20/00940/LAPNEW](#)

8. DECISIONS TAKEN

To note the decisions taken by the Isle of Wight Council’s Planning Department since 27 October 2020 (PAPER B)

9. RYDE INTERCHANGE - CYCLEWAY

To discuss the latest status

10. PAVEMENT PARKING – RTC RESPONSE

To agree a response from Ryde Town Council to the Governments consultation on pavement parking issues. (PAPER C)

11. POSITION STATEMENT REVIEW GROUP

To receive a verbal report on the first meeting of the Position Statement Review Working Group, to be held on 16 November 2020.

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

To receive an update from the HSHAZ Steering Group Chair.

13. DATE OF NEXT MEETING

To note that the next scheduled Planning Committee will be held on Tuesday, 8 December 2020 at 4pm online via the Zoom Video Meeting Facility

Signed:



Chris Turvey: Ryde Town Council Planning Clerk

Date: Wednesday, 11 November 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 on request.