



## **MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 17 NOVEMBER 2020 AT 4.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE**

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

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

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### **PUBLIC QUESTIONS**

Prior to the meeting, a written question was received from Mrs Jenny Wade, regarding the difficulty of considering the revised West Acre Park planning application (20/01061/FUL), given the several different proposals put forward for the Westridge Cross junction and further delays in the publication of the Island Roads infrastructure report (commissioned by the Ryde Regeneration Working Group), which is now not expected to be ready until Christmas.

The Chair advised that the application would be discussed later in the meeting and her question would be addressed via a written response.

#### **148/20 APOLOGIES**

None received

#### **149/20 DECLARATIONS OF INTEREST**

None declared.

#### **150/20 REQUESTS FOR DISPENSATIONS**

None requested.

#### **151/20 MINUTES**

The minutes to the previous meeting held on 27 October 2020 were reviewed.

#### **RESOLVED:**

**THAT the Minutes of the meeting held on 27 October 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting**

The following points arising from the Minutes were noted:

- i. Pennyfeathers – Members were advised that Hepburns Planning Consultancy were still the agents for the Pennyfeathers developers.
- ii. Meeting on 8 December 2020 – Cllr Barry Abraham, the Isle of Wight Cabinet Member for Planning and Housing was unable to attend the present meeting but would be attending the Planning, Regeneration and Environment Committee meeting on Tuesday, 8 December 2020.
- iii. Harcourt Sands – The IW Councillor for Seaview and Nettlestone ward had advised that the concerns expressed by members were being addressed.

## **152/20 MEMBER QUESTIONS**

None were received.

## **153/20 PLANNING APPLICATIONS**

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

- 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)

It was noted that that additional comments had been received from the IWC's Ecology Officer and that their concerns had now been addressed. The Woodland Trust had also stated that the concerns that they had raised had also been addressed and had subsequently removed their objection.

With regard to the seven houses that were located on a flood zone within Phase D of the development identified by the Environment Agency, these had been relocated to Phase B.

Members were also advised that concerns received previously from Island Roads around road, footpath designs and road junctions, had seen revised plans submitted. The local Police Authority had also stated that their concerns had been addressed.

Whilst Members noted these points, they were still of the opinion that the original objections lodged to the Isle of Wight Council on 11 September 2020 should remain.

There was also an additional concern that the proposed multi user access to West Acre Park at Marlborough Road was unsuitable for pedestrians and cyclists owing to safety issues and that its development would compromise the local street scene as well as that of the entrance to Salisbury Road, having a detrimental effect on the residents.

**RESOLVED:**

**THAT the objections submitted on 11 September 2020 remain and that an additional objection is raised, namely:**

**Ryde Town Council objects owing to the proposed revisions to the access to the site are unsafe and compromise the street scene of Marlborough Road and the access to Salisbury Road and will have a detrimental effect on the local amenity.**

- 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)

Members were advised that this was a revised application with one change. This was to reduce the overall number of bedrooms on the site to match what was there originally. This would help mitigate the issues raised by Natural England regarding foul drainage.

**RESOLVED:**

**THAT Ryde Town Council had no objections to the 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.

The local ward Member advised the committee that he had received no objections from local residents.

**RESOLVED:**

**THAT Ryde Town Council had no objections to the application**

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.

Whilst this site was located within the Nettlestone and Seaview Ward, it was considered appropriate to comment on it is on the border of Ryde East Ward and would impact on its residents. Nettlestone and Seaview Parish Council had been contacted and indicated they would welcome our comments.

It was noted that Island Roads had requested additional information around carriageway and footway but considered that the development would not have a significant impact on traffic at the Marlborough Road/Appley Road junction. It was also noted that the developers justified complaints that the development was in a rural area on the grounds that it was an extension of Ryde.

Members were concerned to note that there would be no provision of affordable housing. The rationale for this was supported by a viability study that stated that including affordable housing in the scheme would make it unfeasible. However, this was disputed by the Town Council because the valuation assessments were based on property values for an outline scheme and should be reviewed when reserved matters are submitted to accurately assess what type and value of housing would be on the site. In addition, comparisons in house prices used were not like for like, further skewing the potential value of property on the site.

The proposed West Acre Park site nearby would give a much better indication of current house values than the comparisons used in the study for Puckpool Hill. Also and no allowance had been made for the increase in property prices for the duration of the development. The nearby site at Westridge Farm, however unpopular, is being delivered and has managed to provide a full affordable house quota. If the Puckpool development were to escape the imposition of affordable housing it would be an unlevel playing field and give them a great commercial advantage.

Members were extremely concerned that the entrance and exit to the site was dangerous as there was no capacity to create a footpath for pedestrians to walk in and out of it. This would therefore prejudice homeowners without the use of a motor vehicles. They also disputed the claims made by Island Roads that should the development proceed it would have no significant impact on the increase in traffic. This was a concern owing to the location of Oakfield Primary School and the safety of its pupils walking to school.

Other objections raised were overdevelopment, the further loss of green space (which is in contradiction of the Ryde Place Plan which identified a lack of green space within the town) and the location of the development outside the settlement boundary.

**RESOLVED:**

**THAT Ryde Town Council objects to the application on the following grounds:**

- a) No provision for affordable housing.**
- b) No infrastructure to address an increase in traffic.**
- c) No pedestrian access to the site, which prejudices potential home owners without access to motor vehicles.**
- d) The site is outside of the Ryde Settlement Boundary**
- e) Further overdevelopment of Ryde.**
- f) Loss of green space**

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

- i. Application No: [20/01735/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Asheys And Haylands  
Location: 98 Asheys Road, Ryde, PO33 2UZ  
Proposal: Proposed single storey rear extension
- ii. Application No: [20/01797/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Asheys 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.

**RESOLVED:**

**THAT the above three applications were agreed with no objections.**

**154/20 LICENCING APPLICATIONS**

The following Licencing applications were considered

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

Members wished to place on record their full support for this application. Owing to difficult times it was encouraging to see businesses looking at new ways of remaining open.

**RESOLVED:**

**THAT Ryde Town Council had no objections to the application**

- ii. Application for a Premises Licence – Craft, 9 Esplanade, Ryde – Ref [20/00940/LAPNEW](#)

Members also wished to place on record their full support for this application, welcoming more diverse places for residents and visitors to dine out.

**RESOLVED:**

**THAT Ryde Town Council had no objections to the application**

**155/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following decisions.

**PLANNING DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [20/01225/TW](#)  
Location: Gloucester House, 18 St Thomas Street, Ryde, PO33 2DL  
Proposal: Sycamore situated as detailed in the application is to be felled to near ground level  
Horse chestnut situated as detailed in the application is to have the crown reduced by thirty percent of its current crown capacity. All the pruning cuts are to be to strong growth points that are at least one third the diameter of the adjacent pruning point. The reduction will leave the tree with a natural form.  
London Plane situated as detailed in the application is to have the crown reduced by thirty percent of its current crown capacity. All the pruning cuts are to be to strong growth points that are at least one third the diameter of the adjacent pruning point. The reduction will leave the tree with a natural form.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 19/10/2020
- ii. Application No: [20/01371/TW](#)  
Location: Rear Of 3 And 5 Marina Avenue Appley Lane Ryde  
Proposal: T1; Common Ash - Remove dead wood, end weight reduction (reduce large lateral southern facing limb by 2 -2.5m), raise low canopy (crown lift 3m off building). T2; Common Ash - Remove dead wood  
Parish: Ryde Ward: Ryde East  
Decision Date: 19/10/2020
- iii. Application No: [20/01431/HOU](#)  
Location: 1 Grasmere Avenue Ryde, PO33 1NU  
Proposal: Proposed two storey extension and porch (revised scheme)  
Parish: Ryde Ward: Ryde East  
Decision Date: 22/10/2020

*Ryde Town Council raised no objection to the application*

- iv. Application No: [20/01422/HOU](#)  
Location: 17 Melville Street, Ryde, PO33 2AF  
Proposal: Installation of railings, gate and walls  
Parish: Ryde Ward: Ryde North East  
Decision Date: 26/10/2020

*Ryde Town Council raised no objection to the application*

- v. Application No: [20/01423/LBC](#)  
Location: 17 Melville Street, Ryde, PO33 2AF  
Proposal: Listed Building Consent for installation of railings, gate and walls  
Parish: Ryde Ward: Ryde North East  
Decision Date: 26/10/2020

*Ryde Town Council raised no objection to the application*

- vi. Application No: [20/01325/TW](#)  
Location: Park House 72 West Hill, Road Ryde, PO33 1LW  
Proposal: T1 and 2; (TPO 28 and 29) Lime trees - situated as detailed in the Application are to be pollarded to previous pollard points. T3; (TPO 27) Lime - situated as detailed in the application is to have the coppice regrowth from the stump removed. Sycamore and Buddleia - the sycamore and buddleia saplings detailed in the application are to be removed.  
Parish: Ryde Ward: Ryde North East  
Decision Date: 28/10/2020

- vii. Application No: [20/01457/HOU](#)  
Location: 2 Ashey Place, Ryde, PO33 2WA  
Proposal: Proposed single storey rear flat roofed extension; replacement garden outbuilding  
Parish: Ryde Ward: Havenstreet, Ashey And Haylands  
Decision Date: 29/10/2020

*Ryde Town Council raised no objection to the application*

- viii. Application No: [20/01475/HOU](#)  
Location: Sumara, Grove Road, Ryde, PO33 3LH  
Proposal: Proposed single storey rear extension  
Parish: Ryde Ward: Havenstreet, Ashey And Haylands  
Decision Date: 30/10/2020

*Ryde Town Council raised no objection to the application*

- ix. Application No: [20/01864/TW](#)  
Location: 1 Kentstone Court Binstead Road Ryde, PO33 3DF  
Proposal: T1 Field maple situated as detailed in the application is to be felled to near ground level.  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 02/11/2020

- x. Application No: [20/01261/TW](#)  
Location: 70 Spencer Road Ryde, PO33 3AH  
Proposal: T1; Yew situated as detailed in the application is to have the height reduced by 50% T2; Cypress hedge situated as detailed in the application is to be trimmed on the western side.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 02/11/2020

## 2. APPLICATIONS REFUSED

- i. Application No: [20/01179/CLPUD](#)  
Location: Avalon Appley Rise Ryde, PO33 1LE  
Proposal: Lawful Development Certificate for proposed replacement garage  
Parish: Ryde Ward: Ryde North East  
Decision Date: 04/11/2020

*No consultation required owing to the application was for a lawful development certificate*

- ii. Application No: [20/01374/OUT](#)  
Location: 24 Westwood Road Ryde, PO33 3BJ  
Proposal: Outline for proposed pair of semi-detached bungalows with vehicular accesses and parking  
Parish: Ryde Ward: Ryde North West  
Decision Date: 06/11/2020

*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*

**RESOLVED:**

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

**156/20 RYDE INTERCHANGE CYCLEWAY**

The Committee were advised that the revised plans for the Interchange would include an uncovered walk and cycle along the Pier and a cycleway along the Esplanade to Appley. It was suggested that in order to involve the cycling community, Cycleway should be approached to look at forming a cycling working group which could also involve local cycle businesses. This would enable engagement between the Isle of Wight Council and a key stakeholder.

On the wider changes to the Interchange, the committee felt strongly that such a major change to a significant area of the town must have a heavy influence from the Town Council, and that any input into the consultation process for the three year project must be taken into account for the benefit of Ryde and its residents. The Planning, Regeneration and Environment Officer would therefore contact the Isle of Wight Councils Highways and Transport Manager in order to ensure that Ryde Town Council would play a major part in the project.

It was noted that there were also plans for a small sub group of the Ryde Regeneration Working Group to be involved with overlooking the three year project, and any news would be fed back to the Planning, Regeneration and Environment Committee.

It was also noted that the Ryde Place Plan recommended that a Memorandum of Understanding (MoU) between the Town Council and all the major travel operators be pursued. All operators have agreed in principle and such an MoU would benefit all parties.

**157/20 PAVEMENT PARKING - RTC RESPONSE**

At the previous meeting the Chair had advised members that all primary, town and parish councils had been invited to contribute to a government consultation on the proposed legislative change around vehicles parking on pavements.

Three options were proposed: support ongoing work to improve the current enforcement process (option 1), allow local authorities with civil parking enforcement

powers to enforce against unnecessary pavement parking in order to take pressure off the police (option 2) or a complete ban in England (except on streets which the local authority designates as exempt) as has been the case in London since 1974 (option 3).

Members discussed a draft response, which favoured Option 3. There was a wide discussion around the merits of options 2 and 3. Whilst option 3 made it clear that unless a road had been designated exempt, no pavement parking would be permitted. This may prevent parking which was not considered to be an unnecessary obstruction of the pavement and divert vehicles onto off street parking which was already in short supply. However, there was also the opinion that a blanket ban would on balance protect those pedestrians who had problems with sight and other physical disabilities as make the legislation the same for all motorists. It was eventually decided to support Option 3.

**RESOLVED:**

**THAT Option 3 be supported and the draft response submitted in its current form.**

**158/20 POSITION STATEMENT REVIEW GROUP**

The Chair gave a brief verbal report on the first meeting of the Position Statement Review Group, which was held the previous day. A written report would be submitted to the Committee's at the next meeting. The next meeting of the Review Group would be on Monday 7 December.

The draft notes to the meeting held on 16 November 2020 is attached at the end of these minutes as an appendix. These will be approved at the next meeting of the Position Statement Review Group.

**159/20 HIGH STREET HERITAGE ACTION ZONE (HSZAZ) UPDATE**

The Chair of the HSZAZ Steering Group (Cllr Jordan) advised that himself, Cllr Ross, Cllr Chapman and Mike Fitt had visited the Co-Op Square in Anglesea Street in order to assess its potential in making aesthetic improvements.

The Shop Front Design Code was now in its initial stages and would be rolled out in full in 2021.

The Steering Group was now looking at putting in place a physical barrier at the entrance to the Lower High Street Pedestrianisation Zone in order to deter vehicles driving and parking in the that part of the town.

**160/20 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 8 December 2020 via the Zoom Video meeting facility, at 4.00pm.**



## **NOTES OF RYDE TOWN COUNCIL'S POSITION STATEMENT WORKING GROUP HELD ON MONDAY 16 NOVEMBER 2020 AT 2.00PM VIA THE ZOOM VIDEO FACILITY**

Members Present: Cllr Diana Conyers (Chair), Cllr Phil Jordan, Cllr Karen Lucioni, Cllr Malcolm Ross and Cllr Ian Stephens

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

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### **1/20 APOLOGIES**

None

### **2/20 DECLARATIONS OF INTEREST**

None declared.

### **3/20 TERMS OF REFERENCE**

It was agreed that the Terms of Reference would be set out as follows

“To review the status and content of the Position Statement (PS) in the light of changes in circumstances over the previous two years”

### **4/20 WHY A REVIEW IS NECESSARY**

Members discussed the initial thoughts from the Chair which was circulated as a small report prior to the meeting.

The Position Statement was created in 2018, with the final version approved in January 2019 and was seen primarily to be a document contributing to the IWC's new Island Planning Strategy as well as a policy document to assist in the consideration of planning applications and decision making.

Its review was always intentional and with the major changes that have occurred since its approval, such as a revised Island Planning Strategy being developed and proposed changes to national planning legislation, the Review Group was set up to achieve this as soon as possible.

The Position Statement contained five main areas of focus. Heritage, Economy, Housing, Infrastructure and Environment, all with specific areas appertaining to them.

## **5/20 RELATIONSHIP BETWEEN POSITION STATEMENT AND PLACE PLAN**

Members were asked if there was a need to consider keeping the Position Statement in light of the creation of the Ryde Place Plan and the Corporate Plan. Following discussion it was agreed that the Position Statement should remain as an important document in its own right and should complement the Place Plan but not be replaced by it.

The Position Statement focused more on statutory planning matters and assists the Town Council in responding to various planning issues and applications as well intending to influence the Local Planning Authority (The Isle of Wight Council) in their planning policy. It was also vital that the Town Council persistently lobbied the Isle of Wight Council into agreeing that the Position Statement should be considered as a Supplementary Planning Document (SPD) in order to ensure that various planning strategies would be adhered to.

Members discussed the urgency of establishing a Memorandum of Understanding (MoU) between RTC and the IWC which would help in pushing local issues through for the benefit of Ryde and its residents. It was suggested that the Position Statement should be an annex to the MoU and/or that its recognition as an SPD be part of the MoU.

## **6/20 WORK PLAN**

In light of the local elections scheduled for early May 2021 (Covid 19 permitting) and the mandatory pre-election period of Purdah, the finalised document should be completed by the end of January 2021.

The following allocations of responsibility for the five areas of revision were then agreed:

- Heritage and the Economy – Cllr Diana Conyers
- Housing – Chris Turvey (Cllr Conyers to assist with any social housing matters)
- Infrastructure – Cllr Phil Jordan (Cllr Malcolm Ross to assist in cycling issues)
- Environment – Cllr Malcolm Ross
  
- Cllr Karen Lucioni would also provide input into all areas

All group members were also encouraged to provide any ideas for all areas should they feel they have something to contribute that had perhaps not been picked up on.

## **7/20 DATE OF NEXT MEETING**

In light for the need to finalise the review by the end of January 2021, the Group agreed that they should meet again in early December 2020 in order to discuss their initial ideas and suggestions. It was therefore agreed that the next meeting would be held on Monday, 7 December 2020 at 4pm via Zoom.