



Members are summoned to attend a **PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE MEETING** to be held on **TUESDAY, 6 JULY 2021, at RYDE METHODIST CHURCH, GARFIELD RD**, commencing at **6.30PM** for the purpose of transacting the business as set out within the agenda below.

## **AGENDA**

**COVID 19.** Owing to Government restrictions around the Coronavirus Pandemic, this meeting will be limited to a total of 30 attendees. This includes councillors, officers, and members of the public and press. The balance of the 30, after accounting for councillors, officers and press will be for the public. Those wishing to attend will be admitted on a first come first served basis. The wearing of face coverings is required (unless medically exempt) and social distancing will be observed

### **PUBLIC QUESTION TIME**

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

#### **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. (NB: Request forms for other dispensations are available from the Clerks).

#### **4. MINUTES**

To take as read and confirm as accurate the attached minutes of the meeting held on 15 June 2021 (PAPER A)

#### **5. MEMBERS QUESTION TIME**

To receive questions from members of the Committee.

## 6. RYDE INTERCHANGE CONSULTATION - RTC RESPONSE

To discuss a response to the consultation around the proposals for the redevelopment of Ryde Esplanade, Bus Station, Rail Station and Pier.

Document and Consultation [LINK](#)

## 7. PLANNING APPLICATIONS

The following Planning Applications will be determined by the committee:

- i. Application No: [21/01150/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Pier, Esplanade, Ryde  
Proposal: Listed Building Consent for construction of new pedestrian walkway and cycle track
- ii. Application No: [21/01165/FUL](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 68 High Street, Ryde, PO33 2RJ  
Proposal: Proposed change of use of retail area on ground floor to form additional residential accommodation for existing dwelling (revised scheme)
- iii. Application No: [21/01226/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 32 Westfield Park, Ryde, PO33 3AB  
Proposal: Demolition of existing dwelling; proposed replacement dwelling and pool

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: [20/01182/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 70 Union Street, Ryde, PO33 2LN  
Proposal: Division of two bedroom flat into 1 x one bedroom flat and 1 x studio flat (revised description) (re-advertised application)
- ii. Application No: [20/01183/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 70 Union Street, Ryde, PO33 2LN  
Proposal: LBC for division of two bedroom flat into 1 x one bedroom flat and 1 x studio flat (revised description) (re-advertised application)
- iii. Application No: [21/01078/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield  
Location: Irwin House, Appley Road, Ryde, PO33 1NF

Proposal: Proposed single and two storey rear extensions

- iv. Application No: [21/01088/FUL](#)  
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield  
Location: 23 Grasmere Avenue, Ryde, PO33 1NU  
Proposal: Proposed single storey rear extension; alterations; proposed porch
- v. Application No: [21/01118/LBC](#)  
Parish(es): Ryde, Ward(s): Ryde North West  
Location: Halifax, 39 Union Street, Ryde, PO33 2AB  
Proposal: Listed Building Consent for removal of ATM and alterations to external and internal aperture brickwork and render
- vi. Application No: [21/01145/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 40 Westwood Road, Ryde, PO33 3BJ  
Proposal: Demolition of dwelling; Proposed replacement dwelling (revised scheme)
- vii. Application No: [21/01096/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 7 Newnham Road, Binstead, Ryde, PO33 3TD  
Proposal: Alterations to change a window to sliding door and form steps to garden
- viii. Application No: [21/01138/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 12 West Street, Ryde, PO33 2NW  
Proposal: Formation of vehicular access and hardstanding
- ix. Application No: [21/01153/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 50 Longmead Road, Ryde, PO33 2TW  
Proposal: Proposed single storey rear extension forming additional living accommodation
- x. Application No: [21/01184/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 17A Player Street, Ryde, PO33 2JB  
Proposal: Proposed replacement single storey rear extension
- xi. Application No: [21/01192/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield  
Location: 8 Hayward Avenue, Ryde, PO33 1AS  
Proposal: Demolition of garage; proposed single storey side extension and alterations (revised scheme)
- xii. Application No: [21/01205/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Bagel Wrap, 61 Union Street, Ryde, PO33 2LG

Proposal: Demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front

- xiii. Application No: [21/01206/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Bagel Wrap, 61 Union Street, Ryde, PO33 2LG  
Proposal: Listed Building Consent for demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front
  
- xiv. Application No: [21/01219/CLEUD](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 15 The Strand, Ryde, PO33 1JE  
Proposal: Lawful Development Certificate for the continued use of 15 The Strand as three independent apartments
  
- xv. Application No: [21/01222/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Studio Cottage, George Street, Ryde, PO33 2EN  
Proposal: Demolition of chimney and conservatory; Proposed single storey extension
  
- xvi. Application No: [21/01181/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 15 The Strand, Ryde, PO33 1JE  
Proposal: Listed Building Consent for the retention of minor works including two vents and one Velux window
  
- xvii. Application No: [21/01195/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 31 The Strand, Ryde, PO33 1JF  
Proposal: Listed Building Consent for proposed replacement of two conservatory structures to rear
  
- xviii. Application No: [21/01239/LBC](#)  
Parish(es): Ryde Ward(s): Haylands And Swanmore  
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF  
Proposal: Listed Building Consent for reinstatement of chimney, internal alterations including removal of wall between kitchen and breakfast dining room, provision of flue for log burner in conservatory, alterations to fireplace to dining room/snug and provision of narrow double-glazed units to conservatory
  
- xix. Application No: [21/01241/FUL](#)  
Parish(es): Ryde Ward(s): Haylands And Swanmore  
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF  
Proposal: Proposed detached annexe to be used as ancillary accommodation
  
- xx. Application No: [21/01251/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 53 Monkton Street, Ryde, PO33 2BB  
Proposal: Demolition of porch and first floor bathroom extension; proposed single/two storey rear extension; alterations (revised scheme)

## 8. DECISIONS TAKEN

To note the decisions taken by the Isle of Wight Council's Planning Department since 15 June 2021. (PAPER B)

## 9. PLANNING APPEAL DECISIONS

The following Planning Inspectorate Appeal decisions are for information and noting only:

- i. Appeal Ref: APP/P2114/D/21/3270048 – Application Ref: [20/01735/HOU](#)  
98 Ashley Road, Ryde, Isle of Wight, PO33 2UZ  
Decision – Appeal allowed (Paper C)
- ii. Appeal Ref: APP/P2114/D/21/3271307 – Application Ref: [20/02009/HOU](#)  
112 Great Preston Road, Ryde, Isle of Wight, PO33 1DD  
Decision – Appeal dismissed (Paper D)

## 10. LICENSING APPLICATION

To comment on the following licencing application:

Premises Licence Application - [21/00571/LAPNEW](#)

Application for a Premises Licence – Orchestral Ibiza, Smallbrook Stadium, Ashley Road, Ryde.

## 11. IW LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

To receive an update on the formation and progress of the Ryde Working Group.

## 12. DATE OF NEXT MEETING AND TIME OF NEXT MEETING

To note that the next scheduled meeting will be held on Tuesday, 27 July 2021 at the Methodist Church, Garfield Road, Ryde at 6.30pm.

Signed:



Chris Turvey: Planning, Regeneration and Environment Officer - Ryde Town Council  
Date: Wednesday, 30 June 2021

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 several paper copy agendas will be provided for the public on request.