

**RECOMMENDATION ARISING FROM THE PLANNING COMMITTEE MEETING HELD ON THE 16<sup>TH</sup> AUGUST 2021.**

At the planning meeting on the 6<sup>th</sup> July 2021 it was resolved to hold a consultation meeting where Isle of Wight Council officers are invited to provide more detail around the proposals and address issues and concerns from Ryde Town Council members, key stakeholders and members of the public.

It was further decided that if this was not possible due to Isle of Wight Council officers not being available this item would return to the next meeting. The meeting of the 28<sup>th</sup> July 2021 did not take place as it was not quorate so it was considered at this meeting held 16<sup>th</sup> August 2021.

**RESOLVED:**

**THAT, as the finish date for public consultation had passed, Ryde Town Council would ask Isle of Wight Council Officers to attend an information day so that they can inform the public of the results of the consultation and be available to answer questions on all aspects of the scheme.**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND  
REGENERATION COMMITTEE HELD ON TUESDAY, 15 JUNE 2021 AT 6.30PM AT  
GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator) and Lisa Dyer (Town Clerk)

---

## **PUBLIC QUESTIONS**

A question was put to the committee by a member of the public regarding the recent siting of the storage container for the hire of beach water sports equipment and whether the Town Council had established all suitable insurance, risk assessments and safety measures.

The Clerk responded by stating that all suitable measures would be in place before any equipment is put out to hire for the public.

A second question was asked by a member of the public asking what was the potential for additional homes to be delivered on sites listed on the Brownfield land register in Ryde and if these are delivered how many affordable housing units would be delivered.

The Committees Co-ordinator advised that a written response would be provided with all members of committee included in it.

## **77/21 APOLOGIES**

Apologies were received from Cllr Lisa Carter, Cllr Les Kirkby, and Cllr Jenna Sabine.

Whilst not an apology, it was noted that Cllr Michael Lilley had, prior to the meeting, advised the Committees Co-ordinator that as he had recently been appointed the Chair of the Isle of Wight Council's Planning Committee, he would refrain from attending future Ryde Town Council Planning, Regeneration and Environment Committee meetings owing to possible conflicts of interest.

As Mayor of the Town Council, Cllr Lilley sat on the committee as ex-officio, and as such a vacancy had not been created.

## **78/21 DECLARATIONS OF INTEREST**

None declared.

## **79/21 REQUESTS FOR DISPENSATIONS**

None requested.

## **80/21 MINUTES**

The minutes to the previous meeting held on 25 May 2021 were reviewed.

### **RESOLVED:**

**THAT the minutes to the meeting held on 25 May 2021 were approved as a true and accurate record and were signed off by the Chair.**

## **81/21 MEMBERS QUESTION TIME**

There were no questions taken.

## **82/21 PLANNING APPLICATIONS**

The following planning application were considered by the committee:

Application No: [21/00904/FUL](#)

Parish(es): Ryde Ward(s): Ryde West

Location: Clark Masts Teksam Ltd

18 Ringwood Road, Binstead, Ryde, PO33 3PA

Proposal: Proposed terrace of four houses with bin/cycle store and associated parking

The application was a revised scheme following a recently expired planning consent granted in 2017. This expired on 18 the January 2021 and was not subject to the automatic allowances to extend the date for implementation, hence the resubmission.

Island Roads had not commented on the current proposal but conversely did not object to the previous scheme which, as far as the road network was concerned, the same. There were also no comments on this proposal from members of the public or statutory consultees.

It was noted that Ryde Town Council supported the previous scheme when it was submitted with no objections and the Position Statement and Ryde Place Plan both support this type of development. It also addresses housing requirements and the development makes use of a brown field site. Members were also pleased to see that both cycle and waste storage had been provided in the new scheme but would insist that the Solent SPA payment be included in any S106 agreement.

### **RESOLVED:**

**THAT Ryde Town Council raised no objection to the application, subject to the Solent SPA payment being included in any S106 agreement.**

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed no objections:

- i. Application No: [21/01015/FUL](#)  
 Parish(es): Ryde Ward(s): Ryde North West  
 Location: 34 High Street, Ryde, PO33 2HT  
 Proposal: Proposed alterations to shop front to allow access into the flat above and revised access to the shop
- ii. Application No: [21/00983/HOU](#)  
 Parish(es): Ryde Ward(s): Binstead and Fishbourne  
 Location: The Quarry, Binstead Road, Ryde, PO33 3NQ  
 Proposal: Proposed ground and first floor side extension; extension to dormer; alterations to paving, terrace and steps
- iii. Application No: [21/01057/HOU](#)  
 Parish(es): Ryde Ward(s): Binstead and Fishbourne  
 Location: 3 Quarr Place, Binstead, Ryde, PO33 4EW  
 Proposal: Proposed two storey side extension; single storey extension to form orangery
- iv. Application No: [21/01037/HOU](#)  
 Parish(es): Ryde Ward(s): Binstead and Fishbourne  
 Location: 6 Abbots Close, Binstead, Ryde, PO33 4EP  
 Proposal: Proposed conversion of existing garage into a habitable room and enclosure of existing porch; proposed carport
- v. Application No: [21/01045/HOU](#)  
 Parish(es): Ryde Ward(s): Haylands and Swanmore  
 Location: The Laurels, Grove Road, Ryde, PO33 3LH  
 Proposal: Proposed log cabin/shed to front of property to be used for storage
- vi. Application No: [21/01065/HOU](#)  
 Parish(es): Ryde Ward(s): Ryde Northwest  
 Location: 24 Westfield Park, Ryde, PO33 3AB  
 Proposal: Proposed single storey rear extension.

**RESOLVED:**

**THAT Ryde Town Council raised no objections to the above six applications**

**83/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following decisions taken by the IWC's Planning Department.

**PLANNING APPLICATION DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [21/00519/FUL](#)  
 Location: Church of the Holy Cross Church Road, Binstead, Ryde, PO33 3SY  
 Proposal: Provision of an amended access paving and new accessible ramp from the road to the south porch and then from this to the existing rear access to the servery; provision of new French drain and surface water drainage around the church

Parish: Ryde Ward: Binstead and Fishbourne  
Decision Date: 17/05/2021

*Ryde Town Council raised no objection to this application*

- ii. Application No: [21/00625/HOU](#)  
Location: Redworth House, Appley Rise, Ryde, PO33 1LE  
Proposal: Proposed single storey rear extension  
Parish: Ryde Ward: Ryde North East  
Decision Date: 24/05/2021

*Ryde Town Council raised no objection to this application*

- iii. Application No: [21/00679/HOU](#)  
Location: 12 Wood Street Ryde, PO33 2DH  
Proposal: Demolition of sunroom; proposed two storey side/rear extension  
Parish: Ryde Ward: Ryde North East  
Decision Date: 24/05/2021

*Ryde Town Council raised no objection to this application*

- iv. Application No: [21/00621/LBC](#)  
Location: Flat 2, 68 Union Street, Ryde, PO33 2LN  
Proposal: Listed Building Consent for internal alterations  
Parish: Ryde Ward: Ryde North West  
Decision Date: 28/05/2021

*Ryde Town Council raised no objection to this application*

- v. Application No: [21/00739/HOU](#)  
Location: 21 Ashy Road, Ryde, PO33 2UW  
Proposal: Proposed rear extensions and alterations to include an increased roof terrace area  
Parish: Ryde Ward: Havenstreet, Ashley and Haylands  
Decision Date: 28/05/2021

*Ryde Town Council raised no objection to this application*

- vi. Application No: [21/00734/HOU](#)  
Location: 97 Monkton Street, Ryde, PO33 2DD  
Proposal: Removal of existing garden shed; Proposed detached garden room and storage shed  
Parish: Ryde Ward: Ryde North East  
Decision Date: 01/06/2021

*Ryde Town Council raised no objection to this application*

- vii. Application No: [21/00768/HOU](#)  
Location: 119 High Park Road, Ryde, PO33 1BZ  
Proposal: Proposed single storey side and rear extension  
Parish: Ryde Ward: Ryde East  
Decision Date: 03/06/2021

*Ryde Town Council raised no objection to this application*

- viii. Application No: [21/00785/HOU](#)  
Location: 4 Southfield Gardens, Ryde, PO33 3EE  
Proposal: Proposed two storey side extension (revised scheme)  
Parish: Ryde Ward: Havenstreet, Ashey and Haylands  
Decision Date: 03/06/2021

*Ryde Town Council raised no objection to this application*

- ix. Application No: [21/00778/FUL](#)  
Location: 54 St Johns Road, Ryde, PO33 2RS  
Proposal: Proposed replacement of windows and doors, fascia, soffits, and rainwater goods  
Parish: Ryde Ward: Ryde South  
Decision Date: 04/06/2021

*Ryde Town Council raised no objection to this application*

## 2. APPLICATIONS REFUSED

Application No: [21/00510/CLPUD](#)  
Location: 24 Westfield Park, Ryde, PO33 3AB  
Proposal: Lawful Development Certificate for proposed single storey extension  
Parish: Ryde Ward: Ryde North West  
Decision Date: 17/05/2021

*Lawful Development Certificate so no comments from Ryde Town Council required.*

### **RESOLVED:**

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

### **84/21 PLANNING APPEAL**

The following appeal was presented for noting only:

Application Reference: [20/02009/HOU](#)  
Site Address: 112 Great Preston Road, Ryde, PO33 1DD  
Description of development: Proposed single storey rear extension; proposed raised decking (revised plans) (revised description) (readvertised application)

Members were advised that Ryde Town Council originally raised no objections to the application on 31 December 2020 subject to two screens being fitted on each side of balcony in order to provide adequate privacy to neighbouring homes.

### **85/21 STRATEGIC MASTER PLAN FOR RYDE**

Members were reminded that as a result of a question raised by the Ryde Society at the previous meeting, the item was put on the agenda for discussion.

The Committee was asked if the Town Council would make a commitment to creating its own Strategic Masterplan in the event the expected Island Plan that was due to be published by the Isle of Wight Council in the Autumn 2021 did not deliver in the best interests of Ryde. Such a plan could cover a duration of 25-50 years.

It was noted that most masterplans have a lifespan of 15-20 years owing to the fast pace of changes that occur. Any attempt to create a longer plan could not take into account technological advances, possible changes to world climate and sea levels and could not predict any political or socio-economic changes 50 years into the future. The Covid 19 pandemic was a major world crisis that had changed social habits and behaviour, possibly forever.

Members were advised that various plans had been commissioned in the past such as the Ryde Masterplan commissioned by the Chamber of Commerce in 2015 and the Ryde Public Realm Strategy which was commissioned by Aitkins in 2004. However, despite being created at a significant cost, none of the recommendations or ideas in these plans had been considered.

Members were therefore advised that an alternative approach could be to hold a series of meetings of the Position Statement Review Group in order to consider adding some additional infrastructure and master planning type guidance to the document which has already been regarded as a document which has informed the previous Island Planning Strategy.

It was also noted that owing to there being a change in administration at the Isle of Wight Council, it might be prudent to wait for the publishing of the new Island Plan in the Autumn and see what it does have to offer Ryde. Receiving such documents may also not be subject to the delays that had once been experienced.

After a discussion, a suggestion by a member of the committee, to form a working group to explore the feasibility of commissioning a strategic separate masterplan was proposed.

Owing to staffing resource issues in July and August, it was agreed that the item would return to a committee meeting in September 2021 to consider further actions.

## **86/21 RYDE TOWN COUNCIL'S WALKING AND CYCLING STRATEGY**

Members were updated on the latest information regarding the Island Cycling and Walking Infrastructure Plan (ICWIP) strategy for Ryde.

Cllr Ross reported that some members of the Ryde ICWIP Stakeholders Group had been confirmed, but more was required before any meeting could take place.

Various others had been or would be approached and Cllr Ross would report back to the committee at the next meeting with a view to confirming its full membership and plans for informing the ICWIP.

## **87/21 DATE OF NEXT MEETING**

### **RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 6 July 2021 in the Methodist Church, Garfield Road, Ryde at 6.30pm**



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND  
REGENERATION COMMITTEE HELD ON TUESDAY, 6 JULY 2021 AT 6.30PM AT  
GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Georgie Carter, Cllr Lisa Carter, Cllr Charles Chapman, Cllr Les Kirkby, Cllr Michael Lilley (for minutes 88/21 - 93/21 only), Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator) and Lisa Dyer (Town Clerk)

Members of Public: 8

---

## **PUBLIC QUESTIONS**

A question was put to the committee, by a member of the public asking whether the IWC Planning Committee meeting dealing with Westacre Park on 27 July 2021 would be held in Ryde. The Mayor responded by stating that whilst this was hoped to be the case, it was likely that it would be held at County Hall in Newport.

A written question was received by a member of the public stating that Members had reported that there were 600 empty properties on the Isle of Wight, therefore how many would be long term empty properties i.e. empty over 2 years and how many of them would be located within the parish of Ryde. The clerk stated that a written response would be sent, and all committee members would be copied in.

There were several questions around the proposed Ryde Interchange project, and these would be addressed during debate on that item.

### **88/21 APOLOGIES**

Apologies were received from Cllr Jenna Sabine

### **89/21 DECLARATIONS OF INTEREST**

Cllr Georgie Carter declared an interest in minute 97/21 as she was a DJ and may be involved in the proposed event at Smallbrook Stadium.

### **90/21 REQUESTS FOR DISPENSATIONS**

None requested.

### **91/21 MINUTES**

The minutes to the previous meeting held on 15 June 2021 were reviewed.



It was noted that on page A6, it should read that a resolution was made for a working group to be established in order to look at the feasibility of creating a Strategic Ryde Master Plan in September 2021.

**RESOLVED:**

**THAT, subject to the above being noted, the minutes to the meeting held on 15 June 2021 were approved as a true and accurate record and were signed off by the Chair.**

**92/21 MEMBERS QUESTION TIME**

There were no questions raised.

**93/21 RYDE INTERCHANGE CONSULTATION - RTC RESPONSE**

The Committee discussed the proposed Ryde Transport Interchange that was being planned for the space in and around Ryde Bus Station, Ryde Esplanade, Rail Station and Ryde Pier. The scheme would be funded from a Department for Transport grant of £10million, dependent on parts of the scheme being delivered in a specific way and to a tight schedule.

Public consultation on the development had been launched and would run until 3 August 2021. However, there had been concerns around the nature of the consultation with many feeling that there was not enough information in order to make an informed decision.

A member of the public addressed the committee expressing concerns which included the loss of the Western Gardens public toilet, the popular Pier Café and issues around possible extra traffic congestion caused by the additional proposed traffic control measures, which could add to an increase in traffic emissions. The Town Council was therefore asked if it could find out from IWC officers what the change in such emissions would be as a result on the new scheme.

There was also concerns raised around the lack of detail on the design of the proposed train and bus station as well as the loss of pavement space for some businesses street furniture which could result in a loss of trade.

However, there was recognition that a new interchange would benefit Ryde if certain aspects were revised and along with a redeveloped Ryde Arena, the Town would have a bright future.

There was therefore a request for Ryde Town Council to sign a petition against the Interchange and to seek an injunction to stop the proposed development in order to be able to pause seek better options.

Representatives of The Ryde Society stated that as members of the Ryde Regeneration Working Group along with the Isle of Wight Council, Ryde Business Association and Ryde Town Council, they had been involved in looking at Ryde's Public Realm and bringing forward the original 2005 interchange proposals starting with a draft Strategic Outline Business Case (SOBC) in June 2019, a final SOBC in November 2019 and various bid revisions and refinements before the award of the funding was granted.

The Ryde Society also believed that whilst the proposals still had areas that needed addressing, they did offer an improved and much needed public transport hub for Ryde which would offer a more attractive feature to residents and visitors to the town and the Island and which would benefit from a government funded grant.

Members then discussed the scheme and it was noted that the issue of the loss of the toilets would be countered by new facilities within the train station, with the hours of operation being similar to the current toilets, as well as being operated by Wight Link staff and managed by South Western Railways. The loss of the café could also be compensated by a new one opening within the station, although a locally run business would be preferred.

The proposals regarding a new cycleway along the Rose Garden to the east of the Pier might create issues around greening that would need resolving as well as the width of some parts of the cycleways needing to be revised. Members were also concerned that there would be some loss of parking.

The Mayor then addressed the committee stating that the whole process from the beginning around the proposals had not been particularly helpful and that the consultation could have been better. However, Ryde Town Council needed to be pragmatic about the proposed Interchange. Public Realm was owned by the Isle of Wight Council and the final decision would be theirs to take. As a key stakeholder, Ryde Town Council was a consultee.

Whilst the Town Council needed to submit comments to the consultation process, it did recognise that certain aspects of the scheme needed to be made more clear and as such any additional material should be forthcoming to assist in making a more informed submission to the Isle of Wight Council.

Ryde Town Council should also look at requesting conditions on certain aspects such as the toilets. As well as insisting on the opening hours having parity with the current toilets, it should also request better accessibility with changing rooms for those with mobility issues.

It was therefore proposed and seconded that an additional consultation meeting be held where Isle of Wight Council officers are invited in order to offer more details around the scheme and where key stakeholders and members of the public can attend. This would then help the Town Council in developing a more informed response to the consultation process.

In the event that Isle of Wight Council officers were unable to attend and provide such information, the matter would return to the next meeting of the Planning, Regeneration and Environment Committee.

After a lengthy debate, it was:

**RESOLVED:**

**THAT a separate consultation meeting be convened and where Isle of Wight Council officers are invited to provide more detail around the proposals and address issues and concerns from Ryde Town Council members, key stakeholders and members of the public at a place, time and date to be advised and which can assist Ryde Town Council in developing a response to the consultation.**

(Cllr Lilley left the meeting at the stage.)

## 94/21 PLANNING APPLICATIONS

The following planning application were considered 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

Members considered an application for a walkway and cycleway that would be built on the mid-section of the pier that was once used a tramway.

The development was part of the wider Interchange scheme and would include safety benefits in separating pedestrians and cyclists from vehicles travelling up the pier. It would also encourage commuters to cycle to work on the mainland, reducing carbon emissions.

The track would be 50mm thick with Glass Reinforced Plastic (GRP) anti slip surface (grey for walkway and green for cycleway) as well as Broxap Quayside curved railings.

There was a concern raised by a member of the public that the separating of cyclists and pedestrians from vehicles would encourage traffic to increase speed as there would no longer be a need to maintain a slow speed. However, it was noted that the strict speed restrictions and traffic calming would remain and the exit off the pier would also require vehicles to keep to a slow speed.

### **RESOLVED:**

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

- 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)

This revised application / scheme followed on from an application that was considered at Planning Committee on 23 March 2021 and which members strongly objected.

Members were reminded that application was within the Ryde High Street Heritage Action Zone (HSHAZ) and met the criteria in terms of converting upper floors to residential as laid out in the HSHAZ. However, it did not meet the aims of the HSHAZ in terms of design due to the Shop Front Design Code not yet available. Members therefore agreed that this application should wait for the publication of that code in order to ensure it complied.

The proposal included UPVC doors and windows on the front elevation, which was unacceptable within a conservation area.

In addition, there was no indication in the application plans in relation to the provision for waste storage.

Members also noted that there was one objection from a member of public.

**RESOLVED:**

**THAT Ryde Town Council objected to the application for the following reasons:**

- a) **Does not meet the aims of the High Street Heritage Action Zone's Shop Front Design Code which has yet to be made available.**
  - b) **Applications states installation of UPVC door and window frames on front elevation which is not in keeping with the conservation area in which the property is set in.**
- 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

There appeared to be two conflicting submissions from the environment agency, where one stated that the site was in Flood Zone 1 and did not need a Flood Risk Assessment (FRA), whilst the other stated that it was in Flood Zone 2 and did require an FRA. Members however believed it was up to both parties to settle the anomaly and believed that it should not influence any decision the committee makes.

Members also noted that the design of the new build was a departure from other neighbouring properties, but were of the opinion that as it was not in a conservation area and no public comments from local residents had been submitted, there was no reason for the committee to submit any recommendation for the Planning Authority to object.

**RESOLVED:**

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

- iv. 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

Following opposition from local residents being lodged to the Planning Authority (IWC) and highlighted to Ryde Town Council, this application was considered by the whole committee.

A member of the public addressed the committee with various concerns raised around the application. These included loss of sunlight to neighbouring properties, an overbearing nature of the proposed development, loss of amenities to neighbours, adverse effect on biodiversity and incompatibility with the local conservation area documentation.

It was noted that there had been other objections lodged by other members of the public again highlighting issues around loss of sunlight to neighbouring property, an overbearing presence of the proposals including 2.5m on the neighbours boundary and concerns around incompatibility of the design with the conservation area.

**RESOLVED:**

**THAT Ryde Town Council objected to the application on the grounds of loss of sunlight to neighbouring properties, an overbearing presence of the proposed development and incompatibility within the conservation area.**

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed 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)

Concerns were raised around possible limited or no waste bin storage as there was no indication of such in the application documents. There were also apprehensions around the issue of converting a small two bedroom flat into two smaller ones, raising concerns around suitable housing provision.

- 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

- 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)

**RESOLVED:**

**THAT Ryde Town Council raised no objections to applications iii to xx. Applications i and ii, members wished to remain neutral and comment on concerns around bin storage and concerns around the suitability of converting a small two bedroom flat into two smaller homes.**

**95/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following decisions taken by the IWC's Planning Department.

**PLANNING APPLICATION DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [21/00757/HOU](#)  
Location: 135 West Hill, Road, Ryde, PO33 1LW  
Proposal: single storey side and rear extensions; alterations to include conversion of garage to form additional living accommodation, replacement raised roof to include dormer windows on rear and front elevations (Revised Plans)  
Parish: Ryde Ward: Ryde East

Decision Date: 07/06/2021

*Ryde Town Council raised no objection to this application.*

- ii. Application No: [21/00794/HOU](#)  
Location: 105 Newnham Road, Binstead, Ryde, PO33 3TF  
Proposal: Single storey extension on both front and rear elevations; terrace area on rear elevation  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 08/06/2021

*Ryde Town Council raised no objection to this application.*

- iii. Application No: [21/00772/FUL](#)  
Location: Land Adjacent Harbour Masters Office, Esplanade Ryde, PO33 1JE  
Proposal: Temporary siting of storage container for no more than 5 years  
Parish: Ryde Ward: Ryde North East  
Decision Date: 11/06/2021

*No comment was submitted - application made by Ryde Town Council.*

- iv. Application No: [20/01889/HOU](#)  
Location: 59 Colenutts Road, Ryde, PO33 3HS  
Proposal: Proposed dormer window on side elevation at 2nd floor level  
Parish: Ryde Ward: Havenstreet, Asheys And Haylands  
Decision Date: 16/06/2021

*Ryde Town Council raised no objection to this application.*

- v. Application No: [21/00944/LBC](#)  
Location: Ryde Pier Head, Esplanade Ryde,  
Proposal: Listed Building Consent for proposed servery hatch for Costa cafe  
Parish: Ryde Ward: Ryde North West  
Decision Date: 17/06/2021

*Ryde Town Council raised no objection to this application.*

- vi. Application No: [21/00838/HOU](#)  
Location: 7 Royal Walk, Ryde, PO33 1NL  
Proposal: Alterations to vehicular access and hardstanding area; alterations to front elevation  
Parish: Ryde Ward: Ryde Appley And Elmfield  
Decision Date: 21/06/2021

*Ryde Town Council raised no objection to this application, subject to any approval having conditions preventing the hedge being kept to a maximum height of one meter*

- vii. Application No: [21/00576/HOU](#)  
Location: Windsor House, 16 St Thomas Street, Ryde, PO33 2DL  
Proposal: Conversion of three flats into one dwelling; Front boundary wall rebuilt, cast-iron railings, hardwood trellis, enclosed entrance porch, rebuilt lower ground floor rear extension as existing footprint, extended light well to front, blind windows opened with double hung sash windows, sliding glazed panels to rear, cast iron



rainwater goods to replace uPVC, new bin store, installation of air source heat pump (revised description) (readvertised application)

Parish: Ryde Ward: Ryde North West

Decision Date: 21/06/2021

*Ryde Town Council raised no objection to the application, and it noted favourably that there are no UPVC window frames to be fitted throughout and that other heritage features are to be reinstated.*

viii. Application No: [21/00915/HOU](#)

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Removal of attached outbuilding and construction of sunroom; internal alterations; replacement doors and windows; timber pergola

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 24/06/2021

*Ryde Town Council raised no objection to this application.*

ix. Application No: [21/00916/LBC](#)

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Listed Building Consent for removal of attached outbuilding and construction of sunroom; internal alterations; replacement doors and windows; timber pergola

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 24/06/2021

*Ryde Town Council raised no objection to this application.*

## 2. APPLICATIONS REFUSED

Application No: [20/01930/FUL](#)

Location: Land Adjacent to 1 Prince Street, Ryde, PO33 2SE

Proposal: Demolition of double garages and construction of a pair of semi-detached houses

Decision Date: 09/06/2021

Parish: Ryde Ward: Ryde South

*Ryde Town Council raised no objection to this application.*

### **RESOLVED:**

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

## **96/21 PLANNING APPEAL DECISIONS**

The following appeal decisions were presented 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

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

## **97/21 LICENSING APPLICATION**

Members considered the following licensing application:

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

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

The Committee were presented with an application for an event that would run over two days on 28 and 29 August 2021. The first night would be an Ibiza music themed event open to all members of the public whilst the second, a tribute artist event in conjunction with Isle of Wight Radio, would be for NHS and Key Workers as way of a thank you for working through the Covid 19 Pandemic.

At the time of the meeting there were no objections raised by members of the public or statutory consultees.

Members were pleased to note the proposed event and agreed that more would be welcome for the town and the Island as a whole.

## **98/21 RYDE TOWN COUNCIL'S CYCLING AND WALKING STRATEGY**

Members were advised that the Ryde Cycling and Walking Working Group had now been established and that its first meeting would be held on 26 July 2021. Updates would be provided to members in due course.

## **99/21 DATE OF NEXT MEETING**

Owing to the Chair of the Committee attending a Planning Committee meeting of the Isle of Wight Council, members agreed to change the day of the next meeting to be on Wednesday, 28 July 2021 at 6.30pm.

### **RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Wednesday, 28 July 2021 in the Methodist Church, Garfield Road, Ryde at 6.30pm.**