



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY 13 AUGUST 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr D Conyers (Chair), Cllr A Axford, Cllr Charles Chapman, Cllr N Farrell, Cllr M Lilley, and Cllr T Wakeley

In Attendance: Chris Turvey (Planning Clerk) and Jonathan Baker (Planning Administrator).

164/19 PUBLIC QUESTION TIME

There were no questions raised.

165/19 APOLOGIES

Apologies were received from Cllr Phillip Jordan.

166/19 DECLARATIONS OF INTEREST

Cllr Charles Chapman declared a non-pecuniary interest in agenda item 9, minute 173/19 as he was the Chairman of the Isle of Wight Council's Licencing Committee.

167/19 MINUTES

It was noted that during public question time, a question regarding the Position Statement was wrongly attributed to a member of the public. The minutes would therefore be amended and republished.

RESOLVED:

THAT, subject to the above, the minutes of the Planning Committee held on the 23 July 2019 be approved as a true and accurate record and signed by the Chair.

168/19 RYDE THEATRE

Mr Chris Simmons, who had previously submitted a feasibility study to the committee in February 2019 around the options of bringing the theatre back into use, advised that the owner was keen to enter into a dialogue as to how the findings in the study could be achieved.

The recent Historic England visit had highlighted the importance for the Theatre to form a major part for any regeneration of Ryde.

Mr Simmons advised that there was a possible funding option via the Heritage Horizon Awards from the National Lottery where a minimum grant of £5 million could be applied for. The owner, who now resided on the mainland, had not been able to achieve his original objectives for the facility and was receiving a lot of enquiries about how it could be brought back into use. Members therefore agreed that they would be failing the residents of Ryde if they did not look at the options around the possibility of bringing the Theatre back into use.

After a debate, where members discussed the future of the building, it was agreed that the Planning Committee Chair and the Mayor of Ryde Town Council (and as Vice Chair of the Planning Committee) should approach the current owner of Ryde Theatre with a view to establish his plans for the future of the building and report back to a future meeting of Full Council.

RESOLVED:

THAT, a meeting between the Chair of the Planning Committee, the Mayor of Ryde Town Council (and Vice Chair of Planning Committee) and the owner of Ryde Theatre is held to discuss the owners future plans for the building and be reported back to a future meeting of Full Council.

169/19 MEETING WITH IWC DIRECTOR OF REGENERATION

The Planning Clerk advised that he and the Chair of Planning held a telephone conference meeting with the Director of Regeneration for the Isle of Wight Council.

On the issue of a Ryde Place Plan, Chris Ashman, Director of Regeneration for the Isle of Wight Council (IWC) agreed that, subject to Ryde Town Council's (RTC) support, he would commission consultants to draft a Place Plan. The cost of which could be shared between the Isle of Wight Council and Ryde Town Council (total between £5,000 and £8,000 plus VAT). In addition, a steering group would need to be formed to oversee the development of the plan. It was felt that the IWC's Ryde Regeneration Working Group could carry out that work.

It was noted that the IWC's Director of Regeneration had tabled a proposal for a Ryde Place Plan at a recent IWC's Ryde Regeneration Working Group meeting and that the proposals made at the meeting would be sent by means of a letter to Ryde Town Council for consideration.

As the Working Group meeting was held only the night before the Planning Committee meeting, it was agreed that the letter would need to be sent to all members following the meeting in order to be considered carefully. Members also agreed that a future Place Plan would need to align with the Position Statement.

Members also expressed their disappointment that there was no representation from RTC at the Working Group meeting.

RESOLVED:

THAT, the proposals regarding the Place Plan made by the Isle of Wight Council's Director of Regeneration are sent to all members following the Planning Committee meeting so that they may be discussed at the meeting of Full Council on 2 September 2019.

170/19 PROGRESS ON ACTION TAKEN

Position Statement

Members were advised that with regard to the differences between the RTC Position Statement around the use of Ryde Esplanade and as outlined in the IWC'S Regeneration Strategy (Appendix 1), the IWC's Director of Regeneration had agreed to amend the strategy to align with the Position Statement. A further update would be given at the next meeting of the Planning Committee on 3rd September 2019.

171/19 MEMBERS QUESTIONS

Cllr Lilley enquired about the plans of St Thomas's Church and what had become of any of its contents as he had been approached by relatives of the Church's Trustees.

It was noted that following the sale of the property in 2017 to a private individual, that the contents of the church which were owned by the IWC, had been transferred to their Records Office and Archives.

172/19 PLANNING APPLICATIONS

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1 April 2019. If you wish to view an application, please follow the weblink below each item.

Week Commencing 5th July 2019

1. Application No: [19/00571/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 20 Cross Street
Proposal: Proposed change of use from C3 to sui generis (corrected certification received) (re-advertised application)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

2. Application No: [19/00579/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Nationwide Building Society, 3 St Thomas Square
Proposal: Proposed replacement ATM

RESOLVED:

THAT Ryde Town Council raised no objection to this application

3. Application No: [19/00580/ADV](#)

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

Location: Nationwide Building Society, 3 St Thomas Square

Proposal: 1x illuminated fascia panel; 1 x illuminated projecting sign; 1 x illuminated ATM surround

RESOLVED:

THAT Ryde Town Council raised no objection to this application

4. Application No: [19/00640/LBC](#)

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

Location: Nationwide Building Society, 3 St Thomas Square

Proposal: LBC for replacement ATM, including decorating the existing shopfront; 1 x illuminated fascia panel; 1 x illuminated projecting sign; 1x illuminated ATM surround

RESOLVED:

THAT Ryde Town Council raised no objection to this application

5. Application No: [19/00581/HOU](#)

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

Location: Copsefield Cottage, Copsefield Drive

Proposal: Proposed alterations to approved porch

RESOLVED:

THAT Ryde Town Council raised no objection to this application

6. Application No: [19/00564/HOU](#)

Parish(es): Ryde Ward(s): Binstead And Fishbourne

Location: Beachwood, Quarr Road, Binstead

Proposal: Single storey side extension to provide additional living space and bedroom accommodation.

RESOLVED:

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

- 1. Lack of a tree report to evaluate the effect on any trees in close proximity to the proposed development.**
- 2. Concerns expressed by AONB over the issue of light pollution in an Area of Outstanding Natural beauty due to the expanse of the glass roof in the proposed development application.**

7. Application No: [19/00619/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Twyford House, East Hill Road
Proposal: Proposed alterations to fenestration and external metal steps on rear elevation

RESOLVED:

THAT Ryde Town Council raised no objection to this application

8. Application No: [19/00548/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Fellowship House, 20 Green Street
Proposal: Retention of shed

RESOLVED:

THAT Ryde Town Council raised no objection to this application

9. Application No: [19/00693/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 85 West Street
Proposal: Internal and external alterations, to include replacement of window with pair of French doors; change of use from residential to nursery

RESOLVED:

THAT Ryde Town Council raised no objection to this application

10. Application No: [19/00694/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 85 West Street
Proposal: LBC for internal and external alterations in connection with change of use from residential to nursery

RESOLVED:

THAT Ryde Town Council raised no objection to this application

11. Application No: [19/00687/RVC](#)
Parish(es): Fishbourne Ward(s): Binstead And Fishbourne
Location: Part Of 103 Fishbourne Lane
Proposal: Variation of condition no 2 on P/00819/16 for retention of dwelling as built

RESOLVED:

THAT Ryde Town Council raised no objection to this application

173/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

APPLICATIONS APPROVED

1. Application No: [19/00351/LBC](#)

Location: 27 Cross Street Ryde Isle of Wight PO33 2AA

Proposal: Listed Building Consent for alterations in association with change of use from A1 to A3 restaurant/café (revised address)(re-advertised)

Parish: Ryde Ward: Ryde North West

Decision: Approved

Ryde Town council did not object to this proposal.

2. Application No: [19/00350/FUL](#)

Location: 27 Cross Street Ryde Isle of Wight PO33 2AA

Proposal: Change of use from Class A1 retail to Class A3 restaurant/cafe (revised address) (re-advertised application)

Parish: Ryde Ward: Ryde North West

Decision: Approved

Ryde Town council did not object to this proposal.

3. Application No: [P/00256/19](#)

Location: site of Tilden House, 26 Bellevue Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Variation of condition no. 2 on P/01282/13 to allow brick walls opposed to timber fences (re-advertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to the application, provided that the walls are rendered and finished in a colour that matches the rest of the building.

4. Application No: [19/00366/ADV](#)

Location: Subway 72 Union Street Ryde Isle of Wight PO33 2LN

Parish: Ryde Ward: Ryde North West

Proposal: Advertisement consent for replacement of existing advertisement with 1 externally illuminated fascia sign and 1 externally illuminated projecting sign.

Decision: Approved

Ryde Town council did not object to this proposal

5. Application No: [P/00184/19](#)

Location: Binstead County Primary School, Hazlemere Avenue,

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed 2x double classroom modular buildings

Decision: Granted Plan Permission (or issue Cert)

Ryde Town council did not object to this proposal

APPLICATIONS REFUSED

1. Application No: [19/00186/HOU](#)

Location: 29 Star Street Ryde Isle of Wight PO33 2JH

Parish: Ryde Ward: Ryde South

Proposal: Demolition of existing wall; proposed replacement wall

Decision: Refused

Reason:

The height of the proposed replacement wall (1.80m) would impact on the level of visibility available to motorists when exiting Player Street and entering Star Street and viewing to the west. This is contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council objected to this application on the grounds that:

- a) The height of the proposed replacement wall (1.80m) will impact on the level of visibility available to motorists when existing Player Street and entering Star Street
- b) Viewing to the west entering Star Street 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 be noted

TREE DECISIONS

1. Town and Country Planning Act 1990: Trees and Conservation Area

Location: Redworth House, Appley Rise, Ryde, Isle of Wight, PO33 1LE

No objection to the following:

Description

- T1 conifer situated as detailed in the application: to be removed to near ground level.
- T2 & T3 Bay situated as detailed in the application: to be reduced by one third of its current height.
- T4 Yew situated as detailed in the application: to be lightly trimmed to improve its form.

2. The Town and Country Planning Act 1990: Trees and Conservation Area

Location: The Co-Op, 4 Anglesea Street Ryde, Isle of Wight, PO33 2SX

Tree 1 - London Plane - Crown lift; 2.5m over path, 5.5 over Road. Remove 2 boughs chaffing on wall (15% reduction)

Decision: no objection

Reason: To ensure the health and future amenity value of the trees.

RESOLVED:

THAT the Tree Decisions be noted

174/19 LICENCE APPLICATIONS

Members considered the following applications:

1. Application for a Street Furniture Permit for The King Lud, The Esplanade
REF: [19/01105](#)

RESOLVED:

THAT Ryde Town Council raised no objection to the application

2. Application for a Street Furniture Permit for All Seasons Florist, Cross Street
REF: [19/01065](#)

RESOLVED:

THAT Ryde Town Council raised no objection to the application

3. Application for: Street Trading Mobile Consent, Island Wide - Reidand Go Trading Ltd (Mr Softy Ice Cream Vendor) –
REF: [19/01078](#)

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

4. Application for a Premises Licence Review The Kebab House 5 High Street
REF: [19/01155](#)

RESOLVED:

THAT Ryde Town Council felt it was appropriate to support the police with this application for a Licence Review

175/19 NICHOLSON ROAD BUSINESS PARK

Members noted that there had been a recent consultation event at the Hotel Ryde Castle on 1 August 2019 to inform about the proposals for a new business park adjacent to the existing Ryde Business Park on Nicholson Road.

There was an initial meeting held in the morning specifically for Town Councillors and local stakeholders with a public consultation meeting held in the evening.

Whilst the proposed employment opportunities and the ecological aspect of the proposed facilities were largely welcomed, there was some concerns raised

around the transport and traffic infrastructure to support any increase in traffic.

It was however noted that a traffic survey had been carried out around the proposed development and the results would form part of the consultation exercise which would be released in September 2019.

The Chair also advised that following the release of an Isle of Wight Council Internal Audit Report in May 2019 which had concluded that there was a High Risk judgement on the viability of the park, the councils Programme Manager for Regeneration Delivery advised that measures had been put in place to provide a satisfactory response.

It was agreed that until the submission of any planning application, the committee would refrain from making any official response.

176/19 PUBLIC REALM

The Planning Clerk advised members that Island Roads had given assurance that the public bench on Binstead Hill which had been overrun by brambles had been addressed.

The sign on approaching the town from Binstead had on closer inspection not been subject to any rotting and was said to be sturdy.

It was also confirmed that the "Welcome to Ryde" sign on approach from Brading was visible to all those entering the town.

177/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday 3 September 2019 at 7pm.