



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 13 APRIL 2021 AT 4.00PM VIA THE ZOOM VIDEO CONFERENCE MEETING FACILITY STREAMED LIVE VIA YOUTUBE

Members Present: Cllr Diana Conyers (Chair), Cllr Phil Jordan and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

Note - Owing to the pre-election regulations in place ahead of the scheduled local town and parish council elections on 6 May 2021, public question time and members question time was suspended until after the elections.

51/21 APOLOGIES

Apologies were received from Cllr Henry Adams. It was also noted that during the meeting an email was received from Cllr Ian Stephens submitting his apologies on the grounds of technical problems accessing the online meeting.

52/21 DECLARATIONS OF INTEREST

None declared at this stage.

53/21 REQUESTS FOR DISPENSATIONS

None requested.

54/21 MINUTES

The minutes to the previous meeting held on 23 March 2021 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 23 March 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting

55/21 PLANNING APPLICATIONS

The following planning applications were then considered by the committee:

- i. Application No: [21/00536/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 53 Monkton Street, Ryde, PO33 2BB

Proposal: Demolition of porch and existing bathroom extension; proposed single/two storey rear extension; alterations; formation of new vehicular access.

The committee were advised that this was a two part application. One aspect was around a new extension to the rear and the other a proposed vehicular access for off street parking to the front.

Members noted that Island Roads had recommended refusal in their submitted report on the grounds of access and safety.

Following debate, members considered recommending approving the first part of the application (the rear extension) but with a condition that the windows to the rear first floor are fitted with frosted or obscure glass in order to avoid overlooking neighbouring properties.

With regard to the planned driveway, members proposed to object citing the reasons given within the Island Roads report.

RESOLVED:

THAT Ryde Town Council agreed the following:

a) Ryde Town Council raised no objection to the proposed extension, subject to a guarantee that any windows on the proposed first floor extension which overlook the neighbouring property should be glazed with frosted or obscure glass.

b) Ryde Town Council objected to the proposed off street parking on access and safety grounds as laid out in the Island Roads report.

Therefore Ryde Town Council agreed to recommend a split decision on this application.

ii. Application No: [21/00593/HOU](#)

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

Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ

Proposal: Proposed front, rear and side extensions and the removal of front and rear dormer windows, reroofing of main house with living green roof and formation of new vehicular access and driveway

Although the development was depicted as being three extensions to the existing house, members were of the opinion that it was, in reality, a new build.

The proposal was seemingly for a somewhat different building to the surrounding properties and had lost the characteristic looks of the existing and surrounding buildings in favour of a modern functional look.

This style would usually be reserved for highly eco efficient homes but members noted that there was no detail as to whether this was such a building and this was usually the trade-off of looks for eco efficiency.

However members noted that there was no objections from neighbouring residents as well as statutory consultees such as Island Roads

RESOLVED:

THAT Ryde Town Council raised no objection to the application

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

- i. Application No: [21/00216/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Pluto, 1A Lower Highland Road, Ryde, PO33 1DX
Proposal: Proposed 1m high fence above existing front wall
- ii. Application No: [21/00376/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Pet Doctors, Spencer Road, Ryde, PO33
Proposal: Proposed creation of new disabled parking space; 2no air handling units on roof with low level screening; new entrance canopy; reconfiguration of internal layout
- iii. Application No: [21/00344/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: The Dolphins, Augusta Road, Ryde, PO33 3AU
Proposal: Demolition of existing garage; proposed replacement detached garage with loft/store over
- iv. Application No: [21/00526/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 37 Spencer Road, Ryde, PO33 3AD
Proposal: Proposed single storey garage extension
- v. Application No: [21/00519/FUL](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
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
- vi. Application No: [21/00576/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Windsor House, 16 St Thomas Street, Ryde, PO33 2DL
Proposal: 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.
- vii. Application No: [21/00596/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 11A Lower Bettsworth Road, Ryde, PO33 3EG
Proposal: Proposed orangery

- viii. Application No: [21/00621/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 2 68 Union Street, Ryde, PO33 2LN
Proposal: Listed Building Consent for internal alterations

RESOLVED:

THAT Ryde Town Council raised no objections to the above eight Planning Applications.

56/21 LICENCING APPLICATIONS

The following applications were considered:

- i. Application for a new Premises Licence at 2 Castle Street, Ryde, PO33 2EP
Ref: [21/00139/LAPNEW](#)

Members noted that this was once the site of a former restaurant and were supportive of it becoming as such again under seemingly new management. They were supportive of it bringing any new trade to the Town, particularly under such challenging times

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application for a Pavement Licence for Tony's Fish & Chip Shop Restaurant, John, Street, Ryde, PO33 2PY Ref: [21/00176/LIPAVE](#)

The application was for tables and chairs to be placed outside the Fish and Chip restaurant during its hours of business which was Monday to Saturday.

Members were advised that the restaurant was situated in Minghella Square within Castle Street which was a site designated by the High Street Heritage Action Zone (HSHAZ) for future projects.

Whilst the Committee had no objection to the application, they agreed that the IWC's Licencing Department should consult with the HSHAZ Project Manager about the placement of the street furniture.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to there being consultation with the Ryde HSHAZ Project Manager.

57/21 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: [21/00081/FUL](#)

Location: 51 George Street, Ryde, PO33 2EW

Proposal: Demolition of chimney stack

Parish: Ryde Ward: Ryde North East

Decision Date: 15/03/2021

Ryde Town Council raised no objection to the application

ii. Application No: [21/00102/HOU](#)

Location: 46 St Johns Wood, Road Ryde, PO33 1HL

Proposal: Demolition of conservatory; proposed two storey rear extension

Parish: Ryde Ward: Ryde East

Decision Date: 16/03/2021

Ryde Town Council raised no objection to the application

iii. Application No: [20/00746/FUL](#)

Location: 52 Pellhurst Road, Ryde, PO33 3BP

Proposal: Detached annexe building to form overspill accommodation (revised plans)(revised description)

Parish: Ryde Ward: Ryde West

Decision Date: 19/03/2021

Subject to the Tree Officer confirming that there would be no detrimental impact to the large tree indicated on the site plan, Ryde Town Council raised no objection to the application

iv. Application No: [21/00544/TW](#)

Location: Quarrthorpe Church Road, Binstead, Ryde, PO33 3SZ

Proposal: The oak tree is to be reduced to around the first major bifurcation retaining the lateral branches in this area and reducing where appropriate. Prior to commencing the proposed work being carried out a site meeting is to be had with the council arborcultural

Parish: Ryde Ward: Binstead and Fishbourne

Decision Date: 22/03/2021

Tree Decision

v. Application No: [20/02040/TW](#)

Location: Harcourt Sands Holiday Park, Puckpool Hill, Seaview, PO33 1PJ

Proposal: Tree works are to be carried out to the trees submitted with application. The option for work to T16 is to reduce the tree as specified and not remove as also requested. Cuts are to be to strong growth points that are at least one third the diameter of the adjacent pruning points.

Parish: Nettlestone and Seaview Ward: Nettlestone And Seaview

Decision Date: 22/03/2021

Tree Decision

- vi. Application No: [20/01978/CLPUD](#)
Location: 11 Southfield Gardens, Ryde, PO33 3EE
Proposal: Lawful Development Certificate for proposed single storey extension
Parish: Ryde Ward: Havenstreet, Ashey And Haylands
Decision Date: 23/03/2021

No decision by RTC required - LDC

- vii. Application No: [21/00129/HOU](#)
Location: 11 Hope Road, Ryde, PO33 1AG
Proposal: Demolition of existing bathroom; alterations; proposed single storey rear extension
Parish: Ryde Ward: Ryde East
Decision Date: 23/03/2021

Ryde Town Council raised no objection to the application

- viii. Application No: [21/00633/TW](#)
Location: St John's Farm Cottage, 14 Marlborough Road, Ryde, PO33 1AA
Proposal: T1 - Monterey Cypress to be felled to near ground level.
Parish: Ryde Ward: Ryde East
Decision Date: 25/03/2021

Tree Decision

- ix. Application No: [21/00187/HOU](#)
Location: 1 Seldon Avenue, Ryde, PO33 1NR
Proposal: Proposed detached building to form art painting studio
Parish: Ryde Ward: Ryde East
Decision Date: 29/03/2021

Ryde Town Council raised no objection to the application

- x. Application No: [21/00108/HOU](#)
Location: 30 Westfield Park, Ryde, PO33 3AB
Proposal: Alterations and small extensions to rear and bay windows; alterations and extension existing north facing balconies; new garden pergola
Parish: Ryde Ward: Ryde North West
Decision Date: 30/03/2021

Ryde Town Council raised no objection to the application

- xi. Application No: [20/00742/FUL](#)
Location: Hovertravel Ltd Quay, Road Ryde, PO33 2HB
Proposal: Removal of existing buildings and structures; proposed purpose-built workshop and staff rest facilities (revised plans - reduced size and scale and amended design, appearance and internal layout for proposed building)(revised description)(readvertised application)
Parish: Ryde Ward: Ryde North East
Decision Date: 31/03/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

i. Application No: [21/00101/FUL](#)

Location: Abingdon Lodge, 19 - 20 West Street, Ryde, PO33 2QQ

Proposal: Balconies on West Street and Green Street elevations

Parish: Ryde Ward: Ryde North West

Decision Date: 19/03/2021

Ryde Town Council raised no objection to the application

ii. Application No: [20/02262/FUL](#)

Location: 40 Westwood Road Ryde Isle Of Wight PO33 3BJ

Proposal: Demolition of dwelling; Proposed replacement dwelling

Parish: Ryde Ward: Ryde North West

Decision Date: 01/04/2021

Ryde Town Council raised no objection to the application

RESOLVED:

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

58/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 4 May 2021 via the Zoom Video Conference Meeting facility, at 4.00pm and would be held under pre-election regulations.