



RYDE TOWN COUNCIL
PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE
HELD ON TUESDAY, 4 MAY 2021
DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 13 APRIL 2021

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

i. Application No: [21/00164/CLPUD](#)

Location: 14 The Firs, West Hill Road, Ryde, PO33 1FN

Proposal: Lawful Development Certificate for proposed garage

Parish: Ryde Ward: Ryde East

Decision Date: 06/04/2021

Lawful Development Certificate – no consultation required

ii. Application No: [21/00311/LBC](#)

Location: 5 Richmond House, The Strand, Ryde, PO33 1JD

Proposal: Listed Building Consent for proposed replacement windows on front and rear elevations: formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation

Parish: Ryde Ward: Ryde North East

Decision Date: 13/04/2021

Ryde Town Council raised no objection to this application

iii. Application No: [21/00310/HOU](#)

Location: 5 Richmond House, The Strand, Ryde, PO33 1JD

Proposal: Replacement windows on front and rear elevations, formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation

Parish: Ryde Ward: Ryde North East

Decision Date: 13/04/2021

Ryde Town Council raised no objection to this application

iv. Application No: [21/00726/TW](#)

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

Proposal: T1; Beech Tree (survey number 31) to be felled to near ground level. T2; Beech tree (survey number 30) to have the canopy reduced by 30% of its current capacity.

Parish: Nettlestone And Seaview Ward: Nettlestone And Seaview

Decision Date: 20/04/2021

Tree Decision

- v. Application No: [21/00140/TW](#)
Location: 49 Wellington, Road Ryde, PO33 3QJ
Proposal: The 4 x Pittosporum are to be felled to near ground level Ash tree is to be felled to near ground level.
Parish: Ryde Ward: Ryde West
Decision Date: 20/04/2021

Tree Decision

- vi. Application No: [20/01707/LBC](#)
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Listed Building Consent for internal alterations to create a kitchen, extend the gents toilets and change the office into a ladies toilets, installation of extraction system and external flue (revised plans)(revised description)(readadvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application

- vii. Application No: [20/01435/FUL](#)
Location: 12 Esplanade, Ryde, PO33 2DY
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations; Installation of extraction system and external flue (revised plans)(revised description)(readadvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application

- viii. Application No: [21/00147/TW](#)
Location: 23 Brookfield Gardens, Ryde, PO33 3NP
Proposal: The Beech tree situated is to have the crown reduced in the manner described in the tree report submitted in support of this application.
Parish: Ryde Ward: Ryde North West
Decision Date: 22/04/2021

Tree Decision

- ix. Application No: [20/00435/FUL](#)
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Proposed detached dwelling and garage with vehicular access off Pound Mead (revised scheme)(revised plans)(readadvertised application)
Parish: Ryde Ward: Ryde West
Decision Date: 22/04/2021

Ryde Town Council raised no objection to this application, subject to the recommendations in the Tree Report being adhered to

- x. Application No: [21/00137/LBC](#)
Location: 26 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for proposed alterations to include removal of old/damaged plaster work to internal walls
Parish: Ryde Ward: Ryde North East
Decision Date: 23/04/2021

b) APPLICATIONS REFUSED

Application No: [21/00442/FUL](#)
Location: 68 High Street, Ryde, PO33 2RJ
Proposal: Change of use of retail area on ground floor to form additional residential accommodation for existing dwelling
Parish: Ryde Ward: Ryde South
Decision Date: 22/04/2021

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

1. *The granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre boundary area, of which this within, and have a detrimental effect on the town's retail and commercial activity.*
2. *The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.*
3. *The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.*
4. *The property falls within the Ryde Heritage Action Zone which is at present preparing a shop front design code.*
5. *The proposals include the installation of plastic / UPVC windows on the front elevation despite the property being within a conservation area.*