



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND  
REGENERATION COMMITTEE HELD ON TUESDAY, 2 MARCH 2021 AT 4.00PM VIA  
THE ZOOM VIDEO CONFERENCE MEETING FACILITY  
STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Diana Conyers (Chair), Cllr Henry Adams, Cllr Charles Chapman, Cllr Michael Lilley, Cllr Phil Jordan and Cllr Malcolm Ross

Other Cllrs Present: Cllr Tim Wakeley

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning Clerk)

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## **PUBLIC QUESTIONS**

A written question was received from Helen Keogan of The Ryde Society with regard to the live streaming of a planning consultation meeting held on 4 February 2021. This is appended, along with the response, to the end of these minutes and forms part of the minutes.

A written question was received from Suzie Prax of Ryde with regard to potential planning and licencing implications for a property in Sea Close, Augusta Road in Ryde. This is also appended, along with the response, to the end of these minutes and forms part of the minutes.

## **29/21 APOLOGIES**

Apologies were received from Cllr Adrian Axford and Cllr Ian Stephens.

Members wished to place on record their thoughts and good wishes for Cllr Axford who had recently been taken ill.

## **30/21 DECLARATIONS OF INTEREST**

None declared.

## **31/21 REQUESTS FOR DISPENSATIONS**

None requested.

## **32/21 MINUTES**

The minutes to the previous meeting held on 8 February 2021 was reviewed.

## **RESOLVED:**

**THAT the minutes to the meeting held on 8 February 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting**

### **33/21 MEMBER QUESTIONS**

Cllr Lilley asked a question on the issue of how School Admissions were calculated for secondary placement in Ryde as Ryde Academy was currently full and any further major housing developments would put additional strain on the community and force parents into sending children to schools in Sandown, Newport or Cowes. The Chair advised that the review of the Position Statement which was on the agenda for the meeting and would be discussed later, would look to address the towns schooling requirements. However, the Planning Clerk would submit a Freedom of Information (FOI) request to the Isle of Wight Council (IWC) for information on how their figures had been calculated.

Cllr Lilley also asked when was the IWC likely to discuss at their Planning Committee the various major Ryde planning applications that had been submitted for consideration. He expressed concern that such applications would be left until after the local elections in May 2021 as they could not be considered during the pre-election period. Members were advised that Planning Applications could still be considered during the pre-election period and that the Town Council would be notified in the usual manner when and if an application was being taken to an IWC Planning Committee.

### **34/21 PLANNING APPLICATIONS**

The following applications were considered under delegated powers by the Chair and Planning Clerk and they proposed the following:

i. Application No: [20/00742/FUL](#)

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

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)

Members noted that the previous concerns raised about this application with regard to the height of the buildings affecting the seascape, had now been addressed to satisfactory conclusion.

ii. Application No: [21/00108/HOU](#)

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

Location: 30 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed alterations and small extensions to rear and bay windows; alterations and extension existing north facing balconies; new garden pergola

- iii. Application No: [21/00129/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 11 Hope Road, Ryde, PO33 1AG  
Proposal: Demolition of existing bathroom; alterations; proposed single storey rear extension
- iv. Application No: [21/00137/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 26 Melville Street, Ryde, PO33 2AN  
Proposal: Listed Building Consent for proposed alterations to include removal of old/damaged plaster work to internal and external walls
- v. Application No: [19/01299/RVC](#)  
Parish(es): Havenstreet and Asheys Ward(s): Havenstreet, Asheys and Haylands  
Location: Land Between 107 And 117, Newnham Road, Binstead  
Proposal: Variation of conditions 2, 3, 8 and 11 on [P/00798/17](#) to amend interior layout and appearance of dwellings on plots 1, 2, 5 and 6 (originally plots A1, A2, C1 and C2) to include additional front dormer windows to Type C dwellings on plots 5 and 6; to replace Type B dwelling on Plot 9 (originally plot B2) with a Type C dwelling with additional front dormer window; to alter access, layout and landscaping, to include retaining walls for Plots 1, 2 and 5 (originally plots A1, A2 and C2), additional tree to front of Plot 2, additional driveway and turning area for plots 2, 5, 6 and 9, relocation of driveway for Plot 3 (originally plot B1), alteration of shared access for plots 1 and 2 to two separate accesses for these plots; to add garages for plots 3, 5, 6 and 9; and to update Arboreal Method Statement for the site to account for proposed changes to the development (revised plans and revised arboreal method statement received) (revised description) (re-advertised application)

**RESOLVED:**

**THAT the above five applications were agreed with no objections.**

**35/21 LICENCING APPLICATION**

The following application was considered:

Application for a Minor Variation for Premises Licence – The Southern Co-operative, West Street, Ryde – Ref: [21/00073/LAPVAM](#)

**RESOLVED:**

**THAT the above licencing application be agreed.**

**36/21 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: [20/01740/TW](#)  
Location: Roebeck Country Park, Gatehouse Road, Ryde, PO33 4BP

Proposal: Ash trees to be felled to near ground level over a three-year period in accordance with work schedule Titled "Supplementary plan Ash removals". Oak tree to have the crown reduced in accordance with the detail given in "appendix 1 tree assessment" submitted with the application.  
Parish: Havenstreet and Asheby Ward: Havenstreet, Asheby and Haylands  
Decision Date: 03/02/2021

*Tree Decision*

- ii. Application No: [20/02183/FUL](#)  
Location: Ryde School With Upper Chine, 7 Queens Road, Ryde, PO33 3BE  
Proposal: Refurbishment and extension of theatre building, including lighting on the front elevation and new external ramped access/paths and balustrading  
Parish: Ryde Ward: Ryde North West  
Decision Date: 05/02/2021

*Ryde Town Council raised no objection to this application*

- iii. Application No: [20/02130/HOU](#)  
Location: 17 Spencer Road, Ryde, PO33 3AA  
Proposal: Single storey front extension; alterations; loft conversion to include 2 dormer windows and recessed balcony  
Parish: Ryde Ward: Ryde North West  
Decision Date: 08/02/2021

*Ryde Town Council raised no objection to this application*

- iv. Application No: [20/02066/TW](#)  
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ  
Proposal: T1; Sycamore is to be felled to near ground level G3; Hedge, various mostly Bay and Laurel - is to have the height reduced by up to 50% and thinned. T3 (861); English Oak - Lift crown height and rebalance tree T4 (866); Sycamore is to have the lower removed T5 (851); Ash is to be have major branch removed or cut back to the positions shown in the application photos G2 (818); Pittosporum to be cut back by 2/3rds G1 (881 and 882); Lawson Cypress x 2 is to be felled to near ground level  
Parish: Ryde Ward: Ryde West  
Decision Date: 09/02/2021

*Tree Decision*

- v. Application No: [21/00262/TW](#)  
Location: Land At Ryde House, Ryde, House Drive, Ryde, PO33 3FE  
Proposal: G1; Group of Goat Willow, Small Ash and Hazel situated as detailed in the application are to be coppiced to ground level.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 09/02/2021

*Tree Decision*

- vi. Application No: [20/02201/HOU](#)  
Location: 16 Northwood Drive, Ryde, PO33 3AQ  
Proposal: Alterations and conversion of garage to habitable room; proposed conservatory to rear  
Parish: Ryde Ward: Ryde North West  
Decision Date: 09/02/2021

*Ryde Town Council raised no objection to this application*

- vii. Application No: [20/02212/LBC](#)  
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS  
Proposal: Listed Building Consent for alterations and refurbishment of building to include removal of internal stud partition, new timber staircase, timber internal panel doors, timber panelling, decorative fireplace, external replacement of timber door, replacement windows to lower ground floor and new window fan.  
Parish: Ryde Ward: Ryde North East  
Decision Date: 10/02/2021

*Ryde Town Council raised no objection to this application*

- viii. Application No: [20/02178/LBC](#)  
Location: Hideaway Cottage, Marlborough Road, Ryde, PO33 1AA  
Proposal: Listed building consent for replacement windows and doors  
Parish: Ryde Ward: Ryde East  
Decision Date: 12/02/2021

*Ryde Town Council raised no objection to this application*

- ix. Application No: [20/01923/TW](#)  
Location: Stonelands, Binstead Road, Ryde, PO33 3NJ  
Proposal: Sycamore situated to be pollarded to 50% of its current size.  
Parish: Ryde Ward: Ryde West  
Decision Date: 12/02/2021

*Tree Decision*

- x. Application No: [20/01955/TW](#)  
Location: 10 Quarr Close, Binstead Ryde, PO33 4EN  
Proposal: T1 - T5; English Oak to have limbs removed to raise crowns up to 6m approx on the driveway and house side clean out major deadwood.  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 17/02/2021

*Tree Decision*

- xi. Application No: [20/02075/TW](#)  
Location: Boundary of Ryde Academy, Pell Lane Ryde  
Proposal: T1; Ash to have stump removed, ground out and plant new tree.  
Parish: Ryde Ward: Ryde West  
Decision Date: 17/02/2021

*Tree Decision*

## 2. APPLICATIONS REFUSED

i. Application No: [20/02093/FUL](#)

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Change of use of ground floor office (Class E, financial and professional services) to form a self- contained flat

Parish: Ryde Ward: Ryde North West

Decision Date: 01/02/2021

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

*a) Whilst Ryde Town Council supports the need for affordable homes within Ryde, it is of the opinion that 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 and have a detrimental effect on the towns retail and commercial centre.*

*b) 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.*

*c) 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.*

ii. Application No: [20/02094/LBC](#)

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Listed Building Consent for alterations in connection with proposed change of use of ground floor office (Class E, financial and professional services) to form a self- contained flat.

Parish: Ryde Ward: Ryde North West

Decision Date: 01/02/2021

*Ryde Town Council objected to the application on the same grounds as outlined in [20/02093/FUL](#) (detailed above).*

iii. Application No: [20/02216/FUL](#)

Location: 21 Adelaide Place, Ryde, PO33 3DJ

Proposal: Detached dwelling; alterations to vehicular access and parking (revised plans)

Parish: Ryde Ward: Ryde West

Decision Date: 10/02/2021

*Ryde Town raised no objection, subject to there being restrictions to parking where sight-lines would be affected by stationary vehicles*

- iv. Application No: [20/02244/HOU](#)  
Location: 7 Westfield Park, Ryde, PO33 3AB  
Proposal: Proposed two storey rear extension  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/02/2021

*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.**

**37/21 BIRD AWARE SOLENT – AWARENESS OF PROTECTED BIRDS**

Owing to the Assistant Ranger for Bird Aware Solent being unable to attend, this item was deferred until the meeting scheduled for 23 March 2021.

**38/21 ISLE OF WIGHT COUNCIL'S CONSULTATION ON REQUESTED SUGGESTIONS FOR BROWNFIELD SITES**

The committee was advised that the IWC had made a request of all Island Town and Parish Councils for suggestions on various 'Brown Field' sites that could be redeveloped. This would assist in the preparation of the next version of the Island Local Plan (The Island Planning Strategy), which would have an impact on where houses, businesses and other land uses can be created in the future.

The deadline for the end of the consultation was Friday, 19 March 2021.

It was agreed that all Ryde Town Council Councillors would be invited to make suggestions via email after the meeting and requested to submit them before the deadline.

**39/21 REVISED RYDE TOWN COUNCIL POSITION STATEMENT**

Members were reminded that a Review Group was established by the committee in order to evaluate and modify the Ryde Position Statement which was initially created and subsequently approved as a policy document by all members in January 2019.

Whilst the review was standard practice, it was now particularly relevant to carry it out since there was to be a further review of the Isle of Wight Council's Island Planning Strategy and the Position Statement was a recognised document that helped to inform it.

The committee was also keen to finalise the document ahead of the local council elections on 6 May 2021 and the preceding pre-election (Purdah) period, to avoid any unnecessary delay.

Members of the Review Group had looked at the following areas that required specific attention:

- Heritage
- Economy
- Housing
- Infrastructure
- Environment

On reviewing the draft, a number of additions and amendments were proposed regarding the following:

- Enforcement action
- Canoe Lake
- Visitor accommodation
- Smallbrook Stadium
- Job creation
- Appropriate and inappropriate new housing development
- Design of new houses
- St Thomas Street Upper car park
- Secondary school places
- Memorandum of Understandings (MoU's) with NHS and utility providers and noted some terminological issues.

Some terminological issues were also noted.

Owing to the committees delegated responsibility of having the authority to agree any revised planning document such as the Position Statement, it was proposed and seconded that all amendments should be made outside the meeting with a view to sending the final version to all committee members before it is formally adopted and published.

It was therefore:

**RESOLVED:**

**THAT the revised Ryde Position Statement be agreed, subject to the various amendments being added with the final version circulated to all members of the committee ahead of adoption and publication**

**40/21 IWALC / IWC PLANING SERVICES TRAINING SESSION**

The Chair, who is also the Chair of the Isle of Wight Association of Local Councils (IWALC) advised that an online training session hosted by the Isle of Wight Councils Planning staff had been provided to members of IWALC. She, along with the committee Vice Chair and the Committees and Ryde Place Plan Co-ordinator had attended and a written report on the session was circulated to committee members ahead of the meeting.

It was noted that one of the main outcomes of the session was around enforcement and there was a discussion about IWC resources being insufficient to deal with the number of enforcement cases they received, which had increased by 32 percent in 2020.

At the Webinar, the IWC was reminded by Cllr Ross that financial help from RTC had in the past been offered and then refused. The IWC did however imply that they would reconsider any contributions offered from local Town and Parish Councils, although stipulated that such financial assistance could not be allocated to individual areas.

It was therefore suggested at the Webinar that IWALC could reconsider the possibility of a joint contribution, although when this suggestion was considered a number of years ago there was insufficient support from IWALC members to make it viable. The Chair said that she would raise the issue again when IWALC would next meet.

#### **41/21 DATE OF NEXT MEETING**

##### **RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 23 March 2021 via the Zoom Video Conference Meeting facility, at 4.00pm.**

# APPENDIX

## WRITTEN PUBLIC QUESTIONS RECEIVED AND RESPONSES

### 1. PUBLIC QUESTION – REF 01/21 FROM MS HELEN KEOGAN OF THE RYDE SOCIETY

*“The recent Pennyfeathers consultation Meeting on 4th February 2021, was held at an inconvenient time for many working residents. Having been denied the opportunity to watch the livestream, many were further angered that they had no access to the YouTube recording. This meant that very few residents had access to all the information they needed to submit a comment before the February 12 deadline.*

*For the benefit of those members of the public could you please explain why the recording was removed?”*

#### **RESPONSE FROM CLLR DIANA CONYERS (CHAIR OF COMMITTEE)**

*“We appreciate the reasons for this question. When residents made the request, it was too late to reinstate the YouTube recording. However, the Planning Clerk did provide a copy of his presentation. He also tried to provide a copy of the soundtrack to residents, but this proved technically impossible.*

*It is also worth pointing out that on this occasion, the meeting was left on YouTube for five days after the meeting was held (it was eventually taken down on Monday, 8 February 2021).*

*The YouTube recording was taken down because, although this was a public meeting not a formal committee meeting, the same principles applied to it as to all other Council meetings. In particular:*

- i. The meetings are streamed on YouTube to allow residents to view them live whilst face to face meetings are not possible during the Covid 19 Pandemic, not to provide a permanent record of the meeting. As the recent experience of Handforth PC has shown, there is a risk in making them permanently available on YouTube, because issues may be misrepresented or taken out of context.*
- ii. The soundtracks of meetings are also recorded, but this is for officer and member reference purposes, not for public use and these are deleted when no longer required.*
- iii. The Town Council is not legally obliged to provide any form of recordings of its meetings. If this had been a face-to-face meeting, there would have been no recording.*
- iv. As with face-to-face meetings, residents may, if they wish, make their own recordings of meetings.*
- v. It is not the Town Council's responsibility to provide information to residents to help them comment on planning applications. The intention of the planning system is that residents provide their own personal perspectives, not repeat those of the local council. We appreciate the particular difficulties in this case, because of the complexity of the application. However, the principle remains the same.”*

## **2. PUBLIC QUESTION – REF 02/21 FROM MS SUZIE PRAX OF RYDE**

*“Following an unofficial visit by Cllr., Diana Conyers to the owner of a residential house, Beldornie Tower, Sea Close, Augusta Road, Ryde P033 3AU, from where he intends to run a commercial Weddings and Events Venue business and, where pe-application discussions took place confirming the legality and legitimacy of the use of the house for said business and, which views were then communicated to residents:*

*Could the Chair of the Planning Committee please confirm and give assurances that both she and the Council understand the procedure and rules regarding a material change of use from a private dwelling to a commercial events venue business within a quiet residential conservation area and that the views previously expressed do not indicate a predetermination or bias in favour of the said intended planning proposal.”*

### **RESPONSE FROM CLLR DIANA CONYERS (CHAIR OF COMMITTEE)**

*“Thank you for your question.*

- i. I would like to assure residents that both I and the Council understand the procedure regarding change of use. However, one cannot determine whether an activity actually constitutes a change of use without full information on exactly what the new use will entail.”*
- ii. “This is a particularly complex case, involving several different pieces of legislation and not just change of use but also erection of a temporary structure and licensing.”*
- iii. “When residents approached us, we gave them some indication of the possible legal implications, based on information provided by them and the owner and an initial study of some of the relevant legislation. However, we didn’t attempt to give either a comprehensive or a conclusive opinion.”*
- iv. “We also asked the Isle of Wight Council, with whom any such decision rests, for their advice on the case, particularly the implications for a listed building. The Council have sent a response, both to us and to residents, in which they say they have contacted the owner themselves and offered advice.”*
- v. “We have emphasised to residents throughout that we cannot give a conclusive opinion until a planning application is submitted or take any enforcement action until a possibly illegal act has been committed. If and when a planning application is submitted, the Committee will review the evidence as then presented, without prejudice or bias, and inform the IWC of our views.*
- vi. “Regarding my personal integrity, I have already assured residents that, because I am a resident of Augusta Road, I have a personal interest in the case and so will not be involved in any decision that the Committee makes.”*