



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY 8 DECEMBER 2020 AT 2.00PM VIA THE ZOOM VIDEO MEETING FACILITY AND STREAMED LIVE VIA YOUTUBE

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

Also in Attendance: Cllr Barry Abraham (IWC), Jon Baker (Committees Coordinator), Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

Prior to the meeting a written question was received from Mrs Jenny Wade of The Ryde Society. This is appended, along with the response, to the end of these minutes and forms part of the minutes.

A written question was also received from Mr Peter Griffiths of Home Consultancy Ltd. This is also appended, along with the response, to the end of these minutes and forms part of the minutes.

161/20 APOLOGIES

None received.

162/20 DECLARATIONS OF INTEREST

None declared.

163/20 REQUESTS FOR DISPENSATIONS

None requested.

164/20 MINUTES

The minutes to the previous meeting held on 7 November 2020 were reviewed.

Prior to approval, the following was noted: Page A-9, minute reference 156/20, the end of the third line should refer to CYCLEwight and not Cycleway.

It was also noted that with regard to the public question received from the Ryde Society, it should have stated that the publication of the Island Roads infrastructure report was commissioned by Chris Ashman, the Director of Regeneration for the Isle of Wight Council (IWC).

RESOLVED:

THAT subject to the above being noted, the Minutes of the meeting held on 17 November 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting

165/20 DISCUSSIONS WITH THE ISLE OF WIGHT COUNCIL'S CABINET MEMBER FOR PLANNING AND HOUSING

The Isle of Wight Councils Cabinet Member for Planning and Housing attended the meeting to discuss various matters regarding Housing and Regeneration issues within Ryde.

The Cabinet member advised on the current IWC policy regarding allocation and sites for housing along with the implications for Ryde.

He reported that the IWC had consulted on the original draft of the Island Plan Review, which planned for some 641 houses per year, although he conceded that the plan was not well received during consultation. As a result, the IWC is reassessing the targets, taking into account current Island statistics such as what has been delivered and what has been built in any given year as opposed to the government methodology. Whilst such a course of action was unusual, it had been sanctioned by the government itself and such figures would also need to be robust and deliverable. Whilst no precise figure was given, the Cabinet Member did advise that it would be significantly lower than the initial forecast within the first draft of the Plan.

Within the Core Strategy, there was a policy which stated that building could take place outside the development envelope and he would be keen to remove this policy completely. It was also noted that as part of the regeneration of the town, major road improvements should also be achieved.

With regard to the Strategic Housing Land Availability Assessment (SHLAA), members were advised that it sets out potential housing sites, not confirmed ones and that some may never be developed. However the Cabinet Member was of the belief that there needed to be more public involvement regarding the SHLAA meetings.

On the issue of the Environment Bill, which was due to come into effect from January 2021, there was some discussion around specific planning applications for any green field sites. Any future development from January 2021 would need to include a biodiversity plan from any developer who proposes to build on a green field site which commits to increasing the biodiversity by 10 percent.

It was noted that regarding the funding of any major road widening works that would need to be carried out to support a development, such as widening Smallbrook Lane for the Nicholson Road site, funding would need to be sought from central government in addition to developers.

Members were very concerned and frustrated that the major infrastructure plan, which was commissioned by the IWC, had still not been carried out. Furthermore Island Roads had recommended refusal for the Nicholson Road site owing to road safety and capacity issues but the application was still approved.

Members also noted that Island Roads raised no concerns with regard to the proposed Puckpool Hill development of 50 houses, and along with the proposed West Acre Park site, the resulting increase in traffic that would be generated, but acknowledged that the Mini Roundabout which is on the end of Appley Road next to Oakfield Primary School as being a dangerous junction. The Mayor therefore requested that the IWC, as the Highways Authority, needed to robustly challenge Island Roads on all aspects of road safety.

The Cabinet Member advised that the revised Local Plan had been delayed largely due to the Covid 19 pandemic and that officer capacity has also delayed the delivery of the Infrastructure Plan. This meant that it may well not be submitted until the new administration takes office in May 2021.

On the IOW Member of Parliament's position on Island housing numbers, the Cabinet Member agreed with the MP that the Island needed to deliver realistic targets within the capacity it had. It was also noted that with regard to the national planning reforms and housing numbers consultations, the IWC had objected to both the proposed increase in numbers (raising to over 1,000) along with a part of the new reforms which stated that should a site be agreed as being developable, it would be assumed as being classed as having outline planning permission.

On the matter of enforcement issues, it was noted that the Cabinet Member had met with the IWC's Head of Planning to discuss how to move the matter forward in a more effective way, using the limited resources it had in order to concentrate on the more significant and larger cases such as the Royal York Hotel in Ryde.

Following the discussion, the Chair thanked the Cabinet Member for his time in attending the meeting and answering the various questions put to him.

166/20 MEMBER QUESTIONS

None were received.

167/20 PLANNING APPLICATIONS

The following Planning Applications were then considered by all members of the committee:

- i. Application No: [20/01892/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Barsby Lodge, St Georges Road, Ryde, PO33 3AS
Proposal: Proposed alterations/upgrade to rear extension and veranda to include terrace over; extension to ground floor decking; proposed external spiral staircase to form access to 1st floor terrace; alterations to include replacement windows and air conditioning unit on east façade; replacement porch

Members were advised that there had been two comments from local residents concerned about the potential noise from an Air Conditioning unit. Whilst this was not a material consideration, it was noted that this could be rectified in order to allay any concerns by residents. All plastic window frames were being replaced with wooden ones.

It was also noted that the local ward member had received no objections from local residents.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- ii. Application No: [20/01930/FUL](#)
Parish(es): Ryde, Ward(s): Ryde South
Location: Land Adjacent To 1 Prince Street, Ryde, PO33 2SE
Proposal: Demolition of double garages and construction of a pair of semi-detached houses

Island Roads had recommended conditional approval as set out in its submissions to the Planning Authority (IWC). Members were also encouraged to see development on a brown field site.

RESOLVED:

THAT, subject to the Special Protection Areas (SPA) contribution payment being made, Ryde Town Council raised no objection to the application

- iii. Application No: [19/00564/HOU](#)
Parish(es): Ryde, Ward(s): Binstead And Fishbourne
Location: Beachwood, Quarr Road, Binstead, PO33 4EL
Proposal: Single storey side extension to provide additional living space and bedroom accommodation. (revised plans)(readvertised application)

Ryde Town Council had previously objected to this application owing to the implications for existing trees. Members noted that the IWC Tree officer had still recommended refusal

A tree report had shown the root area but owing to issues which had hampered access to the correct documents on the IWC Website, members were unable to see the report in full.

Members were very frustrated that access to the IWC Planning Website had been very unreliable owing to IT issues, which was making considered decisions by the committee difficult as well as hampering the public's access to important documents.

RESOLVED:

THAT Ryde Town Council objects to the application, due to the findings of the Tree Officer. However, should the tree officer later be satisfied that a solution to his concerns are identified, then Ryde Town Council would subsequently support the application.

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

- i. Application No: [20/01917/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 2 Nelson Crescent, Ryde, PO33 3QN
Proposal: Proposed single storey side extension
- ii. Application No: [20/01919/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Driftwood, Binstead Road, Ryde, PO33 3ND
Proposal: Demolition of attached garage; proposed alterations; two storey side extension; single storey rear extension; porch
- iii. Application No: [20/01968/HOU](#)
Parish(es): Ryde Ward(s): Ryde South
Location: 4 Swanmore Road, Ryde, PO33 2TF
Proposal: Demolition of conservatory; proposed single storey rear extension
- iv. Application No: [20/01889/HOU](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 59 Colenutts Road, Ryde, PO33 3HS
Proposal: Proposed dormer window on side elevation at 2nd floor level

RESOLVED:

THAT the above four applications were agreed with no objections.

168/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions.

PLANNING DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [20/01531/HOU](#)
Location: 31 West Hill Road, Ryde, PO33 1LG
Proposal: Demolition of conservatory; Proposed alterations and single storey rear extension including Juliet balcony at first floor level on rear elevation (revised scheme)
Parish: Ryde Ward: Ryde North East
Decision Date: 09/11/2020

Ryde Town Council raised no objection to the application.

- ii. Application No: [20/01564/HOU](#)
Location: 30 Somerset Road, Ryde, PO33 1BU
Proposal: Proposed rear and side extension including alterations
Parish: Ryde Ward: Ryde East
Decision Date: 11/11/2020

Ryde Town Council raised no objection to the application.

- iii. Application No: [19/01656/RVC](#)
Location: Palmer House, Castle Street Ryde, PO33 2EE
Proposal: Variation of condition 2 on [P/00287/18](#)
Parish: Ryde Ward: Ryde North East
Decision Date: 11/11/2020

Ryde Town Council raised no objection to the application.

- iv. Application No: [20/00659/TW](#)
Location: 58 Sherbourne Avenue, Ryde, PO33 3PW
Proposal: The Ash tree situated as detailed in the application is to be felled to near ground level
Parish: Ryde Ward: Ryde West
Decision Date: 11/11/2020

Tree Decision

- v. Application No: [20/01390/HOU](#)
Location: 34 & 36 Grasmere Avenue Ryde, PO33 1NU
Proposal: Formation of vehicle crossovers and hardstanding (revised scheme) (revised plans)
Parish: Ryde Ward: Ryde East
Decision Date: 16/11/2020

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

- a) *The application is contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.*
- b) *The concerns raised by Island Roads have not been addressed by the applicant.*

- vi. Application No: [20/01613/HOU](#)
Location: 28 Arnold Road, Binstead Ryde, PO33 3RJ
Proposal: Proposed single storey extension; alterations and outbuilding
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 19/11/2020

Ryde Town Council raised no objection to the application.

- vii. Application No: [20/01223/HOU](#)
Location: Melody 9 Trafalgar Drive, Binstead Ryde, PO33 3QW
Proposal: Proposed alterations and single storey rear extension; loft conversion.
single storey extension to garage to form workshop (revised plans)(readvertised application)
Parish: Ryde Ward: Ryde West
Decision Date: 23/11/2020

Ryde Town Council raised no objection to the application.

- viii. Application No: [20/01609/RVC](#)
Location: Ryde Conservative Club, 8 Lind Street Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01224/18 to allow revised internal layout and omission of garage
Parish: Ryde Ward: Ryde North West
Decision Date: 24/11/2020

Ryde Town Council raised no objection to the application.

- ix. Application No: [20/01608/RVC](#)
Location: Ryde Conservative Club, 8 Lind Street Ryde, PO33 2NQ
Proposal: Variation of condition 2 on P/01223/18 to allow revised internal layout and omission of garage
Parish: Ryde Ward: Ryde North West
Decision Date: 24/11/2020

Ryde Town Council raised no objection to the application.

- x. Application No: [20/01650/HOU](#)
Location: 4 Wykeham Close, Binstead Ryde, PO33 3ST
Proposal: Proposed extension on front elevation and cladding (revised scheme)(revised plan)
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Ryde Town Council raised no objection to the application.

- xi. Application No: [20/01248/TW](#)
Location: 1 Quarr Close Binstead, Ryde, PO33 4EN
Proposal: Tree A oak situated as detailed in the application is to have the crown lightly reduced Tree B Ash situated as detailed in the application is to be felled to near ground level. Tree C Ash situated as detailed in the application is to be felled to near ground level. Tree D Beech situated as detailed in the application is to be felled to near ground level. Tree E Oak situated as detailed in the application is to have the dead top removed. Tree F Oak situated as detailed in the application is to be felled to near ground level. Tree G Ash situated as detailed in the application is to be felled to near ground level. Tree H Ash situated as detailed in the application is to be felled to near ground level. Tree I Ash situated as detailed in the application is to be felled to near ground level. Tree J Oak situated as detailed in the application is to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Tree Decision

- xii. Application No: [20/01360/TW](#)
Proposal: Location: 9 Abbots Close Binstead Ryde, PO33 4EP
Oak tree situated as detailed in the application to be felled to near ground level.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 25/11/2020

Tree Decision

- xiii. Application No: [20/01415/TW](#)
Proposal: T1 Common ash situated as detailed in the application is to be felled to near round level.
Location: Land Opposite 72 Mayfield Road Fronting Onto Pell Lane Ryde
Parish: Ryde Ward: Ryde West
Decision Date: 25/11/2020

Tree Decision

- xiv. Application No: [20/01398/TW](#)
Location: The Coach House, 74A West Hill Road, Ryde, PO33 1LW
A1 Willow tree situated as detailed in application to be felled to near ground level.
Parish: Ryde Ward: Ryde North East
Decision Date: 25/11/2020

Tree Decision

2. APPLICATIONS REFUSED

Application No: [20/01113/LBC](#)
Location: Flat C Danehurst Pitts Lane Binstead Ryde Isle Of Wight PO33 3SX
Proposal: Listed Building Consent for alterations to internal layout
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 09/11/2020

Ryde Town Council raised no objection to the application.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last Ryde Town Council Planning Committee meeting be noted.

169/20 PLANNING APPLICATION APPEAL

The following planning application appeal was noted:

Application No: [20/00193/HOU](#)
Location: 3A Nelson Crescent, Ryde, PO33 3QN
Proposal: Proposed removal of existing roof; replacement roof extension to provide additional living accommodation; rear extension (revised scheme)

170/20 POSITION STATEMENT REVIEW GROUP

The Committee were advised that the scheduled meeting of the Position Statement Review Group on 7 December 2020 was cancelled owing to staffing issues and would now take place on Tuesday 15 December 2020 at 2pm. Members would be advised on any outcomes at the next Planning, Regeneration and Environment Committee meeting.

171/20 PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE BUDGET

Members were presented with the latest 2021 – 2022 Budget proposals for Planning, Regeneration and Environment.

The Planning Clerk advised members of a proposal for the provision of a road barrier at the entrance to the Lower High Street Pedestrian Zone at a cost of £10,000 capital costs with ongoing costs of operating the barrier in the morning and evening. The ongoing costs were at present unknown, pending further investigation. Such costs would be over the committee's delegated spending approval limit and would therefore need Full Council approval. There may however be options within the High Street Heritage Action Zone (HSHAZ) fund to meet the barrier costs.

It was noted that the budget for Coronation Gardens had increased to £11,000 to cover any rises in tarmac costs and that £5,000 was committed from 2020 – 2021 for the Fiveways Shelter. Planning Enforcement had again been forecast at £5,000

It was proposed that the recommendations were left as tabled, leaving room to be flexible in looking at possible reductions and helping to keep the precept as low as possible for 2021 – 2022.

RESOLVED

THAT the Planning, Regeneration and Environment Committee budget be agreed as tabled.

172/20 DELEGATED DECISIONS OVER THE CHRISTMAS PERIOD

Owing to the Christmas break, it was proposed that any decisions that needed to be taken between 9 December 2020 and the next scheduled meeting of the Planning, Regeneration and Environment Committee on 19 January 2021, would be delegated to the Committee Chair and/or Vice Chair and the Planning Clerk and/or the Committees and Ryde Place Plan Coordinator. Decisions would be made by means of email or meeting via the Zoom Video Conferencing platform.

RESOLVED:

THAT all decisions relating to any Planning, Regeneration and Environment matters which needed to be taken between 9 December 2020 and 18 January 2021 be delegated to the Committee Chair, Vice Chair, Planning Clerk and the Committees and Ryde Place Plan Coordinator.

173/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 19 January 2021 via the Zoom Video meeting facility, at 4.00pm.

**RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON 8 DECEMBER 2020
PUBLIC QUESTION – REF 06/20**

Question from Mrs Jenny Wade of Ryde Society

When is the Isle of Wight Council going to consider the request sent from Ryde Town Council on the 3rd December 2019 for a detailed Infrastructure Plan for the whole of Ryde; and should largescale planning applications continue to be determined when the report from Island Roads relating to Ryde roads and junctions, commissioned by Chris Ashman (Head of Regeneration) earlier this year (2020), is still awaited? Is it not the case that without an adopted blueprint for Ryde infrastructure and expansion, which both Councils and all developers would be required to work within, there is no formal control over future development within the Ryde boundary?

RESPONSE

The Chair advised that the question would be covered within the discussions with the Isle of Wight Councils Cabinet Member for Planning and Housing.

**RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON 8 DECEMBER 2020
PUBLIC QUESTION – REF 07/20**

Question from Mr Peter Griffith of Home Consultancy Ltd

Please can you confirm to me how many open market houses and how many affordable houses have been constructed/built in Ryde since the start of 2012.

In addition could Ryde Town Council and Cllr Abraham provide a view on how many units they expect to be built on Pennyfeathers and Rosemary Vineyard per year over the next five years.

RESPONSE

The Chair advised that some of the answers regarding the house numbers constructed since the start of 2012 can be found within Ryde Town Councils Position Statement. However a written response would be provided to Mr Griffiths following the meeting.