



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING
AND REGENERATION COMMITTEE HELD ON
TUESDAY 10 MARCH 2020 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT**

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

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

Prior to the start of the meeting during the period of public questions, various areas of concern were discussed around issues raised at the recent Ryde Regeneration Group Meeting on 9 March 2020 and there was a strong feeling that Ryde's interests were not being represented adequately at the Isle of Wight Council. Members therefore agreed that a meeting was required with relevant Isle of Wight Council Cabinet members and officers to discuss the concerns of local residents.

34/20 APOLOGIES

Apologies were received from Cllr Michael Lilley

35/20 DECLARATIONS OF INTEREST

None declared

36/20 REQUESTS FOR DISPENSATIONS

None requested.

37/20 MINUTES

The minutes to the previous meeting held on 18 February 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 18 February 2020 were approved as a true and accurate record and were signed off by the Chair.

38/20 MEMBER QUESTIONS

Cllr Axford asked about the quote for the dropped curb outside and opposite the Methodist Church in Garfield Road. It was noted that Island Roads have been approached and the Town Council was awaiting a response.

39/20 PLANNING APPLICATIONS

The following Planning Applications were considered:

- i. Application No: [20/00164/FUL](#)
Parish(es): Ryde Ward(s): Ryde South
Location: Unit 2 And 4 Atlantis Court, Nicholson Road, Ryde, PO33 1FB
Proposal: Proposed fenced enclosure to form secure materials yard and proposed change of wall cladding colour to unit 2 only

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [20/00197/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 46 Argyll Street, Ryde, PO33 3BY
Proposal: Demolition of detached garage; proposed detached garden room

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [20/00219/HOU](#)
Parish(es): Ryde Ward(s): Ryde East
Location: 1 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed two storey extension and porch

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [20/00224/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 Northwood Drive, Ryde, PO33 3AQ
Proposal: Proposed 1st floor extension; conversion of garage to form additional living accommodation; alterations to include extension to balcony

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- v. Application No: [20/00046/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Wayfarer
East Hill Road, Ryde, PO33 1LL
Proposal: Proposed 1st floor extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vi. Application No: [20/00250/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 65 Monkton Street, Ryde, PO33 2BB
Proposal: Proposed platform lift and disabled access ramp

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vii. Application No: [20/00256/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 6 West Street, Ryde, PO33 2NW
Proposal: Demolition of porch; proposed replacement porch

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- viii. Application No: [20/00271/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Methodist Church
Garfield Road, Ryde, PO33 2PT
Proposal: Proposed access ramp

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ix. Application No: [20/00314/HOU](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Flat 3, Nelson House, 52 The Strand, Ryde. PO33 1JD
Proposal: Proposed replacement windows

There was some discussion around the composition of the window frames and how they affected the nature of the conservation area and members were concerned that plastic frames could have a detrimental effect. The Committee was however advised that the make-up of the frames would not necessarily be a determining factor in the planning authority's decision making process, provided that their appearance was in keeping with the area.

RESOLVED:

THAT Ryde Town Council objected to this application owing to the composition of the window frames being plastic. The Town Council was of the opinion that, in a conservation area, any window that is replaced should be constructed matching the materials of the house's original construction.

- x. Application No: [20/00332/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 Cross Street, Ryde, PO33 2AA
Proposal: Alterations, extension at 1st floor level on rear elevation and conversion of 1st and 2nd floors to form maisonette; balcony on rear elevation at 2nd floor level.

Members welcomed the submission as it matched the aspirations contained within the High Street Heritage Action Zone (HSHAZ) project. However, there was some concern about the lack of detail with regard to the provision of bin storage for residents.

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to details of the provision of adequate bin storage being included in the submission.

- xi. Application No: [20/00333/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 Cross Street, Ryde, PO33 2AA
Proposal: LBC for alterations, extension at 1st floor level on rear elevation and conversion of 1st and 2nd floors to form maisonette; balcony on rear elevation at 2nd floor level.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- xii. Application No: [20/00350/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 107 Newnham Road, Binstead, Ryde, PO33 3TF
Proposal: Demolition of porch; proposed extensions on front and rear elevations; replacement raised roof to form additional accommodation at 1st floor level to include dormers

There was one objection from a member of the public with regard to raising complaints to building noise and using the lower garden area for depositing waste materials.

RESOLVED:

THAT Ryde Town Council raised no objection to this application. However, it was felt that a condition should be imposed on the works to prevent nuisance to the neighbouring properties.

40/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

- i. Application No: [19/01307/FUL](#)
Location: 4D Spencer Road Ryde, PO33 2NZ
Proposal: Replacement of UPVC patio style door with wooden bi fold door to existing balcony

Parish: Ryde Ward: Ryde North West
Decision Date: 10/02/2020

Ryde Town Council strongly supported the development that seeks to restore original features as included in this application

- ii. Application No: [19/01308/LBC](#)
Location: 4D Spencer Road Ryde, PO33 2NZ
Proposal: Listed building consent for replacement of UPVC patio style door with wooden bi fold door to existing balcony
Parish: Ryde Ward: Ryde North West
Decision Date: 10/02/2020

Ryde Town Council strongly supported the development that seeks to restore original features as included in this application

- iii. Application No: [19/01608/ADV](#)
Location: 38 Union Street Ryde, PO33 2LJ
Proposal: Replacement of 1no. existing external ATM sign with 1no. new external ATM sign.
Parish: Ryde Ward: Ryde North West
Decision Date: 11/02/2020

Ryde Town Council raised no objection to this application.

- iv. Application No: [19/01610/LBC](#)
Location: 38 Union Street Ryde, PO33 2LJ
Listed Building Consent for replacement of 1 no. external ATM sign with 1 no. new external ATM sign.
Proposal: Parish: Ryde Ward: Ryde North West
Decision Date: 11/02/2020

Ryde Town Council raised no objection to this application.

- v. Application No: [19/01339/FUL](#)
Location: 91 George Street Ryde, PO33 2JE
Proposal: Proposed alterations to low level brickwork border wall and provision of powder coated guard rails over with access gate; replacement entrance door
Parish: Ryde Ward: Ryde North East
Decision Date: 18/02/2020

Ryde Town Council raised no objection to this application.

- vi. Application No: [20/00012/HOU](#)
Location: 33A Mitchells Road Ryde, PO33 3JA
Proposal: Proposed replacement of flat roof with pitched roof
Parish: Ryde Ward: Havenstreet, Ashley And Haylands
Decision Date: 25/02/2020

Ryde Town Council raised no objection to this application.

- vii. Application No: [20/00033/FUL](#)
Location: 49A George Street, Ryde, PO33 2EN
Proposal: Demolition of existing dwelling; proposed replacement dwelling
Parish: Ryde Ward: Ryde North East
Decision Date: 26/02/2020

Ryde Town Council raised no objection to this application.

- viii. Application No: [19/01557/FUL](#)
Location: 21 High Street, Ryde, PO33 2HW
Proposal: Proposed change of use from A1 (shop) to A4 (drinking establishment)
Parish: Ryde Ward: Ryde North West
Decision Date: 27/02/2020

Following further information Ryde Town Council supports this application subject to the applicant giving details regarding provision for waste bin storage.

b) APPLICATIONS REFUSED

- i. Application No: [19/01400/FUL](#)
Location: Land Adjacent 11 Quarr Close Binstead, PO33 4EN
Proposal: Proposed dwelling (revised scheme)
Decision Date: 11/02/2020
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 11/02/2020

Ryde Town Council objected to the application. Although the building falls just outside the tree protection area, the Planning Committee were of the opinion that there was still a possibility of a negative impact on the surrounding trees.

c) APPEAL DECISION

Planning Appeal Decision - Site visit took place on 3 February 2020
Planning Application Ref: [P/00347/19](#)
Appeal Ref: APP/P2114/W/19/3235033 - Aldermoor Farm, Upton Road, Ryde PO33 3LA

The appeal was allowed, and planning permission granted for the conversion of barns to provide three dwellings and the relocation of bus stop at Aldermoor Farm, Upton Road, Ryde, in accordance with the terms of the application, dated 28 March 2019, subject to the conditions set out in the Schedule of Conditions.
Decision date: 21/02/2020

2. TREE DECISIONS

- i. Site: 8 Quarr Close, Binstead, Ryde, PO33 4EN
Tree Works: Tree 1 Oak – Fell
Notice must be given when work has commenced in order to assist a review of completed work.
LPA Ref No.: [20/00166/TW](#)

- ii. Site: Millfield 29 Queens Road Ryde, PO33 3BG
Conservation Area: Tree Works: T1 Strawberry tree to be reduced by half its current height. G1 5 x Leyland cypress trees situated as detailed in the application are to be felled to near ground level.
Notice must be given when work has commenced in order to assist a review of completed work.
LPA Ref No.: [20/00217/TW](#)
- iii. Site: St John's Farm Cottage 14 Marlborough Road Ryde, PO33 1AA
TPO Number: 2008/24 A1 Tree Works: T1 - Monterey Cypress situated is to be felled to near ground level.
LPA Ref No.: [20/00300/TW](#)
- iv. Site: 22 West Hill Road Ryde Isle of Wight, PO33 1LG,
TPO Number: 1988/44 T1 Conservation Area: Ryde St Johns
Tree Works: Protected by TPO:
Ash tree situated as detailed in the application is to be reduced cut back to previous pruning points. Protected by Conservation Area:
LPA Ref No.: [19/01620/TW](#)
- v. Site: Little Dene Augusta Road Ryde, Isle of Wight, PO33 3AT
Conservation Area: Ryde
Various Tree Works:
LPA Ref No.: [20/00095/TW](#)

RESOLVED:

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

41/20 LICENCE APPLICATIONS

Adult Gaming Centre Licence - Peter Pans Funfair

Prior to the received applications being considered, the Planning Clerk updated the committee on the recent application for an Adult Gaming Centre Licence, at Peter Pans Funfair and Amusements, 23 The Esplanade, Ryde (20/00148/GAAGCN / GA05).

Whilst Ryde Town Council had strongly objected to the application at its meeting on 18 February 2020 on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings, further objections were submitted to the Isle of Wight Councils Regulatory Services (Licencing) outlining the Town Council's views on the proposed facility being in contravention of two of the Licencing objectives, which were:

- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder, or being used to support crime.

Members were advised that the application was likely to be considered by the Isle of Wight Councils Licencing Sub Committee in the future.

The following licensing applications were then considered:

- i. Street Furniture Permit Application - Ref [20/00192](#), Highways Act 1980 Section 115E
Application for a Street Furniture Permit for The Works, High Street, Ryde.
The consultation period will end on the 24th March 2020
- ii. Street Furniture Application - Ref [20/00217](#), Highways Act 1980 Section 115E
Application for a Street Furniture Permit for Michelangelo Italian Restaurant, St Thomas Street, Ryde.
The consultation period will end on the 31st March 2020
- iii. Street Furniture Application - Ref [20/00220](#), Highways Act 1980 Section 115E
Application for a Street Furniture Permit for Barrow Boys, High Street, Ryde.
The consultation period will end on the 31st March 2020

RESOLVED:

THAT the three Licence Applications were noted with no objections

42/20 IWC HOUSING STRATEGY RESPONSE

The Chair advised that she had, on behalf of the Town Council, put together suggested responses to the Housing Strategy Questions. All members had been invited to comment, but to date no responses had been received.

It was noted that the responses would need to be sent to the IWC by Thursday, 12 March 2020. Members were encouraged to look at the observations and make any comment if they wished.

43/20 VECTIS HALL

Members were advised that a question was raised by a member of the public at Full Council on 2 March 2020 with regard to the poor state of Vectis Hall and what RTC could do with regard to its future.

The Planning Clerk advised that the IWC's Principal Conservation Officer had been approached and he advised that the current lease holder had overvalued the property and needed to reduce the current asking price by a significant margin to demonstrate that he was actively trying to sell the property. Should this not be addressed, then Section 215 measures would need to be initiated, which would require the leaseholder to remedy the condition of the building and ensure it was not detrimental to the area.

44/20 HIGH STREET PEDESTRIANISATION

The committee were advised that Island Roads had been contacted with regard to the works starting. Whilst the Traffic Order had been approved at the end of 2019, RTC was now keen to see the works commence as the pedestrianisation of the upper High Street was key to the success of the HSHAZ project.

Residents and users of the High Street also needed to be made fully aware of the works start and finish times as there were parking restriction implications to take into account.

45/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)

The committee was advised that the previous week there had been a meeting to discuss the HSHAZ at County Hall in Newport where there was also representation from Newport and Carisbrooke Community Council (NCCC), the Isle of Wight Council and local business associations. Issues that were discussed included:

- Project Officer – Interview dates were set for 27-28 March 2020. Members were advised that funding had still not been granted from the Historic England (HE). Employment of the officer was therefore at the risk of IWC (and maybe RTC) until a contract had been signed with, HE.
- Steering Group Composition – The committee was advised that NCCC's Steering Group comprised of three councillors and one Project Officer. RTC would therefore likely follow the same make-up. The Stakeholder Group would be made up of such bodies as the Ryde Business Association, Ryde Society, local Carnival Association etc.
- Financial Arrangements - It was proposed that the IWC would be the main funding body. As such, they would be responsible for preparing and auditing the payments and funding of the project, as well as provide Human Resources services for the project officers, employing them directly. RTC and NCCC would then buy into the services as and when required

46/20 PUBLIC REALM

With regard to Coronation Gardens, this was ongoing, but there were still some issues with regard to seasonal planting which needed urgent attention.

There was also some discussion around the future regeneration of the Esplanade and opportunities for RTC to be proactive in increasing its involvement in improving public realm within the area.

Members also discussed the possibility of developing, possibly via the Ryde In Bloom initiative, a Green Team Volunteers group which would allow local residents to become actively involved in the upkeep and development of various areas of Public Realm.

Such matters could also form the basis of discussion at any future Ryde Stakeholder Group meetings.

47/20 ADDITIONAL URGENT MATTER – COVID 19 CORONAVIRUS

Owing to the recent worldwide outbreak of the COVID Coronavirus and the possible serious effects to the functioning of the Town Council, members discussed the possible need to use delegated powers for any future planning applications, should there be a requirement to cancel any upcoming Planning and Regeneration Meetings.

Members agreed that if any meetings were to be cancelled owing to an outbreak at RTC, delegated authority would be passed to the Planning and Regeneration Committee Chair and the Planning and Regeneration Clerk, in order for the Town Council to continue to make representations to the Isle of Wight Council (Planning Authority) with regard to Planning Applications. Such decisions could be discussed and made via an exchange of emails and then relayed to all members of the committee.

RESOLVED:

THAT the Planning and Regeneration Committee Chair (Cllr Conyers) and the Planning and Regeneration Clerk (Chris Turvey) be authorised, under delegated powers, to make representations to the Isle of Wight Council (Planning Authority), in the event of the any future meeting being cancelled owing to an outbreak of COVID 19 Coronavirus.

48/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 31 March 2020 at 7pm in Ryde Town Council Chambers.