



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING
AND REGENERATION COMMITTEE HELD ON
TUESDAY 23 JUNE 2020 AT 2.00PM VIA THE ZOOM VIDEO MEETING FACILITY**

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

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

49/20 APOLOGIES

Apologies were received from Cllr Nancy Farrell, Cllr Charles Chapman, Cllr Karen Lucioni and Cllr Ian Stephens.

50/20 DECLARATIONS OF INTEREST

None declared

51/20 REQUESTS FOR DISPENSATIONS

None requested.

52/20 MINUTES

The minutes to the previous meeting held on 10 March 2020 were reviewed.

RESOLVED:

THAT the Minutes of the meeting held on 10 March 2020 were approved as a true and accurate record and would be signed off by the Chair following the meeting.

53/20 MEMBER QUESTIONS

Cllr Lilley asked whether a response had been received from the Isle of Wight Councils Head of Planning with regard to a letter sent, as agreed by all members at Full Council on 2 December, in December 2019 requesting a detailed infrastructure plan for the whole of Ryde owing to concerns from residents of the large number of new developments that were being planned and which had infrastructure implications for the whole town.

The Planning Clerk stated that the response was on the Town Councils website.

54/20 PLANNING APPLICATIONS

Prior to considering applications, members agreed that the system for using delegated powers on applications that are minor or not considered to be contentious should remain in place for the foreseeable future in order to allow the committee to focus on larger and more controversial applications. Members were reminded that the public could still make their own representations to any planning application by logging on to the Isle of Wight council's planning website.

The following Planning Applications were then considered by the whole committee:

i. Application No: [20/00536/FUL](#)

Parish(es): Ryde Ward(s): Binstead And Fishbourne

Location: Fairways, Quarr Road, Binstead, PO33 4EL

Proposal: Proposed detached garage with gym at first floor level

It was noted that there was insufficient information about the environmental impact of the proposed development.

Members were concerned that the top part of the proposed building was intrusive and not in keeping with the surroundings as it was viewable from the nearby coast

There were also concerns about the large amount of glazing which could emit light pollution to the surrounding wildlife as well as being a hazard for birds and bats in flight.

RESOLVED:

THAT Ryde Town Council objects to the application on the grounds of the lack of an Ecology Report which therefore failed to identify the wildlife species in the area and the harm the proposed development may cause to them. This is contrary to Policies DM2 (Design Quality) and SP5 (Environment)

ii. Application No: [20/00694/HOU](#)

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

Location: 42 St Johns Road, Ryde, PO33 2RP

Proposal: Formation of vehicular access, dropped kerb and parking

Application No: 20/00708/FUL

Members noted the concerns raised by Island Roads regarding the safety impact of the proposed driveway.

RESOLVED:

THAT Ryde Town Council objects to the application on the grounds of safety as outlined by Island Roads in their submitted representations.

iii. 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 rest Facilities

Whilst members recognised the important contribution that Hovertravel makes to the town with regard to its tourism trade, daily commuters and its historical relevance, there were concerns around the height of the proposed buildings and the impact it would have on the seascape. However they did agree that the current buildings were very rundown and needed replacing.

The committee also recognised that a workshop close to the Hover Port was important for the efficient running of the service.

RESOLVED

THAT Ryde Town Council has no objection to the application, providing that reconsideration is given to the height of the building and how the front elevation affects the seascape of Ryde.

iv. Application No: [20/00838/FUL](#)

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

Location: Victoria Depot, Victoria Crescent, Ryde
PO33 1DQ

Proposal: Change of use of depot to storage & distribution (Class B8) including the siting of up to, 45 containers and up to 10 motorhomes / caravans.

Members expressed great concerns about the impact such a facility for storing containers and parking motor homes would have on the surrounding properties and neighbours with sound and light pollution being a concern.

The local ward member would continue to raise concerns and identify a satisfactory solution with the Isle of Wight Council and the applicant.

THAT Ryde Town Council objects to the application on the grounds of the intrusive nature of the proposed development as well as the impact of noise and light pollution.

v. Application No: [20/00855/FUL](#)

Parish(es): Ryde

Nettlestone and Seaview, Ward(s): Ryde East / Nettlestone and Seaview

Location: Westridge Junction Incorporating 155 And 158, Marlborough Road, Ryde, PO33 1AT

Proposal: Proposed improvements to Westridge Junction to include land from 155 and 158 Marlborough Road to facilitate Pennyfeathers

The committee had received public representations outlining many concerns about this application. These included:

- Traffic density and speed problems
- Junction arms issues
- lack of a public footpath on the southern side of Great Preston Road between Smallbrook Lane and Westridge Cross junction and parts of Bullen Road

- Doesn't address drainage problems in Great Preston Road adjacent to the traffic lights which cause the road to flood in prolonged or heavy rain, often impacting on pedestrians.
- No plans on how much land would be taken from each of the two properties to facilitate the widening scheme as well as proposals for the two uninhabited properties.
- Wide belief that this was an enabling application to allow Pennyfeathers and other proposed major local developments to come forward.

Members of the committee shared the concerns raised by the public and added that there was no full road infrastructure plan that would address all areas of anxiety. Without such a strategy, members were of the opinion that the application could not be supported.

It was also noted that road works were due to begin in July 2020, but owing to the Covid 19 pandemic, any road works would not now start until September 2020.

Members wished to place on record their total dissatisfaction of how both properties had been left in a dilapidated condition, causing undue stress on neighbours with problems of overgrown brambles and rat infestations. They also gave a very negative impression of the town to those traveling into Ryde from Brading Road.

RESOLVED:

THAT Ryde Town Council objects to the application on the grounds that the proposed carriageway design is not part of a comprehensive road and traffic plan for the area.

The following applications were approved under delegated powers by the Chair and Planning Clerk:

- i. Application No: [20/00708/FUL](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 30 - 31 Union Street, Ryde, PO33 2DT
 Proposal: Variation of condition no. 3 on P/01135/18 to allow opening hours from 0700 to 2200 seven days a week

RESOLVED:

THAT Ryde Town Council raised no objection to this application.

- Comments – Ryde Town Council raised no objection to this application
- ii. Application No: [20/00771/LBC](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW
 Proposal: Listed Building Consent for internal renovations; replacement windows; replacement doors; replacement rooflights and 1 additional rooflight

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vi. Application No: [20/00805/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Corneila Heights, 93 George Street, Ryde PO33 2JE
Proposal: Change of use from care home to service accommodation

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- vii. Application No: [20/00818/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 6 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed alterations; single and two storey extensions; balcony on east elevation

RESOLVED:

THAT Ryde Town Council raised no objection to this application

Applications Already (?) Considered Under Delegated Powers by the Chair and Planning Clerk - comments already submitted to Isle of Wight Council on 1 June 2020

- i. Application No: [20/00607/RVC](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to The West of Brading Road, Ryde
Proposal: Variation of condition 3 on [P/01456/14](#) to allow submission of reserved matters application.
- ii. Application No: [20/00670/RVC](#)
Parish(es): Ryde Ward(s): Ryde East
Location: Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to The West of Brading Road, Ryde
Proposal: Variation of condition 15 and condition 21 on [P/01456/14](#):
Condition 15: adding the word 'commercial' in front of the word 'use' in the first sentence. Condition 21: change to 'no more than 100 units shall be occupied until the footway/cycleway...' in the first sentence

Comments Submitted on 1 June 2020 to the IWC – Ryde Town Council **objects to both applications.** The proposed changes as detailed in the above applications should not alter the condition in application P/01456/14 for the application of reserved matters to be made by 31st. August 2020. The proposal to amend condition 21 regarding varying the wording from "No dwelling shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" to "no more than 100 units shall be occupied until the footway/cycleway routes.....have been constructed surfaced and drained" should ensure that any house across the whole site which is occupied should be serviced by safe and highways compliant vehicular, pedestrian and cycle access and egress.

55/20 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING DECISIONS

APPLICATIONS APPROVED

- i. Application No: [20/00619/HOU](#)
Location: 33 Pellhurst Road Ryde Isle of Wight PO33 3BS
Proposal: Proposed single storey rear extension; alterations; extension to porch (revised description)(revised plan)
Parish: Ryde Ward: Ryde West
Decision Date: 09/06/2020

Ryde Town Council raised no objection to this application

- ii. Application No: [20/00642/HOU](#)
Location: 18 Ratcliffe Avenue Ryde Isle of Wight PO33 3DW
Proposal: Proposed ground floor rear extension and internal alterations
Parish: Ryde Ward: Ryde West
Decision Date: 12/06/2020

Ryde Town Council raised no objection to this application

2. LICENCING DECISION

APPLICATIONS APPROVED

Ref No - [20/00148/GAAGCN / GA05](#) New AGC | Pending Decision
Location - Adult Gaming Centre, Harbourlight Amusements, Peter Pans Funfair and Amusements, 23 The Esplanade, Ryde PO33 2DZ
Purpose - Gambling Act 2005 - Notification of Applications Received

The following was minuted at the Ryde Town Council Planning Committee meeting held on 18 February 2020.

Concerns were raised from Ryde Town Council around the siting of such a facility within an established Children's Amusement Park. Members agreed that in a time of such gambling machines leading to addiction problems and mental health issues, to have such a facility in a family orientated environment was not suitable in such surroundings.

Ryde Town Council therefore **Strongly objected** to this application on the grounds that such a facility was not deemed as acceptable in such family orientated surroundings.

RESOLVED:

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

56/20 LICENCE APPLICATION

To licencing application received by the Isle of Wight Council was considered:

- Application for a Premises Licence Full Variation – The Captains Table, Esplanade, Ryde - Ref [20/00482](#)

Members raised no objection to this application and recognised that the restaurant was making good efforts to address Covid 19 guidelines whilst still endeavouring to maintain its business.

57/20 PUCKPOOL HILL DEVELOPMENT

The Chair advised the committee that the developers of an upcoming application for a housing site had been asked by the Isle of Wight Council to include Ryde Town Council as a consultee owing to the fact that whilst it sat within the Seaview and Nettlestone Parish Council Boundary, it does affect some residents in Ryde East as it was on the border of that ward

Members were apprehensive about the consultation only being available online due to Covid 19 restrictions. They were of the opinion that many residents were elderly and not able to negotiate online facilities. The Government was expected to announce on 4 July 2020 that Covid restrictions would be partially lifted and it may be possible to hold some form of face to face consultation as a result.

The committee therefore agreed that this should be pursued and that an online meeting should be held between Seaview and Nettlestone Parish Council and Ryde Town Council in order to adopt a joint approach to the consultation.

58/20 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) - UPDATE

The committee was advised that the new HSHAZ Project Manager had been appointed and had commenced work, initially from home but was expected to work one or two days from the Town Council offices as soon as it was feasible to do so.

It was also noted that two artists had been appointed to assist in delivering an arts project that involved engaging with local children to deliver a plant and flower based exhibit in Anglesea Square near the Co-Op food store, based on the life and work of local 19th century historical horticulturalist, Charles Dimmick.

The next project would be the Shop Front Design where the High Streets shops and businesses would be audited with a view to making them more attractive and welcoming.

With regard to the lower High Street pedestrianisation, this had still not commenced. Ryde Town Council had approached the Isle of Wight Council stating that it must be treated as a priority as it was critical in the High Street complying with the Covid 19 regulations.

59/20 RYDE PLACE PLAN REVIEW

The Chair advised that a Ryde Place Plan Review Working Group had been established to monitor the progress of the review of the Place Plan which was needed as a result of the Covid 19 crisis.

The review, which would come in the form of two annexes (Appendices) to highlight changes was in draft form and would look to address Covid 19 implications as well as the concerns of the Ryde East proposed developments. It would also look to involve more ward councillor's in matters that affected their residents.

Part of the review was to look at opening up more and more green spaces for residents to enjoy. Following negotiations with the Isle of Wight Council, the Mayor and Cllr Charles Chapman had, after a lengthy period of time, secured the land to the west of the Nicholson Road industrial estate with the assistance of Natural Enterprise. Signs had been erected and pathways established and a press release to announce its opening and its benefits to Ryde residents' young and old would be released shortly

60/20 COVID 19 PEDESTRIANISATION AND SOCIAL DISTANCING

The Isle of Wight Council had completed its Covid 19 measures in the High Street and had begun to put in place the white pavement dots, stencilled instructions and pavement signs.

There had been further proposals received from the Isle of Wight Council around removing all parking spaces in Union Street to allow for wider pedestrian paths by putting temporary barriers in place. However this had been met with widespread rejection from Ryde Town Council's elected members who felt that prohibiting cars from parking in Union Street would be extremely damaging to local independent retail traders.

Ryde Town Council would therefore inform the Isle of Wight Council of its concerns and request that they would be reviewed.

61/20 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning and Regeneration Committee will be held on Tuesday, 14 July 2020 at 2pm via the Zoom Video meeting facility.