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## RYDE TOWN COUNCIL

10 Lind Street, Ryde, Isle of Wight, PO33 2NQ  
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Members are summoned to attend a **PLANNING COMMITTEE MEETING** to be held on **TUESDAY, 15 SEPTEMBER 2020, ONLINE VIA THE ZOOM MEETING FACILITY**, commencing at **7PM** for the purpose of transacting the business as set out within the agenda below.

To view this meeting please click [HERE](#) from **7.00pm** on day of meeting

## AGENDA

### PUBLIC QUESTION TIME

Prior to the meeting, members of the public are invited to submit written questions or comments to the committee on items that are related to the agenda. These must be delivered in writing to the Town Council Offices, 10 Lind Street, Ryde or by electronic mail to [planning@rydetowncouncil.gov.uk](mailto:planning@rydetowncouncil.gov.uk) no later than 12.00noon on Monday 14 September 2020. Each question must give the name and contact details of the questioner. A response will either be provided at the meeting or in writing following the meeting.

#### 1. APOLOGIES

To receive any apologies for absence.

#### 2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the agenda.

#### 3. REQUESTS FOR DISPENSATIONS

To receive and consider granting any written requests from Members for dispensations in respect of disclosable pecuniary interests

#### 4. MINUTES

To take as read and confirm as accurate the attached minutes of the meeting held on 25 August 2020 (PAPER A)

#### 5. MEMBERS' QUESTIONS

To receive questions from members of the Planning Committee

## 6. PLANNING APPLICATIONS

The Committee to consider the following planning applications received from the Isle of Wight Council (Local Planning Authority):

- i. Application No: [20/01230/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Macquarrie, Quarr Road, Binstead, PO33 4EL  
Proposal: Retention of fencing and gates
- ii. Application No: [20/01270/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Walled Garden, Bullen Road, Ryde  
Proposal: Proposed extension, alterations and conversion of agricultural building to form a single residential dwelling
- iii. Application No: [20/01280/FUL](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Old Wychwood, Quarr Hill, Binstead, Ryde, PO33 4EH  
Proposal: Proposed construction of new bungalow with parking
- iv. Application No: [20/01256/FUL](#)  
Parish(es): Havenstreet And Ashe  
Ward(s): Havenstreet, Ashe And Haylands  
Location: Land Between 107 And 117, Newnham Road, Binstead  
Proposal: Construction of 5 detached dwellings with garages and associated access and parking

The following planning applications have been considered under delegated powers by the Chair of Planning and the Planning Clerk they propose no objections:

- i. Application No: [20/01182/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West,  
Location: 70 Union Street Ryde, PO33 2LN  
Proposal: Conversion of first floor room to self-contained studio flat
- ii. Application No: [20/01183/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 70 Union Street, Ryde, PO33 2LN  
Proposal: Listed Building Consent for conversion of first floor room to self-contained studio flat
- iii. Application No: [20/01289/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 10 Vernon Square, Ryde, PO33 2JG  
Proposal: Replacement bay windows on front elevation
- iv. Application No: [19/01593/FUL](#)  
Parish(es): Ryde  
Ward(s): Ryde North East  
Location: 11 East Street, Ryde, PO33 1JP  
Proposal: Continued use of property as community arts centre and cafe; including two artist studios; exhibition gallery and community gallery

- v. Application No: [19/01594/ADV](#)  
Parish(es): Ryde  
Ward(s): Ryde North East  
Location: 11 East Street, Ryde, PO33 1JP  
Proposal: Non-illuminated projecting sign and 2 fascia signs
- vi. Application No: [20/01311/FUL](#)  
Parish(es): Ryde  
Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Change of use of ground floor retail unit from A1 to A3/A5
- vii. Application No: [20/01312/LBC](#)  
Parish(es): Ryde  
Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Listed Building Consent for alterations required in relation to change of use from A1 to A3/A5
- viii. Application No: [20/01329/FUL](#)  
Parish(es): Ryde  
Ward(s): Ryde North East  
Location: Dover Park Primary School, Dover Street, Ryde, PO33 2BN  
Proposal: Temporary positioning of 8 modular buildings in two blocks, to accommodate pupils during major refurbishment of the school, with parking provision

## **7. DECISIONS TAKEN**

To note the decisions taken by the Isle of Wight Council's Planning Department since 14 July 2020 (PAPER B)

## **8. LICENCING APPLICATION**

- i. Application for a Premises Licence – Rocket Ronnie's Pool Hall, 12 Esplanade, Ryde Ref [20/00728](#)
- ii. Application for a Pavement Licence for The Royal Esplanade Hotel, 16 Esplanade, Ryde Ref [20/00723](#)
- iii. Application for a Pavement Licence for Chocolate Apothecary, 7 Esplanade, Ryde Ref [20/00725](#)
- iv. Application for: Street Trading Consent Renewal for Ryde Farmers Market, Anglesea Street, Ryde Ref [20/00742](#)
- v. Application for a Pavement Licence for The King Lud, 2 Esplanade, Ryde Ref [20/00746](#)

## **9. PUBLIC REALM UPDATE**

The Planning Clerk to provide the latest news on the proposals for the public realm work on the Fiveways Shelter.

## **10. RYDE REGENERATION WORKING GROUP (RRWG) - UPDATE**

RRWG Chair to provide an update from the latest RRWG Meeting held on 14 September 2020.

## **11. PLANNING WHITE PAPER AND CHANGES TO CURRENT PLANNING LEGISLATION – PROPOSED RESPONSE FROM RYDE TOWN COUNCIL.**

The Committee to consider the Chairs draft RTC response to the Planning White Paper and the proposed changes to national planning legislation (PAPER C)

## **12. HIGH STREET HERITAGE ACTION ZONE (HSHAZ) – UPDATE**

To receive an update from HSHAZ Steering Group Chair.

## **13. NAMING OF NICHOLSON ROAD PUBLIC GREEN SPACE**

Ryde Town Council Planning Committee to consider the proposed name for the new public green space at situated off Nicholson Road.

## **14. DATE OF NEXT MEETING**

To note that the next scheduled Planning Committee will be held on Tuesday, 6 October 2020 at 7pm online via the Zoom Video Meeting Facility

Signed:



Chris Turvey: Ryde Town Council Planning Clerk

Date: Wednesday, 9 September 2020

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and a number of paper copy agendas will be provided for the public at the meeting. A hearing loop is available at this venue.