



PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS

WEEK ENDING 3 APRIL 2020

In light of the COVID 19 Coronavirus outbreak the following planning applications received since the last Planning Committee meeting on 10 March 2020 will be considered under Delegated Powers and taken by the Chair of the Planning Committee in conjunction with the Planning Clerk .

- i. Application No: [20/00384/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 29 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed single storey rear extension

RESOLVED

THAT Ryde Town Council raised no objection to the application

- ii. Application No: [20/00428/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 35 - 36 High Street, Ryde, PO33 2HT
Proposal: Proposed alterations and conversion of first and second floors from retail offices and staff facilities into four flats

RESOLVED

THAT Ryde Town Council raised no objection to the application

- iii. Application No: [20/00435/FUL](#)
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Proposed detached dwelling and garage with vehicular access (revised scheme)

RESOLVED

THAT Ryde Town Council raised no objection to the application

- iv. Application No: [20/00429/FUL](#)
Parish(es): Nettlestone And Seaview Ward(s): Nettlestone And Seaview
Location: No Man's Land Fort, The Solent, Isle of Wight
Proposal: Change of use from hotel (C1) to a single dwelling house (C3)

COMMENTS:

Whist officially under the Nettlestone And Seaview Parish Council's auspices, this is considered relevant to Ryde Town Council wards as it is in the middle of the Solent and has impacted on Ryde.

RESOLVED

THAT Ryde Town Council expresses disappointment that No Man's Land Fort will no longer be a Hotel and would like to highlight the following:

- a) **Section 5.116 in the Isle of Wight Core Strategy states that the IW Council will use the following criteria to establish the viability of tourist accommodation:**
- b) **Proof of marketing for sale at a reasonable market price (for a minimum of 12 months).**
- c) **Evidence of attempts to save or reposition the business.**
- d) **Evidence of business performance when set against local and regional benchmarks, such as the levels of occupancy relevant to South East average.**
- e) **Evidence of professional and competent management.**

There is no evidence that the criteria and benchmarks mentioned above have been met and unless the applicant can demonstrate that IW Council guidance has been met and Ryde Town Council OBJECTS to the proposal.

- v. Application No: [20/00447/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 John Street, Ryde, PO33 2PZ
Proposal: Replacement of conservatory with proposed single-storey rear and side extension / internal alterations

RESOLVED

THAT Ryde Town Council raised no objection to the application

- vi. Application No: [20/00522/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for replacement of basement door to front elevation / replacement railings at rear ground floor level; new ladder and grille to rear well

COMMENTS:

Door replacement is a heritage door more in keeping with period design than the existing 20th Century one, and we feel that it should be welcomed by RTC.

The proposals regarding the grille to rear wall would appear to make the area safer. There would be no additional overlooking of neighbours.

No comments from members of public.

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to the comments of the Conservation Officer being taken into account



PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS

WEEK ENDING 24 APRIL 2020

In light of the COVID 19 Coronavirus outbreak the following planning and licencing applications received since the last Planning Committee meeting held on 10 March 2020 will be considered under Delegated Powers and taken by the Chair of the Planning Committee in conjunction with the Planning Clerk .

1. PLANNING APPLICATIONS

- i. Application No: [20/00447/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 John Street, Ryde, PO33 2PZ
Proposal: Replacement of conservatory with proposed single-storey rear and side extension; internal alterations (re-advertised application)

COMMENTS:

There are no changes in this re-advertised application and to that which RTC raised no objection to previously (w/e 3 April 2020). Therefore there is no requirement to submit any further comment.

- ii. Application No: [20/00522/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for replacement of basement door to front elevation; replacement railings at rear ground floor level; new ladder and grille to rear well (re-advertised application)

COMMENTS:

There are no changes in this re-advertised application and to that which we raised no objection to previously (w/e 3 April 2020). Therefore there is no requirement to submit any further comment.

- iii. Application No: [20/00449/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 1 Rufflers Way, Binstead. Ryde, PO33 3LZ
Proposal: Proposed single storey side extension; alteration to garage to form work room and garden store

COMMENTS:

No comments from members of public. No impact on surrounding **area** .

RESOLVED:

THAT Ryde Town Council raised no objection to this application

2. LICENCING APPLICATION

Application for a Minor Variation to a Premises Licence – The Balcony, Esplanade Pavilion, Esplanade, Ryde - Ref [20/00387](#)

The consultation period will end on the 28 April 2020

COMMENTS:

There may be some issues with some local residents with regard to possible increase in anti-social behaviour, although there have been no comments received so far. The finishing time is 9pm and no alcohol will be served owing to patrons being under 18.



PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS

WEEK ENDING 15 MAY 2020

In light of the COVID 19 Coronavirus outbreak the following planning and licencing applications received since the last Planning Committee meeting held on 10 March 2020 will be considered under Delegated Powers and taken by the Chair of the Planning Committee in conjunction with the Planning Clerk .

1. PLANNING APPLICATIONS

- i. Application No: [20/00588/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 74 Pellhurst Road, Ryde, PO33 3BS
Proposal: Proposed single storey rear/side extension

COMMENTS:

No comments from members of public. No impact on surrounding area.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [20/00619/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 33 Pellhurst Road, Ryde, PO33 3BS
Proposal: Proposed single storey rear and side extensions; alterations; extension to porch

COMMENTS:

No comments from members of public. No impact on surrounding area.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [20/00630/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Little Dene, Augusta Road, Ryde, PO33 3AT
Proposal: Proposed replacement gate and gate posts

COMMENTS:

No comments from members of public. No impact on surrounding area.

Heritage Statement has indicated no issues with moving the gate.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [20/00642/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 18 Ratcliffe Avenue, Ryde, PO33 3DW
Proposal: Proposed ground floor rear extension and internal alterations

COMMENTS:

No comments from members of public. No impact on surrounding area.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- v. Application No: [20/00696/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 7 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed second floor extension and alterations to include dormer windows

COMMENTS:

No comments or concerns raised from members of public.

RESOLVED:

THAT Ryde Town Council raised no objection to this application



PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS

WEEK ENDING 5 JUNE 2020

In light of the COVID 19 Coronavirus outbreak all planning and licencing applications received since the last Planning Committee Meeting held on 10 March 2020 will be considered under Delegated Powers, taken by the Chair of the Planning Committee in conjunction with the Planning Clerk.

1. PLANNING APPLICATIONS

- i. Application No: [20/00636/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Flat 1, Nelson Mansions, Nelson Place, Ryde, PO33 2ET
Proposal: Listed building consent for replacement of existing metal framed window with wooden window to the kitchen

COMMENTS:

This is a Grade II listed building being converted into a block of flats. There are number of previous planning applications listed for this property of which RTC had not objected to as far as I can see.

One member of the public has submitted a comment to RTC that the current iron frame structure was installed around 1920 and that replacing it with a wooden one would appear not to be out of character. However the new design of window includes a central vertical bar, whereas the photo of the existing window shows a fixed pane of glass and no vertical bar thus not replicating other windows in building.

There are no IWC online comments from members of the public and a Heritage Statement included in the documents does not oppose the application. However, as this is a Grade II listed building, I would suggest that any approval should be subject to the Conservation Officers comments.

RESOLVED:

THAT, subject to there being no concerns from the Conservation Officer, Ryde Town Council does not object to this application

- ii. Application No: [20/00408/FUL](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Oakfield Church of England Primary School
Appley Road, Ryde, PO33 1NE
Proposal: Three proposed artificial grass areas

COMMENTS:

A Heritage Statement states that in limited areas (as the Astro turf appears to be) it would be considered as causing less than substantial harm to the setting of the listed building (St Johns House) and which should therefore be balanced by the public benefits which include the use of the school site as required by the National Planning Framework and national guidance. A tree report also states there are no issues providing its recommendations are adhered to. In light of this I would suggest approval from RTC.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- iii. Application No: [20/00448/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 John Street, Ryde, PO33 2PZ
Proposal: Listed Building Consent for replacement of conservatory with proposed single-storey rear and side extension; internal alterations

COMMENTS:

This appears to be a re-application from the one that was presented in late March 2020 ([20/00447/HOU](#)) with some additional information. There does not appear to be any material change.

No comments from members of public and no impact on surrounding area. As previously stated, the window frames of the extension are timber and in keeping with the building and the surrounding area.

Therefore, still no concerns from me.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [20/00684/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Pier Head Railway Station
Ryde Pier, Ryde, PO33 2HF
Proposal: Listed Building Consent for installation of wireless access points and associated cabling to provide passenger Wi-Fi service

COMMENTS:

No comments from members of the public submitted and the Heritage Statement states that the Wi-Fi fixtures would have little or no impact on the structure of the listed building. It would also be of benefit to users of the Pier Head which I believe needs to be encouraged at a time when we are looking to entice tourists back Post Covid when safe to so as well as assist daily commuters.

RESOLVED:

THAT Ryde Town Council raised no objection to this application

v. Application No: [20/00737/HOU](#)

Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands

Location: 1 Pitt Street, Ryde, PO33 3EB

Proposal: Proposed ground floor rear extension; raised decking area with steps; internal alterations

COMMENTS:

It is unclear whether or not the proposed raised decking would overlook houses each side of the property in question. There are no comments from members of the public, but I think RTC can support the application so long as there was appropriate screening in place, to ensure that any decking would not be intrusive to neighbouring properties.

RESOLVED:

THAT Ryde Town Council raised no objection to the application subject to there being appropriate screening in place, to ensure that any decking would not be intrusive to neighbouring properties.

2. LICENCING APPLICATIONS

Application for a New Premises Licence – Ryde Superbowl External Area, Esplanade Pavilion, Ryde - Ref [20/00451](#)

The consultation period will end on the 18th June 2020

COMMENTS:

This application looks to have been made in light of any restrictions due to Covid 19 being lifted and ensuring Superbowl addresses social distancing measures in line with national government guidance and become ready for any reopening of the facility.

RESOLVED:

That Ryde Town Council raised no objection to this application