



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 25 MAY 2021 AT 7.00PM AT GARFIELD ROAD METHODIST CHURCH, RYDE

Members Present: Cllr Simon Cooke (Chair), Cllr Georgie Carter, Cllr Lisa Carter, Cllr Charles Chapman, Cllr Les Kirkby, Cllr Michael Lilley, Cllr John McLagan. Cllr Malcolm Ross, Cllr Jenna Sabine

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

PUBLIC QUESTIONS

A question was put to the committee, by the Ryde Society, asking that should the Isle of Wight Council's new Island Plan, which was due in the autumn of 2021, fail to deliver for Ryde, would Ryde Town Council make a public commitment to commission a Strategic Master Plan for the town which would cover up to 2046 or possibly 2071?

It was noted that this would be included on the agenda of the next committee meeting.

A further question from the Ryde Society was asked on whether the Town Council would consider setting up a residents panel to help provide local information and knowledge around significant planning and regeneration issues, with representations from each ward as well as representatives from developers. The Chair stated that this could be looked into.

A third question was put to members by the Ryde Society asking that when looking at Planning applications via delegated powers, that all details around UPVC window frames be taken into account when an application is within a conservation area.

It was noted that such details were always taken into account.

66/21 APOLOGIES

Apologies were received from Cllr Georgie Carter

67/21 DECLARATIONS OF INTEREST

None declared.

68/21 REQUESTS FOR DISPENSATIONS

None requested.

69/21 ELECTION OF VICE CHAIR

Cllr Charles Chapman was proposed by Cllr Lilley and seconded by Cllr McLagan. There were no further nominations and after a vote it was:

RESOLVED:

THAT Cllr Charles Chapman be elected as Vice Chair of the Planning, Environment and Regeneration Committee

70/21 MINUTES

The minutes to the previous meeting held on 4 May 2021 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 4 May 2021 were approved as a true and accurate record and were signed off by the Chair.

71/21 MEMBERS QUESTION TIME

There were no questions taken.

72/21 PLANNING APPLICATIONS

The following planning applications were then considered by the committee:

i. Application No: [21/00576/HOU](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: Windsor House, 16 St Thomas Street, Ryde, PO33 2DL

Proposal: Conversion of three flats into one dwelling; Front boundary wall rebuilt, cast-iron railings, hardwood trellis, enclosed entrance porch, rebuilt lower-ground floor rear extension as existing footprint, extended light well to front, blind windows opened with double hung sash windows, sliding glazed panels to rear, cast iron rainwater goods to replace uPVC, new bin store, installation of air source heat pump (revised description)(readvertised application)

Whilst the development did lose two residential units at a time when smaller units are preferable, it does mitigate this by reinstating many of the buildings heritage features which included the replacement of UPVC drainage with period cast iron types.

There will be large patio doors installed where separate windows were previously situated, but as this was a rear elevation, this was generally an acceptable feature in a conservation area. Members were usually minded to consider any impact that the front elevation would have on the general street scene.

Whilst the committee considered the objections raised by some members of the public around any noise emanating from an air conditioning unit, they were of the opinion that the noise would be negligible.

RESOLVED:

THAT Ryde Town Council raised no objection to the application and it notes favourably that there are no UPVC window frames to be fitted throughout and that other heritage features are to be reinstated.

- ii. Application No: [21/00838/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 7 Royal Walk, Ryde, PO33 1NL
Proposal: Proposed alterations to vehicular access and hardstanding area; alterations to front elevation

Members noted that the Island Roads report stipulated for visibility safety reasons that any front boundary hedge should not exceed one meter in height.

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to any approval having conditions preventing the hedge being kept to a maximum height of one meter.

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed the following:

- i. Application No: [21/00856/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 2B George Street, Ryde, PO33 2EB
Proposal: Listed Building Consent for alterations in connection with conversion of maisonette to form two flats (revised scheme)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- ii. Application No: [21/00307/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 13 Esplanade, Ryde, PO33 2DY
Proposal: Change of use of ground floor from retail unit (Class A1) to café/restaurant (Class E) and take-away (Sui generis use)

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iii. Application No: [21/00308/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 13 Esplanade, Ryde, PO33 2DY
Proposal: Listed Building Consent for alterations and installation of extraction system and flue in connection with change of use of ground floor from retail unit (Class A1) to café/restaurant (Class E) and take-away (Sui generis use) including extraction system

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. Application No: [21/00701/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 Union Street, Ryde, PO33 2DU
Proposal: Lawful Development Certificate for continued use of lower ground floor as residential dwelling

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- v. Application No: [21/00866/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 39 Union Street, Ryde, PO33 2AB
Proposal: Proposed conversion of first and second floor offices into four self-contained flats

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to Solent Protection Area payments being agreed along with the adequate provision of waste storage

- vi. Application No: [21/00867/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 39 Union Street, Ryde, PO33 2AB
Proposal: Listed Building Consent for internal and external alterations in connection with proposed conversion of first and second floor offices into four self-contained flats

RESOLVED:

THAT Ryde Town Council raised no objection to this application, subject to Solent Protection Area payments being agreed along with the adequate provision of waste storage.

- vii. Application No: [21/00915/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 30 Simeon Street, Ryde, PO33 1JQ
Proposal: Alterations, conversion and extension of attached shed to form sunroom; internal alterations; replacement doors and windows; timber pergola

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- viii. Application No: [21/00916/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Listed Building Consent for alterations, conversion and extension of attached shed to form sunroom; internal alterations; replacement doors and windows; timber pergola

RESOLVED:

THAT Ryde Town Council raised no objection to this application

ix. Application No: [21/00944/LBC](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: Ryde Pier Head, Esplanade, Ryde

Proposal: Listed Building Consent for proposed servery hatch for Costa cafe

RESOLVED:

THAT Ryde Town Council raised no objection to this application

73/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the IWC's Planning Department.

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

i. Application No: [21/00596/HOU](#)

Location: 11A Lower Bettesworth Road Ryde Isle Of Wight PO33 3EG

Proposal: Proposed orangery.

Ryde Town Council raised no objection to this application

ii. Application No: [21/00526/HOU](#)

Location: 37 Spencer Road Ryde Isle Of Wight PO33 3AD

Proposal: Proposed single storey garage extension

Ryde Town Council raised no objection to this application

iii. Application No: [21/00344/HOU](#)

Location: The Dolphins Augusta Road Ryde Isle Of Wight PO33 3AU

Proposal: Demolition of existing garage; proposed replacement detached garage with loft/store over

Ryde Town Council raised no objection to this application

iv. Application No: [21/00424/RVC](#)

Location: Rye House Playstreet Lane Ryde Isle Of Wight PO33 3LJ

Proposal: Variation of condition no. 2 on P/00274/19 to allow reduced roof height and roof pitch and change to rear bi-fold door design for dwelling on plot 1, change from single garage door to pair of garage doors for plot 1, and minor modification on to site boundaries (revised plans) (revised description).

Ryde Town Council raised no objection to this application

- v. Application No: [20/01426/CLPUD](#)
Location: 17 Wood Street Ryde Isle Of Wight PO33 2JR
Proposal: Lawful Development Certificate for proposed replacement windows and replacement roof to front porch

Ryde Town Council did not comment owing to it being an LDC

- vi. Application No: [21/00562/TW](#)
Location: Oakfield Church Of England Primary School Appley Road Ryde Isle Of Wight PO33 1NE
Proposal: The four sycamore trees situated as detailed in the application are to be felled to near ground level.

Ryde Town Council did not comment owing to it being a tree decision

2. APPLICATIONS REFUSED

- i. Application No: [21/00478/HOU](#)
Location: 8 Hayward Avenue, Ryde, PO33 1AS
Proposal: Demolition of garage; proposed single storey side extension and alterations
Parish: Ryde Ward: Ryde East
Decision Date: 26/04/2021

Ryde Town Council raised no objection to this application

- ii. Application No: [21/00216/HOU](#)
Location: Pluto 1A Lower Highland Road, Ryde, PO33 1DX
Proposal: Proposed 1m high fence above existing front wall
Parish: Ryde Ward: Ryde East
Decision Date: 27/04/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [21/00536/HOU](#)
Location: 53 Monkton Street, Ryde, PO33 2BB
Proposal: Demolition of porch and existing bathroom extension; proposed single/two storey rear extension; alterations; formation of new vehicular access
Parish: Ryde Ward: Ryde North East
Decision Date: 05/05/2021

Ryde Town Council agreed the following:

- a) *Ryde Town Council raised no objection to the proposed extension, subject to a guarantee that any windows on the proposed first floor extension which overlook the neighbouring property should be glazed with frosted or obscure glass.*
- b) *Ryde Town Council objected to the proposed off street parking on access and safety grounds as laid out in the Island Roads report.*

Therefore Ryde Town Council agreed to recommend a split decision on this application.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.

74/21 PLANNING APPEAL

The following appeal was noted:

Application No: [20/01735/HOU](#)

Appeal No: 21/00014/REF Planning Inspectorate Ref: APP/P2114/D/21/3270048

Parish(es): Ryde Ward: Havenstreet, Ashey & Haylands

Location: 98 Ashey Road, Ryde, PO33 2UZ

Proposal: Single storey rear extension

<https://publicaccess.iow.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=QQF9U7IQ07P00>

Members noted that Ryde Town Council raised no objection to the application at its meeting on 17 November 2020.

75/21 RYDE TOWN COUNCIL'S WALKING AND CYCLING STRATEGY

Members were updated on the latest information regarding the ICWIP strategy.

It was proposed that a Working Group be formed to look at a specific strategy regarding Ryde and that the group included relevant stakeholders within the town in order to obtain the maximum benefits for Ryde.

It was also agreed that Cllr Malcolm Ross be chosen to lead the Group. Cllr Ross would then report back to a future Planning, Regeneration and Environment Committee, confirming membership and advising on what actions would be taken and what outcomes would be expected.

76/21 DATE OF NEXT MEETING

Members discussed the possibility of bringing the time of the meeting forward in order to accommodate those members who have childcare problems.

After a discussion, it was agreed that the time of the next meeting would be 6.30pm.

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 15 June in the Methodist Church, Garfield Road, Ryde at 6.30pm