



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON TUESDAY, 15 JUNE 2021 AT 6.30PM AT
GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committees Coordinator) and Lisa Dyer (Town Clerk)

PUBLIC QUESTIONS

A question was put to the committee by a member of the public regarding the recent siting of the storage container for the hire of beach water sports equipment and whether the Town Council had established all suitable insurance, risk assessments and safety measures.

The Clerk responded by stating that all suitable measures would be in place before any equipment is put out to hire for the public.

A second question was asked by a member of the public asking what was the potential for additional homes to be delivered on sites listed on the Brownfield land register in Ryde and if these are delivered how many affordable housing units would be delivered.

The Committees Co-ordinator advised that a written response would be provided with all members of committee included in it.

77/21 APOLOGIES

Apologies were received from Cllr Lisa Carter, Cllr Les Kirkby, and Cllr Jenna Sabine.

Whilst not an apology, it was noted that Cllr Michael Lilley had, prior to the meeting, advised the Committees Co-ordinator that as he had recently been appointed the Chair of the Isle of Wight Council's Planning Committee, he would refrain from attending future Ryde Town Council Planning, Regeneration and Environment Committee meetings owing to possible conflicts of interest.

As Mayor of the Town Council, Cllr Lilley sat on the committee as ex-officio, and as such a vacancy had not been created.

78/21 DECLARATIONS OF INTEREST

None declared.

79/21 REQUESTS FOR DISPENSATIONS

None requested.

80/21 MINUTES

The minutes to the previous meeting held on 25 May 2021 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 25 May 2021 were approved as a true and accurate record and were signed off by the Chair.

81/21 MEMBERS QUESTION TIME

There were no questions taken.

82/21 PLANNING APPLICATIONS

The following planning application were considered by the committee:

Application No: [21/00904/FUL](#)

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

Location: Clark Masts Teksam Ltd

18 Ringwood Road, Binstead, Ryde, PO33 3PA

Proposal: Proposed terrace of four houses with bin/cycle store and associated parking

The application was a revised scheme following a recently expired planning consent granted in 2017. This expired on 18 the January 2021 and was not subject to the automatic allowances to extend the date for implementation, hence the resubmission.

Island Roads had not commented on the current proposal but conversely did not object to the previous scheme which, as far as the road network was concerned, the same. There were also no comments on this proposal from members of the public or statutory consultees.

It was noted that Ryde Town Council supported the previous scheme when it was submitted with no objections and the Position Statement and Ryde Place Plan both support this type of development. It also addresses housing requirements and the development makes use of a brown field site. Members were also pleased to see that both cycle and waste storage had been provided in the new scheme but would insist that the Solent SPA payment be included in any S106 agreement.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to the Solent SPA payment being included in any S106 agreement.

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed no objections:

- i. Application No: [21/01015/FUL](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 34 High Street, Ryde, PO33 2HT
 Proposal: Proposed alterations to shop front to allow access into the flat above and revised access to the shop
- ii. Application No: [21/00983/HOU](#)
 Parish(es): Ryde Ward(s): Binstead and Fishbourne
 Location: The Quarry, Binstead Road, Ryde, PO33 3NQ
 Proposal: Proposed ground and first floor side extension; extension to dormer; alterations to paving, terrace and steps
- iii. Application No: [21/01057/HOU](#)
 Parish(es): Ryde Ward(s): Binstead and Fishbourne
 Location: 3 Quarr Place, Binstead, Ryde, PO33 4EW
 Proposal: Proposed two storey side extension; single storey extension to form orangery
- iv. Application No: [21/01037/HOU](#)
 Parish(es): Ryde Ward(s): Binstead and Fishbourne
 Location: 6 Abbots Close, Binstead, Ryde, PO33 4EP
 Proposal: Proposed conversion of existing garage into a habitable room and enclosure of existing porch; proposed carport
- v. Application No: [21/01045/HOU](#)
 Parish(es): Ryde Ward(s): Haylands and Swanmore
 Location: The Laurels, Grove Road, Ryde, PO33 3LH
 Proposal: Proposed log cabin/shed to front of property to be used for storage
- vi. Application No: [21/01065/HOU](#)
 Parish(es): Ryde Ward(s): Ryde Northwest
 Location: 24 Westfield Park, Ryde, PO33 3AB
 Proposal: Proposed single storey rear extension.

RESOLVED:

THAT Ryde Town Council raised no objections to the above six applications

83/21 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: [21/00519/FUL](#)
 Location: Church of the Holy Cross Church Road, Binstead, Ryde, PO33 3SY
 Proposal: Provision of an amended access paving and new accessible ramp from the road to the south porch and then from this to the existing rear access to the servery; provision of new French drain and surface water drainage around the church

Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 17/05/2021

Ryde Town Council raised no objection to this application

- ii. Application No: [21/00625/HOU](#)
Location: Redworth House, Appley Rise, Ryde, PO33 1LE
Proposal: Proposed single storey rear extension
Parish: Ryde Ward: Ryde North East
Decision Date: 24/05/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [21/00679/HOU](#)
Location: 12 Wood Street Ryde, PO33 2DH
Proposal: Demolition of sunroom; proposed two storey side/rear extension
Parish: Ryde Ward: Ryde North East
Decision Date: 24/05/2021

Ryde Town Council raised no objection to this application

- iv. Application No: [21/00621/LBC](#)
Location: Flat 2, 68 Union Street, Ryde, PO33 2LN
Proposal: Listed Building Consent for internal alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 28/05/2021

Ryde Town Council raised no objection to this application

- v. Application No: [21/00739/HOU](#)
Location: 21 Ashy Road, Ryde, PO33 2UW
Proposal: Proposed rear extensions and alterations to include an increased roof terrace area
Parish: Ryde Ward: Havenstreet, Ashe and Haylands
Decision Date: 28/05/2021

Ryde Town Council raised no objection to this application

- vi. Application No: [21/00734/HOU](#)
Location: 97 Monkton Street, Ryde, PO33 2DD
Proposal: Removal of existing garden shed; Proposed detached garden room and storage shed
Parish: Ryde Ward: Ryde North East
Decision Date: 01/06/2021

Ryde Town Council raised no objection to this application

- vii. Application No: [21/00768/HOU](#)
Location: 119 High Park Road, Ryde, PO33 1BZ
Proposal: Proposed single storey side and rear extension
Parish: Ryde Ward: Ryde East
Decision Date: 03/06/2021

Ryde Town Council raised no objection to this application

- viii. Application No: [21/00785/HOU](#)
Location: 4 Southfield Gardens, Ryde, PO33 3EE
Proposal: Proposed two storey side extension (revised scheme)
Parish: Ryde Ward: Havenstreet, Ashey and Haylands
Decision Date: 03/06/2021

Ryde Town Council raised no objection to this application

- ix. Application No: [21/00778/FUL](#)
Location: 54 St Johns Road, Ryde, PO33 2RS
Proposal: Proposed replacement of windows and doors, fascia, soffits, and rainwater goods
Parish: Ryde Ward: Ryde South
Decision Date: 04/06/2021

Ryde Town Council raised no objection to this application

2. APPLICATIONS REFUSED

Application No: [21/00510/CLPUD](#)
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Lawful Development Certificate for proposed single storey extension
Parish: Ryde Ward: Ryde North West
Decision Date: 17/05/2021

Lawful Development Certificate so no comments from Ryde Town Council required.

RESOLVED:

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

84/21 PLANNING APPEAL

The following appeal was presented for noting only:

Application Reference: [20/02009/HOU](#)
Site Address: 112 Great Preston Road, Ryde, PO33 1DD
Description of development: Proposed single storey rear extension; proposed raised decking (revised plans) (revised description) (readvertised application)

Members were advised that Ryde Town Council originally raised no objections to the application on 31 December 2020 subject to two screens being fitted on each side of balcony in order to provide adequate privacy to neighbouring homes.

85/21 STRATEGIC MASTER PLAN FOR RYDE

Members were reminded that as a result of a question raised by the Ryde Society at the previous meeting, the item was put on the agenda for discussion.

The Committee was asked if the Town Council would make a commitment to creating its own Strategic Masterplan in the event the expected Island Plan that was due to be published by the Isle of Wight Council in the Autumn 2021 did not deliver in the best interests of Ryde. Such a plan could cover a duration of 25-50 years.

It was noted that most masterplans have a lifespan of 15-20 years owing to the fast pace of changes that occur. Any attempt to create a longer plan could not take into account technological advances, possible changes to world climate and sea levels and could not predict any political or socio-economic changes 50 years into the future. The Covid 19 pandemic was a major world crisis that had changed social habits and behaviour, possibly forever.

Members were advised that various plans had been commissioned in the past such as the Ryde Masterplan commissioned by the Chamber of Commerce in 2015 and the Ryde Public Realm Strategy which was commissioned by Aitkins in 2004. However, despite being created at a significant cost, none of the recommendations or ideas in these plans had been considered.

Members were therefore advised that an alternative approach could be to hold a series of meetings of the Position Statement Review Group in order to consider adding some additional infrastructure and master planning type guidance to the document which has already been regarded as a document which has informed the previous Island Planning Strategy.

It was also noted that owing to there being a change in administration at the Isle of Wight Council, it might be prudent to wait for the publishing of the new Island Plan in the Autumn and see what it does have to offer Ryde. Receiving such documents may also not be subject to the delays that had once been experienced.

After a discussion, a suggestion by a member of the committee, to form a working group to explore the feasibility of commissioning a strategic separate masterplan was proposed.

Owing to staffing resource issues in July and August, it was agreed that the item would return to a committee meeting in September 2021 to consider further actions.

86/21 RYDE TOWN COUNCIL'S WALKING AND CYCLING STRATEGY

Members were updated on the latest information regarding the Island Cycling and Walking Infrastructure Plan (ICWIP) strategy for Ryde.

Cllr Ross reported that some members of the Ryde ICWIP Stakeholders Group had been confirmed, but more was required before any meeting could take place.

Various others had been or would be approached and Cllr Ross would report back to the committee at the next meeting with a view to confirming its full membership and plans for informing the ICWIP.

87/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 6 July 2021 in the Methodist Church, Garfield Road, Ryde at 6.30pm