



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND
REGENERATION COMMITTEE HELD ON TUESDAY, 6 JULY 2021 AT 6.30PM 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 (for minutes 88/21 - 93/21 only), Cllr John McLagan, and Cllr Malcolm Ross

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

Members of Public: 8

PUBLIC QUESTIONS

A question was put to the committee, by a member of the public asking whether the IWC Planning Committee meeting dealing with Westacre Park on 27 July 2021 would be held in Ryde. The Mayor responded by stating that whilst this was hoped to be the case, it was likely that it would be held at County Hall in Newport.

A written question was received by a member of the public stating that Members had reported that there were 600 empty properties on the Isle of Wight, therefore how many would be long term empty properties i.e. empty over 2 years and how many of them would be located within the parish of Ryde. The clerk stated that a written response would be sent, and all committee members would be copied in.

There were several questions around the proposed Ryde Interchange project, and these would be addressed during debate on that item.

88/21 APOLOGIES

Apologies were received from Cllr Jenna Sabine

89/21 DECLARATIONS OF INTEREST

Cllr Georgie Carter declared an interest in minute 97/21 as she was a DJ and may be involved in the proposed event at Smallbrook Stadium.

90/21 REQUESTS FOR DISPENSATIONS

None requested.

91/21 MINUTES

The minutes to the previous meeting held on 15 June 2021 were reviewed.

It was noted that on page A6, it should read that a resolution was made for a working group to be established in order to look at the feasibility of creating a Strategic Ryde Master Plan in September 2021.

RESOLVED:

THAT, subject to the above being noted, the minutes to the meeting held on 15 June 2021 were approved as a true and accurate record and were signed off by the Chair.

92/21 MEMBERS QUESTION TIME

There were no questions raised.

93/21 RYDE INTERCHANGE CONSULTATION - RTC RESPONSE

The Committee discussed the proposed Ryde Transport Interchange that was being planned for the space in and around Ryde Bus Station, Ryde Esplanade, Rail Station and Ryde Pier. The scheme would be funded from a Department for Transport grant of £10million, dependent on parts of the scheme being delivered in a specific way and to a tight schedule.

Public consultation on the development had been launched and would run until 3 August 2021. However, there had been concerns around the nature of the consultation with many feeling that there was not enough information in order to make an informed decision.

A member of the public addressed the committee expressing concerns which included the loss of the Western Gardens public toilet, the popular Pier Café and issues around possible extra traffic congestion caused by the additional proposed traffic control measures, which could add to an increase in traffic emissions. The Town Council was therefore asked if it could find out from IWC officers what the change in such emissions would be as a result on the new scheme.

There was also concerns raised around the lack of detail on the design of the proposed train and bus station as well as the loss of pavement space for some businesses street furniture which could result in a loss of trade.

However, there was recognition that a new interchange would benefit Ryde if certain aspects were revised and along with a redeveloped Ryde Arena, the Town would have a bright future.

There was therefore a request for Ryde Town Council to sign a petition against the Interchange and to seek an injunction to stop the proposed development in order to be able to pause seek better options.

Representatives of The Ryde Society stated that as members of the Ryde Regeneration Working Group along with the Isle of Wight Council, Ryde Business Association and Ryde Town Council, they had been involved in looking at Ryde's Public Realm and bringing forward the original 2005 interchange proposals starting with a draft Strategic Outline Business Case (SOBC) in June 2019, a final SOBC in November 2019 and various bid revisions and refinements before the award of the funding was granted.

The Ryde Society also believed that whilst the proposals still had areas that needed addressing, they did offer an improved and much needed public transport hub for Ryde which would offer a more attractive feature to residents and visitors to the town and the Island and which would benefit from a government funded grant.

Members then discussed the scheme and it was noted that the issue of the loss of the toilets would be countered by new facilities within the train station, with the hours of operation being similar to the current toilets, as well as being operated by Wight Link staff and managed by South Western Railways. The loss of the café could also be compensated by a new one opening within the station, although a locally run business would be preferred.

The proposals regarding a new cycleway along the Rose Garden to the east of the Pier might create issues around greening that would need resolving as well as the width of some parts of the cycleways needing to be revised. Members were also concerned that there would be some loss of parking.

The Mayor then addressed the committee stating that the whole process from the beginning around the proposals had not been particularly helpful and that the consultation could have been better. However, Ryde Town Council needed to be pragmatic about the proposed Interchange. Public Realm was owned by the Isle of Wight Council and the final decision would be theirs to take. As a key stakeholder, Ryde Town Council was a consultee.

Whilst the Town Council needed to submit comments to the consultation process, it did recognise that certain aspects of the scheme needed to be made more clear and as such any additional material should be forthcoming to assist in making a more informed submission to the Isle of Wight Council.

Ryde Town Council should also look at requesting conditions on certain aspects such as the toilets. As well as insisting on the opening hours having parity with the current toilets, it should also request better accessibility with changing rooms for those with mobility issues.

It was therefore proposed and seconded that an additional consultation meeting be held where Isle of Wight Council officers are invited in order to offer more details around the scheme and where key stakeholders and members of the public can attend. This would then help the Town Council in developing a more informed response to the consultation process.

In the event that Isle of Wight Council officers were unable to attend and provide such information, the matter would return to the next meeting of the Planning, Regeneration and Environment Committee.

After a lengthy debate, it was:

RESOLVED:

THAT a separate consultation meeting be convened and where Isle of Wight Council officers are invited to provide more detail around the proposals and address issues and concerns from Ryde Town Council members, key stakeholders and members of the public at a place, time and date to be advised and which can assist Ryde Town Council in developing a response to the consultation.

(Cllr Lilley left the meeting at the stage.)

94/21 PLANNING APPLICATIONS

The following planning application were considered by the committee:

- i. Application No: [21/01150/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Pier, Esplanade, Ryde
Proposal: Listed Building Consent for construction of new pedestrian walkway and cycle track

Members considered an application for a walkway and cycleway that would be built on the mid-section of the pier that was once used a tramway.

The development was part of the wider Interchange scheme and would include safety benefits in separating pedestrians and cyclists from vehicles travelling up the pier. It would also encourage commuters to cycle to work on the mainland, reducing carbon emissions.

The track would be 50mm thick with Glass Reinforced Plastic (GRP) anti slip surface (grey for walkway and green for cycleway) as well as Broxap Quayside curved railings.

There was a concern raised by a member of the public that the separating of cyclists and pedestrians from vehicles would encourage traffic to increase speed as there would no longer be a need to maintain a slow speed. However, it was noted that the strict speed restrictions and traffic calming would remain and the exit off the pier would also require vehicles to keep to a slow speed.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- ii. Application No: [21/01165/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 68 High Street, Ryde, PO33 2RJ
Proposal: Proposed change of use of retail area on ground floor to form additional residential accommodation for existing dwelling (revised scheme)

This revised application / scheme followed on from an application that was considered at Planning Committee on 23 March 2021 and which members strongly objected.

Members were reminded that application was within the Ryde High Street Heritage Action Zone (HSHAZ) and met the criteria in terms of converting upper floors to residential as laid out in the HSHAZ. However, it did not meet the aims of the HSHAZ in terms of design due to the Shop Front Design Code not yet available. Members therefore agreed that this application should wait for the publication of that code in order to ensure it complied.

The proposal included UPVC doors and windows on the front elevation, which was unacceptable within a conservation area.

In addition, there was no indication in the application plans in relation to the provision for waste storage.

Members also noted that there was one objection from a member of public.

RESOLVED:

THAT Ryde Town Council objected to the application for the following reasons:

- a) **Does not meet the aims of the High Street Heritage Action Zone's Shop Front Design Code which has yet to be made available.**
 - b) **Applications states installation of UPVC door and window frames on front elevation which is not in keeping with the conservation area in which the property is set in.**
- iii. Application No: [21/01226/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 Westfield Park, Ryde, PO33 3AB
Proposal: Demolition of existing dwelling; proposed replacement dwelling and pool

There appeared to be two conflicting submissions from the environment agency, where one stated that the site was in Flood Zone 1 and did not need a Flood Risk Assessment (FRA), whilst the other stated that it was in Flood Zone 2 and did require an FRA. Members however believed it was up to both parties to settle the anomaly and believed that it should not influence any decision the committee makes.

Members also noted that the design of the new build was a departure from other neighbouring properties, but were of the opinion that as it was not in a conservation area and no public comments from local residents had been submitted, there was no reason for the committee to submit any recommendation for the Planning Authority to object.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

- iv. Application No: [21/01222/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Studio Cottage, George Street, Ryde, PO33 2EN
Proposal: Demolition of chimney and conservatory; Proposed single storey extension

Following opposition from local residents being lodged to the Planning Authority (IWC) and highlighted to Ryde Town Council, this application was considered by the whole committee.

A member of the public addressed the committee with various concerns raised around the application. These included loss of sunlight to neighbouring properties, an overbearing nature of the proposed development, loss of amenities to neighbours, adverse effect on biodiversity and incompatibility with the local conservation area documentation.

It was noted that there had been other objections lodged by other members of the public again highlighting issues around loss of sunlight to neighbouring property, an overbearing presence of the proposals including 2.5m on the neighbours boundary and concerns around incompatibility of the design with the conservation area.

RESOLVED:

THAT Ryde Town Council objected to the application on the grounds of loss of sunlight to neighbouring properties, an overbearing presence of the proposed development and incompatibility within the conservation area.

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: [20/01182/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 70 Union Street, Ryde, PO33 2LN
Proposal: Division of two bedroom flat into 1 x one bedroom flat and 1 x studio flat (revised description) (re-advertised application)

Concerns were raised around possible limited or no waste bin storage as there was no indication of such in the application documents. There were also apprehensions around the issue of converting a small two bedroom flat into two smaller ones, raising concerns around suitable housing provision.

- ii. Application No: [20/01183/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 70 Union Street, Ryde, PO33 2LN
Proposal: LBC for division of two bedroom flat into 1 x one bedroom flat and 1 x studio flat (revised description) (re-advertised application)
- iii. Application No: [21/01078/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: Irwin House, Appley Road, Ryde, PO33 1NF
Proposal: Proposed single and two storey rear extensions
- iv. Application No: [21/01088/FUL](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 23 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed single storey rear extension; alterations; proposed porch
- v. Application No: [21/01118/LBC](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: Halifax, 39 Union Street, Ryde, PO33 2AB
Proposal: Listed Building Consent for removal of ATM and alterations to external and internal aperture brickwork and render

- vi. Application No: [21/01145/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 40 Westwood Road, Ryde, PO33 3BJ
Proposal: Demolition of dwelling; Proposed replacement dwelling (revised scheme)
- vii. Application No: [21/01096/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 7 Newnham Road, Binstead, Ryde, PO33 3TD
Proposal: Alterations to change a window to sliding door and form steps to garden
- viii. Application No: [21/01138/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 West Street, Ryde, PO33 2NW
Proposal: Formation of vehicular access and hardstanding
- ix. Application No: [21/01153/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 50 Longmead Road, Ryde, PO33 2TW
Proposal: Proposed single storey rear extension forming additional living accommodation
- x. Application No: [21/01184/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 17A Player Street, Ryde, PO33 2JB
Proposal: Proposed replacement single storey rear extension
- xi. Application No: [21/01192/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 8 Hayward Avenue, Ryde, PO33 1AS
Proposal: Demolition of garage; proposed single storey side extension and alterations (revised scheme)
- xii. Application No: [21/01205/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Bagel Wrap, 61 Union Street, Ryde, PO33 2LG
Proposal: Demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front
- xiii. Application No: [21/01206/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Bagel Wrap, 61 Union Street, Ryde, PO33 2LG
Proposal: Listed Building Consent for demolition of existing rear extension; proposed replacement single storey rear extensions; alterations to shop front
- xiv. Application No: [21/01219/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 15 The Strand, Ryde, PO33 1JE
Proposal: Lawful Development Certificate for the continued use of 15 The Strand as three independent apartments

- xvi. Application No: [21/01181/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 15 The Strand, Ryde, PO33 1JE
Proposal: Listed Building Consent for the retention of minor works including two vents and one Velux window
- xvii. Application No: [21/01195/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 31 The Strand, Ryde, PO33 1JF
Proposal: Listed Building Consent for proposed replacement of two conservatory structures to rear
- xviii. Application No: [21/01239/LBC](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
Proposal: Listed Building Consent for reinstatement of chimney, internal alterations including removal of wall between kitchen and breakfast dining room, provision of flue for log burner in conservatory, alterations to fireplace to dining room/snug and provision of narrow double-glazed units to conservatory
- xix. Application No: [21/01241/FUL](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
Proposal: Proposed detached annexe to be used as ancillary accommodation
- xx. Application No: [21/01251/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 53 Monkton Street, Ryde, PO33 2BB
Proposal: Demolition of porch and first floor bathroom extension; proposed single/two storey rear extension; alterations (revised scheme)

RESOLVED:

THAT Ryde Town Council raised no objections to applications iii to xx. Applications i and ii, members wished to remain neutral and comment on concerns around bin storage and concerns around the suitability of converting a small two bedroom flat into two smaller homes.

95/21 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: [21/00757/HOU](#)
Location: 135 West Hill, Road, Ryde, PO33 1LW
Proposal: single storey side and rear extensions; alterations to include conversion of garage to form additional living accommodation, replacement raised roof to include dormer windows on rear and front elevations (Revised Plans)
Parish: Ryde Ward: Ryde East

Decision Date: 07/06/2021

Ryde Town Council raised no objection to this application.

- ii. Application No: [21/00794/HOU](#)
Location: 105 Newnham Road, Binstead, Ryde, PO33 3TF
Proposal: Single storey extension on both front and rear elevations; terrace area on rear elevation
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 08/06/2021

Ryde Town Council raised no objection to this application.

- iii. Application No: [21/00772/FUL](#)
Location: Land Adjacent Harbour Masters Office, Esplanade Ryde, PO33 1JE
Proposal: Temporary siting of storage container for no more than 5 years
Parish: Ryde Ward: Ryde North East
Decision Date: 11/06/2021

No comment was submitted - application made by Ryde Town Council.

- iv. Application No: [20/01889/HOU](#)
Location: 59 Colenutts Road, Ryde, PO33 3HS
Proposal: Proposed dormer window on side elevation at 2nd floor level
Parish: Ryde Ward: Havenstreet, Asheys And Haylands
Decision Date: 16/06/2021

Ryde Town Council raised no objection to this application.

- v. Application No: [21/00944/LBC](#)
Location: Ryde Pier Head, Esplanade Ryde,
Proposal: Listed Building Consent for proposed servery hatch for Costa cafe
Parish: Ryde Ward: Ryde North West
Decision Date: 17/06/2021

Ryde Town Council raised no objection to this application.

- vi. Application No: [21/00838/HOU](#)
Location: 7 Royal Walk, Ryde, PO33 1NL
Proposal: Alterations to vehicular access and hardstanding area; alterations to front elevation
Parish: Ryde Ward: Ryde Appley And Elmfield
Decision Date: 21/06/2021

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

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

Parish: Ryde Ward: Ryde North West

Decision Date: 21/06/2021

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

viii. Application No: [21/00915/HOU](#)

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Removal of attached outbuilding and construction of sunroom; internal alterations; replacement doors and windows; timber pergola

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 24/06/2021

Ryde Town Council raised no objection to this application.

ix. Application No: [21/00916/LBC](#)

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Listed Building Consent for removal of attached outbuilding and construction of sunroom; internal alterations; replacement doors and windows; timber pergola

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 24/06/2021

Ryde Town Council raised no objection to this application.

2. APPLICATIONS REFUSED

Application No: [20/01930/FUL](#)

Location: Land Adjacent to 1 Prince Street, Ryde, PO33 2SE

Proposal: Demolition of double garages and construction of a pair of semi-detached houses

Decision Date: 09/06/2021

Parish: Ryde Ward: Ryde South

Ryde Town Council raised no objection to this application.

RESOLVED:

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

96/21 PLANNING APPEAL DECISIONS

The following appeal decisions were presented for information and noting only:

i. Appeal Ref: APP/P2114/D/21/3270048 – Application Ref: [20/01735/HOU](#)

98 Ashley Road, Ryde, Isle of Wight, PO33 2UZ

Decision – Appeal allowed

ii. Appeal Ref: APP/P2114/D/21/3271307 – Application Ref: [20/02009/HOU](#)

112 Great Preston Road, Ryde, Isle of Wight, PO33 1DD

Decision – Appeal dismissed

97/21 LICENSING APPLICATION

Members considered the following licensing application:

Premises Licence Application - [21/00571/LAPNEW](#)

Application for a Premises Licence – Orchestral Ibiza, Smallbrook Stadium, Asheys Road, Ryde.

The Committee were presented with an application for an event that would run over two days on 28 and 29 August 2021. The first night would be an Ibiza music themed event open to all members of the public whilst the second, a tribute artist event in conjunction with Isle of Wight Radio, would be for NHS and Key Workers as way of a thank you for working through the Covid 19 Pandemic.

At the time of the meeting there were no objections raised by members of the public or statutory consultees.

Members were pleased to note the proposed event and agreed that more would be welcome for the town and the Island as a whole.

98/21 RYDE TOWN COUNCIL'S CYCLING AND WALKING STRATEGY

Members were advised that the Ryde Cycling and Walking Working Group had now been established and that its first meeting would be held on 26 July 2021. Updates would be provided to members in due course.

99/21 DATE OF NEXT MEETING

Owing to the Chair of the Committee attending a Planning Committee meeting of the Isle of Wight Council, members agreed to change the day of the next meeting to be on Wednesday, 28 July 2021 at 6.30pm.

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Wednesday, 28 July 2021 in the Methodist Church, Garfield Road, Ryde at 6.30pm.