



PAPER A

**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION
COMMITTEE HELD ON TUESDAY, 16 AUGUST 2021 AT 6.30PM AT GARFIELD ROAD
METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Georgie Carter, Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Chris Turvey (Planning Clerk) and Sally Thompson (HSHAZ Project Manager)

PUBLIC QUESTIONS

No questions were raised.

100/21 APOLOGIES

Apologies were received from Cllrs Lisa Carter, Charles Chapman and Jenna Sabine

101/21 DECLARATIONS OF INTEREST

None declared

102/21 REQUESTS FOR DISPENSATIONS

None requested.

103/21 MINUTES

The minutes to the previous meeting held on 6 July 2021 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 6 July 2021 were approved as a true and accurate record and were signed off by the Chair.

104/21 DELAGATED DECISIONS.

Owing to the meeting held on 28 July 2021 being inquorate, all planning applications were decided under the delegated responsibilities of the Planning Chair and Planning Clerk.

RESOLVED:

THAT the planning applications that were on the agenda for 28 July 2021 be ratified and agreed.

105/21 MEMBERS QUESTION TIME

There were no questions raised.

106/21 RYDE INTERCHANGE CONSULTATION

At the Planning Committee meeting held on the 6 July 2021 it was resolved to hold a consultation meeting where Isle of Wight Council officers would be invited to provide more details around the proposals and address issues and concerns from Ryde Town Council members, key stakeholders and members of the public.

It was further decided that if this was not possible due to Isle of Wight Council and Ryde Town Council officers not being available, this item would return to the next meeting. The meeting of the 28th July 2021 did not take place as it was not quorate so it was considered at this meeting held 16th August 2021.

RESOLVED:

THAT, as the finish date for public consultation had passed, Ryde Town Council would ask Isle of Wight Council Officers to attend an information day so that they can inform the public of the results of the consultation and be available to answer questions on all aspects of the scheme.

107/21 PLANNING APPLICATIONS

The following planning application were considered by the committee:

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

Ryde Council had already commented on this application on town previous occasions and have nothing more to add.

- ii. Application No: [21/01488/HOU](#)
Parish(es): Ryde, Ward(s): Ryde Monktonmead
Location: 46 The Strand, Ryde, Isle Of Wight, PO33 1JE
Proposal: Demolition of existing two storey rear extension; Proposed Single storey rear extension to lower ground floor with a part two storey rear extension, including a new external access stairway, alterations to the rear fenestration and changes to the internal layout

RESOLVED:

THAT Ryde Town Council does not object to this application

- iii. Application No: [21/01489/LBC](#)
Parish(es): Ryde, Ward(s): Ryde Monktonmead
Location: 46 The Strand, Ryde, Isle Of Wight, PO33 1JE
Proposal: Listed Building Consent for demolition of existing two storey rear extension; Proposed single storey rear extension to lower ground floor with a part two storey rear extension, including a new external access stairway, alterations to the rear fenestration and changes to the internal layout

RESOLVED:

THAT Ryde Town Council does not object to this application

- iv. Application No: [21/01544/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: Seaways, 158 Marlborough Road, Ryde, Isle Of Wight, PO33 1AT
Proposal: Stopping up of existing vehicle access, formation of new access

RESOLVED:

THAT Ryde Town Council objects to this application on the following grounds:

- 1. The application includes mention of a soakaway to deal with the extra surface water created by the scheme, however, there are no details as to the siting and size of the proposed soakaway. In addition, the approved roadworks which this scheme is facilitating will produce extra surface water and this proposal should have sort in some way to mitigate that.**
- 2. The proposed drive and soakaway will seriously diminish to an unacceptable level the amount of amenity land attached to the property on this revised site.**
- 3. The proposed entrance is very close to an area of road where traffic will be accelerating away from the traffic lights and when cars are accessing a tight entrance drive could cause some accidents.**

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: [21/01417/FUL](#)
Parish(es): Ryde, Ward(s): Binstead and Fishbourne
Location: Ryde House, Ryde House Drive, Ryde, Isle Of Wight, PO33 3FE
Proposal: Upgrade of surface of driveway
- ii. Application No: [21/01448/HOU](#)
Parish(es): Ryde, Ward(s): Binstead And Fishbourne
Location: 5 Newnham Lane, Binstead, Ryde, Isle Of Wight, PO33 4ED
Proposal: Demolition of existing single storey extension and garage; proposed single storey rear extension to include accommodation within roof space; detached garage

- iii. Application No: [21/01449/HOU](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: 37 Spencer Road, Ryde, Isle Of Wight, PO33 3AD
Proposal: Proposed single storey garage extension (revised scheme)
- iv. Application No: [21/01458/HOU](#)
Parish(es): Ryde, Ward(s): Ryde Appley And Elmfield
Location: Orchard House, Bullen Road, Nettlestone, Ryde, Isle Of Wight, PO33 1AU
Proposal: Demolition of existing two storey extension; Proposed two storey rear extension; veranda/open porch; carport and covered walkway
- v. Application No: [21/01460/HOU](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: 16 Northwood Drive, Ryde, Isle Of Wight, PO33 3AQ
Proposal: Proposed Summer House
- vi. Application No: [21/01460/HOU](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: 16 Northwood Drive, Ryde, Isle Of Wight, PO33 3AQ
Proposal: Proposed Summer House (Revised Plan)(Re-advertised)
- vii. Application No: [21/01474/HOU](#)
Parish(es): Ryde, Ward(s): Ryde Monktonmead
Location: 56B The Strand, Ryde, Isle Of Wight, PO33 1JD
Proposal: Replacing existing Juliet balcony at second floor level with new rear balcony incorporating new metal staircase to roof to create new sustainable roof garden.
- viii. Application No: [21/01498/HOU](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: Anchorage, Augusta Road, Ryde, Isle Of Wight, PO33 3AU
Proposal: Proposed single storey side extension forming garden room; replacement outbuilding and parking space with access
- ix. Application No: [21/01507/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Foxwood, Quarr Road, Binstead, Ryde, Isle Of Wight, PO33 4EL
Proposal: Proposed Garage/Workshop
- x. Application No: [21/01514/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 13 Milligan Road, Ryde, Isle Of Wight, PO33 2QW
Proposal: Demolition of existing single storey extension; proposed two storey extension
- xi. Application No: [21/01515/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 5 Quarr Close, Binstead, Ryde, Isle Of Wight, PO33 4EN
Proposal: Proposed extension to garage

- xii. Application No: [21/01517/HOU](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 40 Great Preston Road, Ryde, Isle Of Wight, PO33 1EF
Proposal: Proposed two storey side extension and single storey rear extension; veranda over existing raised decking; alterations to vehicular access; parking
- xiii. Application No: [21/01535/RVC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Dover Park Primary School, Dover Street, Ryde, PO33 2BN
Proposal: Variation of conditions 7 and 8 on 20/01329/FUL to allow for redevelopment of temporary car park surface to playground with safety surface and trim trail equipment

RESOLVED:

THAT the above 13 applications be agreed.

108/21 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: [21/01088/FUL](#)
Location: 23 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed single storey rear extension; alterations; proposed porch
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 19/07/2021

Ryde Town council raised no objection to this application.

- ii. Application No: [21/01078/HOU](#)
Location: Irwin House Appley, Road Ryde, PO33 1NF
Proposal: Proposed single and two storey rear extensions
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 20/07/2021

Ryde Town council raised no objection to this application.

- iii. Application No: [21/01153/HOU](#)
Location: 50 Longmead Road, Ryde, PO33 2TW
Proposal: Proposed single storey rear extension forming additional living accommodation
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 23/07/2021

Ryde Town council raised no objection to this application.

- iv. Application No: [21/01145/FUL](#)
Location: 40 Westwood Road, Ryde, PO33 3BJ
Proposal: Demolition of dwelling; Proposed replacement (revised)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/07/2021

Ryde Town council raised no objection to this application.

- v. Application No: [21/01096/HOU](#)
Location: 7 Newnham Road, Binstead, Ryde, PO33 3TD
Proposal: Alterations to change a window to sliding door and form steps to garden
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 27/07/2021

Ryde Town council raised no objection to this application.

- vi. Application No: [21/00866/FUL](#)
Location: 39 Union Street, Ryde, PO33 2AB
Proposal: Conversion of first and second floor offices into four self-contained flats
Parish: Ryde Ward: Ryde North West
Decision Date: 28/07/2021

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: [21/00867/LBC](#)
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
Parish: Ryde Ward: Ryde North West
Decision Date: 28/07/2021

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

- viii. Application No: [21/01184/HOU](#)
Location: 17A Player Street, Ryde, PO33 2JB
Proposal: Proposed replacement single storey rear extension
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 29/07/2021

Ryde Town council raised no objection to this application.

- ix. Application No: [20/01224/FUL](#)
Location: Land Adjacent 22 Marlborough Road, Ryde, PO33 1AB
Proposal: Pair of semi-detached houses with garages; formation of vehicular access
Parish: Ryde Ward: Ryde East
Decision Date: 29/07/2021

Ryde Town council raised no objection to this application.

- x. Application No: [21/01192/HOU](#)
Location: 8 Hayward Avenue Ryde, PO33 1AS
Proposal: Demolition of garage; proposed single storey side extension and alterations (revised scheme)
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 30/07/2021

Ryde Town council raised no objection to this application.

- xi. Application No: [21/01138/HOU](#)
Location: 12 West Street, Ryde, PO33 2NW
Proposal: Formation of vehicular access and hardstanding
Parish: Ryde Ward: Ryde North West
Decision Date: 02/08/2021

Ryde Town Council raised no objection to this application.

- xii. Application No: [21/01219/CLEUD](#)
Location: 15 The Strand, Ryde, PO33 1JE
Proposal: Lawful Development Certificate for the continued use of 15 The Strand as three independent apartments
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 03/08/2021

Ryde Town Council made no comment owing to it being a Lawful Development Certificate application.

- xiii. Application No: [21/01195/LBC](#)
Location: 31 The Strand, Ryde, PO33 1JF
Proposal: Listed Building Consent for proposed replacement of two conservatory structures to rear
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 05/08/2021

Ryde Town Council raised no objection to this application.

- xiv. Application No: [21/01221/ADV](#)
Location: Various Lampposts Between Waterside Pool and Inshore Rescue Building, Esplanade, Ryde
Proposal: Twenty-two banners
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 05/08/2021

Ryde Town Council made no comment owing to it being an application from the Town Council.

2. APPLICATIONS REFUSED

- Application No: [21/01222/HOU](#)
Location: Studio Cottage, George Street, Ryde, PO33 2EN
Proposal: Demolition of chimney and conservatory; Proposed single storey extension
Parish: Ryde Ward: Ryde North West
Decision Date: 04/08/2021

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

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the 27 July 2021 be noted.

109/21 REPORT FROM HIGH STREET HERITAGE ACTION ZONE (HSHAZ) PROJECT MANAGER

Members were provided with an update on the latest position with the HSHAZ Project. Details of the scheme could be found on the HSHAZ Website (<https://iwhaz.uk/town/ryde/>)

110/21 REPORT ON RYDE REGENERATION WORKING GROUP (RRWG)

Members received an update from the Deputy Chair of the RRWG. The main area of discussion at the previous group meeting was around the proposed Ryde Interchange plans. There was also extensive discussions around the proposed Ryde East developments such as Pennyfeathers, Nicholson Road and West Acre Park, including the various infrastructure issues that were still being awaited from the Isle of Wight Council.

111/21 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 7 September 2021 in the Methodist Church, Garfield Road, Ryde at 6.30pm.