



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 7 SEPTEMBER 2021 AT 6.30PM AT GARFIELD ROAD METHODIST CHURCH, RYDE

Members Present: Cllr Simon Cooke (Chair), Cllr Richard May, Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committee Coordinator) and Chris Turvey (Planning Clerk)

PUBLIC QUESTIONS

A member of the public asked if there was a time limit on Ward Councillors responding to emails sent to them by members of the public as there had been several sent that had gone unanswered.

A response should be provided, however there is no official time limit in place set by the Town Council.

Another member of the public asked if the Committee meeting start time is to be reviewed as it was suggested in May 2021 that the 6.30pm start time was on a trial basis. The Committee Coordinator responded by stating that the matter would be addressed at the end of the meeting.

112/21 APOLOGIES

Apologies were received from Cllr Georgie Carter, Cllr Lisa Carter, Cllr Charles Chapman, Cllr Karen Lucioni and Cllr Jenna Sabine.

113/21 DECLARATIONS OF INTEREST

None declared

114/21 REQUESTS FOR DISPENSATIONS

None requested.

115/21 MINUTES

The minutes to the previous meeting held on 16 August 2021 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 16 August 2021 were approved as a true and accurate record and were signed off by the Chair.

116/21 MEMBERS QUESTION TIME

Cllr Ross asked if there were any additional rooms available to hold small meetings such as Working Groups or Sub Committees. The Planning Clerk responded by stating Ryde Rowing club would be available for such meetings.

The Chair also raised the issue of persistent problems accessing the Isle of Wight Councils (IWC) website's Planning Applications Portal and the various planning application documents. It appears there is a problem when using Apple Mac Books.

The Planning Clerk and Committee Coordinator, who also use Mac Books, concurred with the Chair, and advised that there was a real risk that comments, and recommendations agreed by the Committee would not be registered by the set deadline owing to the issue.

117/21 PLANNING APPLICATIONS

The following planning application were considered by the committee:

- i. Application No: [21/01554/FUL](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Fairways Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Formalisation and resurfacing of access track.

Island Roads had recommended approval to the application subject to there being no objection from the Fire and Rescue Department. As at the time of the meeting they had submitted no comments on whether they would or would not be able to have access for fire appliances.

Members considered if the proposal would have an adverse effect on the trees and wildlife in the area. However, it was noted that the type of construction and mitigation proposed seemed to offer satisfactory protection and follow the pre application advice that was given.

RESOLVED:

THAT Ryde Town Council raised no objection to the application subject to no concerns being raised by the Fire and Rescue Service.

- ii. Application No: [21/01600/FUL](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Land Between 61 & 63 Bettsworth Road, Ryde, PO33
Proposal: Proposed pair of semi-detached dwellings, parking

Members noted that Island Roads had recommended refusal owing to the removal of a parking space at number 63 (and possibly for number 61). The minimum spaces required for a new three-bedroom home was two. If the properties were both two-bedroom houses, then they would require just one space and benefit from an upstairs bathroom.

Whilst new smaller and cheaper homes in the area are a benefit to the town, particularly for people such as first-time buyers, they should not pose a threat to an increase in parking problems.

RESOLVED:

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

- a) **The Committee considered that the internal design of the properties with the toilet facilities on the ground floor was not in line with modern design standards and that this had only been done to squeeze in an extra bedroom contrary to policy DM2.**
- b) **Three-bedroom homes on this site were not considered appropriate as the requirement for parking (two spaces), cycle racks and waste storage were insufficient in the space available. A two bedroom home requires one parking space.**
- c) **On road parking would be the only option for Numbers 61 and 63 and this scheme made it more difficult for these properties to find parking.**

iii. Application No: [21/01637/LBC](#)

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

Location: 67 Union Street, Ryde, PO33 2LN

Proposal: Listed Building Consent for alterations to ground floor shop front, proposing the removal of the existing three panes of glass with door with the replacement of one larger glass shopfront and entrance door

Members were advised that the new High Street Heritage Action Zone (HSHAZ) Shop Front Design Code was about to be adopted as a Strategic Planning Document (SPD) which would inform the revised Island Planning Strategy. It was noted that some of the details included in the draft code were physically present on No 67 and 68 and therefore these should be protected.

Members agreed that before any approval was granted by the Planning Authority (Isle of Wight Council), the applicant should investigate the contents of the draft code to ensure compliance.

RESOLVED:

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

- a) **There are architectural heritage features on the shop front that, at present, are covered over with advertising. These need to be protected as part of the scheme.**
- b) **The draft Shop Front Design Code for the Island (soon to be adopted as an SPD) has just been formulated and reference to this should be made for any proposals to alter shop frontages.**

- iv. Application No: [21/01693/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Mistletoe, 4 Wellwood Glade, Ryde, PO33 4HA
Proposal: Demolition of conservatory; proposed single storey rear extension

Members considered the size of the proposed application which was almost twice the size of the footprint of the building with a possibility of it overlooking neighbouring properties. However, they did note that there had been no objections submitted by members of the public. They also noted that the property was a not a listed building.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

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: [21/01309/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Flat A Kemerton, House, 11 Alexandra Road, Ryde, PO33 1LT
Proposal: Replacement of windows with double glazing and replacement of bay single glazed sash windows with PVC like for like sash windows
- ii. Application No: [21/01538/RVC](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Variation of condition no 2 on 20/00435/FUL to change from timber cladding for the upper walls to brick; add a window to the west elevation of the garage.
- iii. Application No: [21/01550/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 4 Marlborough Road, Ryde, PO33 1AA
Proposal: Proposed orangery on side elevation
- iv. Application No: [21/01561/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 5 Stonelands Park, Binstead, Ryde, PO33 3BD
Proposal: Demolition of conservatory, proposed single storey rear extension
- v. Application No: [21/01595/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 7 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed two storey rear extension (revised scheme)
- vi. Application No: [21/01603/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Rosemary Vineyard Bungalow, Rosemary Lane, Ryde, PO33 2UX
Proposal: Proposed single storey rear extension

- vii. Application No: [21/01602/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 6 Wood Street, Ryde, PO33 2DH
Proposal: Replacement driveway

RESOLVED:

THAT Ryde Town Council raises no objections to the above seven applications.

118/21 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: [21/01239/LBC](#)
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
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 09/08/2021

Ryde Town Council raised no objection to this application

- ii. Application No: [21/01251/HOU](#)
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)
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 10/08/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [21/01150/LBC](#)
Location: Ryde Pier, Esplanade, Ryde,
Proposal: Listed Building Consent for construction of new pedestrian walkway and cycle track
Parish: Ryde Ward: Ryde North West
Decision Date: 12/08/2021

Ryde Town Council raised no objection to this application

- iv. Application No: [21/01286/HOU](#)
Location: 2 Iford Binstead Hill, Binstead, Ryde, PO33 3RN
Proposal: Proposed two storey side extension
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 12/08/2021

Ryde Town Council raised no objection to this application

- v. Application No: [21/01057/HOU](#)
Location: 3 Quarr Place, Binstead, Ryde, PO33 4EW
Proposed two storey side extension; single storey extension to form orangery
Proposal: Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 17/08/2021

Ryde Town Council raised no objection to this application

- vi. Application No: [20/01182/FUL](#)
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)
Parish: Ryde Ward: Ryde North West
Decision Date: 23/08/2021

Ryde Town Council raised concerns 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.

- vii. Application No: [20/01183/LBC](#)
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)
Parish: Ryde Ward: Ryde North West
Decision Date: 23/08/2021

Ryde Town Council raised concerns 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

- viii. Application No: [21/01386/HOU](#)
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed two storey rear extension
Parish: Ryde Ward: Ryde North West
Decision Date: 26/08/2021

Ryde Town Council raised no objection to this application

2. APPLICATIONS REFUSED

None.

RESOLVED:

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

119/21 REVISED ISLAND PLAN

Members were advised that the IWC would be providing a public presentation on the revised Draft Island Planning Strategy on Tuesday, 14 September 2021 between 5 and 7pm in the Methodist Church at Garfield Road as part of the consultation process and all councillors as well as members of the public would be invited to attend and provide feedback.

The event would be advertised on the Town Councils website and posters placed on notice boards.

Following the IWC's presentation, RTC would be able to formulate a formal response to the plan by means of setting up a working group where all RTC Councillors would be invited to attend. Members would be advised on the date and time of the meeting in due course.

120/21 DATE AND TIME OF NEXT MEETING

The Committee discussed the current 6.30pm start time of the meeting and agreed that it had offered no real benefit. They also noted comments raised by some members of the public who believed a return to the previous 7.00pm start time would be beneficial to members of the public wishing to attend.

The return to the start time of 7pm was proposed and seconded and after a vote it was:

RESOLVED:

THAT the start time of future meetings of the Planning, Regeneration and Environment Committee would be 7.00pm starting with the next meeting being held on Tuesday, 28 September 2021 in the Methodist Church, Garfield Road, Ryde.