



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION
COMMITTEE HELD ON TUESDAY, 9 NOVEMBER 2021 AT 7.00PM
IN GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Georgie Carter, Cllr John McLagan, Cllr Richard May, Cllr Malcolm Ross, and Cllr Jenna Sabine.

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

PUBLIC QUESTIONS

A member of the public asked that when there are any major planning applications to consider at future meetings could the relevant Isle of Wight Council (IWC) councillor representing the area in question be invited to make any representations. It was anticipated that a reserved matters application for the Pennyfeathers development was being heard by the IWC's Planning Committee in early 2022 and that the current IWC ward councillor was not a member of Ryde Town Council.

The Chair advised that this would be done.

133/21 APOLOGIES

Apologies were received from Cllr Charles Chapman and Cllr Karen Lucioni.

134/21 DECLARATIONS OF INTEREST

Cllr Richard May declared an interest in Minute 138/21 (ii) as he knew the applicant and would not take part in any discussions and decision about the application.

135/21 REQUESTS FOR DISPENSATIONS

None requested.

136/21 MINUTES

The minutes to the previous meeting held on 19 October 2021 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 19 October 2021 were approved as a true and accurate record and were signed off by the Chair.

137/21 MEMBERS QUESTION TIME

None

138/21 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

i. Application No: [21/02139/FUL](#)

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

Location: 24 The Strand, Ryde, PO33 1JF

Proposal: Demolition of garage; proposed three storey side extension to form self-contained dwelling

The application was for three floors with balconies on each which could create some concerns around overlooking the neighbouring property.

Members were advised that Island Roads had requested additional information owing to some confusion in the application which appeared to incorrectly identify the parking provision for the new residents of the proposed extension. The application should show two additional parking spaces, but these had not been identified on the site after the removal of the existing garage.

Whilst the application was not for a Grade ii listed building, it was in a Conservation Area and that any building materials should be of a sympathetic nature to the existing construction.

Although the committee took on board the advice given to them by the Planning, Regeneration and Environment Officer around the concerns raised by Island Roads, some members believed that parking for eight cars was still possible due two spaces being made available by the side of the current garage (the proposed extension) and six spaces to the right-hand side of the building, thus creating eight.

Members considered the issue of the new extension overlooking the adjacent building but believed that there were no windows to the side of that property which the proposed balconies would face.

It was also noted that some members believed that the extension would add to the housing numbers identified on the Island Planning Strategy, but it was noted that whilst the extension covered three floors, it was for a single occupancy, consisting of two people.

One member asked could applicants be invited to future committee meetings to be able to provide their case for approval. Members were however advised that this would not be possible owing to General Data Protection Regulations (GDPR) and that their contact details were not made public by the IWC (the Planning Authority). Members were also reminded that Ryde Town Council was a statutory consultee and that the IWC was the decision maker. Should any application go to the IWC's Planning Committee then all applicants would be invited to make their case at the relevant IWC Planning Committee meeting.

There were no objections raised by members of the public, although it was noted that one committee member was concerned over an apparent absence of an application notice at the site. Following a show of hands, it was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application No: [21/02079/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 22 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of conservatory; proposed single storey rear and side extensions; alterations; rear veranda; porch

This application was requested to be considered by the committee by a member of the public as there could be issues around the proposed development with neighbouring properties owing to it forming a larger footprint as well as being a possible overdevelopment.

Members were advised that there had been no objections raised by any members of the public and statutory consultees and there was no evidence of any intrusive development.

After a show of hands, it was:

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: [21/01999/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 39 Great Preston Road, Ryde, PO33 1DS
Proposal: Proposed single storey side extension; proposed two storey rear extension
- ii. Application No: [21/02008/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Rosemary Vineyard Bungalow, Rosemary Lane, Ryde, PO33 2UX
Proposal: Proposed single storey rear extension (revised scheme)
- iii. Application No: [21/02009/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: St James Church, Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for replacement of oil-fired warm air heating system and replacement of light fittings
- iv. Application No: [21/02037/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 46 The Strand, Ryde. PO33 1JE
Proposal: 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 (revised scheme)
- v. Application No: [21/02038/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 46 The Strand, Ryde, PO33 1JE
Proposal: Listed Building Consent for 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 (revised scheme)

- vi. Application No: [21/02056/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 - 17 Lind Street, Ryde, PO33 2NQ
Proposal: Change of use from school boarding house to 2 residential properties
- vii. Application No: [21/02057/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 - 17 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for alterations in connection with conversion from school boarding house to 2 residential properties

RESOLVED:

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

139/21 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: [21/01310/FUL](#)
Location: 36 Dover Street, Ryde, PO33 2BW
Proposal: Proposed single/two storey rear extension; alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 11/10/2021

Ryde Town Council raised no objection to this application

- ii. Application No: [21/01311/LBC](#)
Location: 36 Dover Street, Ryde, PO33 2BW
Proposal: Listed Building Consent for proposed single/two storey rear extension; internal alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 11/10/2021

Ryde Town Council raised no objection to this application

- iii. Application No: [21/01637/LBC](#)
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
Parish: Ryde Ward: Ryde North West
Decision Date: 11/10/2021

Ryde Town Council objected 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: [21/01602/HOU](#)
Location: 6 Wood Street, Ryde, PO33 2DH
Proposal: Replacement driveway
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 12/10/2021
- Ryde Town Council raised no objection to this application*
- v. Application No: [21/01323/FUL](#)
Location: 46 Great Preston Road, Ryde, PO33 1EF
Proposal: Proposed alterations and conversion of existing garage to form a self-contained annex
Parish: Ryde Ward: Ryde South East
Decision Date: 14/10/2021
- Ryde Town Council raised no objection to the application subject to a condition being included in any permission stating that the annex must remain as part of the main building and not become a separate residence.*
- vi. Application No: [21/01696/HOU](#)
Location: 2 Salisbury Road, Ryde, PO33 1BY
Proposal: Demolition of conservatory; proposed single storey extension to form garden room and replacement extension to form utility room and wc; alterations
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 18/10/2021
- Ryde Town Council raised no objection to the application*
- vii. Application No: [21/01628/HOU](#)
Location: 25 Waterloo Crescent, Binstead, Ryde, PO33 3QP
Proposal: Proposed boundary wall fronting onto Trafalgar Drive
Parish: Ryde Ward: Ryde West
Decision Date: 19/10/2021
- Ryde Town Council raised no objection to the application*
- viii. Application No: [21/01408/LBC](#)
Location: 12 Anglesea Street, Ryde, PO33 2JJ
Proposal: Listed Building Consent for alterations including roof extension
Parish: Ryde Ward: Ryde North West
Decision Date: 20/10/2021
- Ryde Town Council raised no objection to the application*

- ix. Application No: [21/01407/HOU](#)
Location: 12 Anglesea Street, Ryde, PO33 2JJ
Proposal: Alterations including roof extension
Parish: Ryde Ward: Ryde North West
Decision Date: 20/10/2021

Ryde Town Council raised no objection to the application

- x. Application No: [21/01743/LBC](#)
Location: Ryde Esplanade Railway Station, Esplanade Ryde, PO33 2HE
Proposal: Listed Building Consent for installation of Platform end gates, fencing and anti-trespass matting
Parish: Ryde Ward: Ryde North West
Decision Date: 20/10/2021

Ryde Town Council raised no objection to the application

- xi. Application No: [21/01742/LBC](#)
Proposal: Ryde Pier Head Railway Station, Ryde Pier Ryde, PO33 2HF
Location: Listed Building Consent for installation of Platform end gates, fencing and anti-trespass matting
Parish: Ryde Ward: Ryde North West
Decision Date: 20/10/2021

Ryde Town Council raised no objection to the application

- xii. Application No: [21/01287/HOU](#)
Location: 12 Westfield Park, Ryde, PO33 3AB
Proposal: Single storey front extension; loft conversion to form additional living accommodation to include dormer windows on front and rear elevations; alterations.
Parish: Ryde Ward: Ryde North West
Decision Date: 21/10/2021

Ryde Town Council raised no objection to the application

- xiii. Application No: [21/01693/HOU](#)
Location: Mistletoe, 4 Wellwood Glade, Ryde, PO33 4HA
Proposal: Demolition of conservatory; proposed single storey rear extension
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 22/10/2021

Ryde Town Council raised no objection to the application

- xiv. Application No: [21/01498/HOU](#)
Location: Anchorage, Augusta Road, Ryde, PO33 3AU
Proposal: Single storey side extension forming garden room; replacement outbuilding and parking space with access (corrected certification received-readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 22/10/2021

Ryde Town Council raised no objection to the application

- xv. Application No: [21/01746/HOU](#)
Location: 43 Hamilton Road, Binstead Ryde, PO33 3QY
Proposal: Proposed 1st floor extension over garage
Parish: Ryde Ward: Ryde West
Decision Date: 27/10/2021

Ryde Town Council raised no objection to the application

- xvi. Application No: [21/01759/HOU](#)
Location: 40 Marlborough Road, Ryde, PO33 1AB
Proposal: Proposed formation of new vehicular access (revised plan)
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 27/10/2021

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

The application is for parking with access to the main road between Ryde and Shanklin. The proposed development has not satisfactorily demonstrated how cars can enter and exit the parking bay in a forward direction as outlined in the Island Roads report which recommends refusal.

- xvii. Application No: [21/01770/LBC](#)
Location: 27 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for internal alterations for the removal of 2 internal walls to the south of the property to create an open kitchen/dining space
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 27/10/2021

Ryde Town Council raised no objection to the application

- xviii. Application No: [20/02200/CLEUD](#)
Location: Basement Flat 18 Lind Street, Ryde, PO33 2NQ
Proposal: LDC for continued use of flat as a separate self-contained living unit
Parish: Ryde Ward: Ryde North West
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

- xix. Application No: [21/01777/HOU](#)
Location: 7 Church Road, Binstead, Ryde, PO33 3TB
Proposal: Rear extensions to provide improved / additional family accommodation
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

- xx. Application No: [21/01721/HOU](#)
Location: 37 Alfred Street, Ryde, PO33 2TS
Proposal: Proposed single storey conservatory
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 28/10/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

i. Application No: [21/01226/FUL](#)

Location: 32 Westfield Park, Ryde, PO33 3AB

Proposal: Demolition of existing dwelling; proposed replacement dwelling and pool

Parish: Ryde Ward: Ryde North West

Decision Date: 22/10/2021

Ryde Town Council raised no objection to the application

ii. Application No: [21/01705/HOU](#)

Location: The Stable House, 31A Alexandra Road, Ryde, PO33 1LT

Proposal: Replacement of double-glazed window units

Parish: Ryde Ward: Ryde Appley and Elmfield

Decision Date: 26/10/2021

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

The proposed UPVC windows will detract from the buildings heritage style and have a negative effect on the area. Furthermore, allowing this would set a dangerous precedent for other properties in conservation areas. RTC feel that alternative wooden windows with similar thermal properties but keeping the original style of the building should be installed.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the 19 October 2021 be noted.

140/21 PLANNING APPLICATION APPEAL

Members noted the following appeal:

Application Reference - [21/00536/HOU](#) - APP/P2114/D/21/3279748

Site Address - 53 Monkton Street, Ryde, PO33 2BB

Description of development - Demolition of porch and existing bathroom extension; proposed single / two storey rear extension; alterations; formation of new vehicular access. Appeal Start Date - 06.10.2021 ([PAPER C](#))

It was noted that when Ryde Town Council considered the application at its meeting held on 13 April 2021. Members agreed to the following:

- i. 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.
- ii. 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.

141/21 ISLE OF WIGHT - LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

Councillors were advised that at a Workshop of the Ryde Regeneration Working Group (RRWG) held on 8 November 2021, cycling, and walking routes, as part of the infrastructure for the major developments being planned for Ryde was discussed and that any input from the RRWG for any future LCWIP discussions appertaining to Ryde should be welcomed.

Whilst much of the LCWIP was a long-term plan, various areas that required basic repairs should be identified and that any funding could be met by various Section 106 payments. It was noted that the Planning, Regeneration and Environment Clerk would approach the IWC and Island Roads to enquire about securing any such funds.

It was also noted that the Committees Coordinator had published the Ryde element of the LCWIP on the Town Councils website and that all members would be sent a [link](#) to it.

142/21 PLANNING TRAINING FOR COMMITTEE MEMBERS

Members were advised that to provide the committee with the best resources to make an informed decision around planning applications, some training around planning law and procedures would be beneficial to them.

A proposed training course would take place in early 2022, facilitated by the Town Council.

143/21 PUBLIC REALM APPLICATIONS

This item was withdrawn and would be included on the agenda at a future meeting.

144/21 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 30 November 2021 in the Methodist Church, Garfield Road, Ryde at 7.00pm.