

Members are summoned to attend a **PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE MEETING** to be held on **TUESDAY 1 FEBRUARY 2022**, at **RYDE METHODIST CHURCH, GARFIELD RD**, commencing at **7.00PM** for the purpose of transacting the business as set out within the agenda below.

AGENDA

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

1. APOLOGIES

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the agenda.

3. REQUESTS FOR DISPENSATIONS

To receive and consider granting any written requests from Members for dispensations in respect of disclosable pecuniary interests.

4. MINUTES

To take as read and confirm as accurate the attached minutes of the meeting held on 21 December 2021. ([PAPER A](#))

5. MEMBERS QUESTION TIME

To receive questions from members of the Committee.

6. RATIFICATION OF PLANNING APPLICATION DELEGATED DECISIONS TAKEN ON 11 JANUARY 2022.

To ratify the planning applications taken under delegated powers on 11 January 2022 ([PAPER B](#)).

7. PLANNING APPLICATIONS

The following planning applications will be determined by the Committee:

- i. Application No: [21/02564/OUT](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Former Hosiden Besson, Binstead Road, Ryde, PO33 3NL
Proposal: Outline for construction of 24 dwellings and 18 garages, alterations to access, parking and associated landscaping and drainage works
- ii. Application No: [21/02199/RVC](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Smallbrook Stadium, Ashley Road, Ryde, PO33 4BH
Proposal: Variation of condition no 2 on [19/00310/FUL](#) to allow the tennis courts and shelters only to be constructed as a 1st phase of development to include temporary access and limited parking
- iii. Application No: [22/00036/FUL](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 7 Mount Street Ryde PO33 2QR
Proposal: The erection of single storey rear extension and rebuilding of storm porch

The following planning applications have been considered under delegated powers by the Chair of Planning and the Planning Clerk and they propose no objections:

- i. Application No: [21/02568/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Kingarth Lodge, Church Road, Binstead, Ryde, PO33 3SZ
Proposal: Demolition of existing single storey extension; proposed replacement single storey extension; alterations
- ii. Application No: [21/02577/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 12 Wray Street, Ryde, PO33 3ED
Proposal: Proposed single storey side extension; alterations
- iii. Application No: [21/02488/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 8 Pound Mead, Ryde, PO33 3HH
Proposal: Proposed conversion of garage and single storey rear extension; raised deck area
- iv. Application No: [21/02559/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 20 Belvedere Street, Ryde, PO33 2JW
Proposal: Proposed replacement of stone retaining wall with gabions filled with stone
- v. Application No: [22/00003/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 117 Marlborough Road, Ryde, PO33 1AW
Proposal: Proposed two storey side extension

- vi. Application No: [22/00010/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 Westfield Park, Ryde, PO33 3AB
Proposal: Demolition of conservatory; Proposed extensions and alterations including raising of roof, dormer windows, external cladding
- vii. Application No: [21/02376/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 27 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for proposed replacement windows

8. DECISIONS TAKEN

To note the decisions taken by the Isle of Wight Council's Planning Department since 21 December 2021 ([PAPER C](#)).

9. LICENCING APPLICATIONS

To consider the following licencing applications received from the Isle of Wight Council's Licencing Department:

- i. Application for a new Premises Licence – Hamilton's Events & Little Picnic Company, Granta, Binstead Hill, Ryde, Isle of Wight Ref: [22/00010/LAPNEW](#)

The proposed licensing request for both applications is for the sale of alcohol off premises – Mon-Sun 08:00-22:00 hours

- ii. Application for a new Premises Licence – The Tomato Stall, Unit 3E, Rink Road, Ryde, Isle of Wight PO33 1LP – Ref: [22/00048/LAPNEW](#)

The proposed licensing request for both applications is for the sale of alcohol off premises – Mon-Sun 07:00-18:00 hours

- iii. Application for a new Premises Licence – Heron Lounge, 2 Union Street, Ryde, Isle of Wight PO33 2EA – Ref: [22/00071/LAPNEW](#)

The proposed licensing request is for:

- Live Music – Indoors on Friday and Saturday only 12:00 hours to 23:00 hours
- Record Music – Indoors on Friday and Saturday only 12:00 hours to 23:00 hours
- Sale of alcohol – Both on Mon-Sun 12:00 hours to 00:00 hours

10. REVIEW OF THE ISLE OF WIGHT TRAFFIC REGULATION ORDERS (TROs) FOR RYDE – DISTRICT 3

To consider a report on the outcomes of the initial informal consultation meeting between Ryde Town Council, The Isle of Wight Council, and Island Roads with regard to the review of the Ryde (District 3) TRO's and agree to a response ([PAPER D](#)).

11. RESIDENTS PLANNING PANEL

To discuss the feasibility of the creation of a residents panel that can assist the decision-making process by providing local knowledge around planning applications affecting Ryde.

12. SECTION 106 PAYMENTS

To receive an update on any contributions and how they can be utilised.

13. IOW LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)

To receive an update on any progress.

14. MEMBER PLANNING TRAINING

To receive an update on the planned training for members of the committee.

15. RESIGNATION OF COMMITTEE MEMBER.

To note the resignation of Cllr Karen Lucioni from the Planning, Regeneration and Environment Committee.

16. DATE OF AND TIME OF NEXT MEETING.

To note that the next scheduled meeting will be held on Tuesday, 22 February 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.

Signed:



Chris Turvey: Planning, Regeneration and Environment Officer - Ryde Town Council
Date: Wednesday, 26 January 2022

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and several paper copy agendas will be provided for the public on request.