



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 21 DECEMBER 2021 AT 7.00PM IN GARFIELD ROAD METHODIST CHURCH, RYDE

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

Also in Attendance: Jon Baker (Committees Coordinator), Cllr Jess Higgins (Non-Committee Member) and Chris Turvey (Planning, Regeneration and Environment Officer).

PUBLIC QUESTIONS

The following two questions were put to the committee:

- Following the local elections of May 2021 Full Council and the Planning Committee agreed in principle to set up a residents panel to assist in providing local knowledge regarding planning applications, albeit with no voting rights. Therefore, would the Committee agree to refer the matter back to Full Council for adoption at its meeting on 31 January 2022?

Members agreed that they would need to discuss the matter as an agenda item at the next meeting of the Planning Committee on 1 February 2022 before any recommendations to Full Council could be submitted. It was anticipated that this would be before the end of the council year.

- Following the approval planning application for 68 High Street ([21/01165/FUL](#)), what was the committees views on how it affected the High Street Heritage Action Zone's (HSHAZ) shop front design scheme and the plans to semi pedetrianise this part of the High Street?

Members were advised Ryde Town Council had previously expressed the view that all properties leading up until the St Johns Hill traffic lights would preferably be non-residential at ground floor level. The shop in question had retained its vacant shop area and frontal appearance.

It was agreed that the project Manager of the HSHAZ would be invited to a future meeting of the committee to provide members with an update on the initiative, advising on progress and how money was being spent.

157/21 APOLOGIES

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

158/21 DECLARATIONS OF INTEREST

None declared.

159/21 REQUESTS FOR DISPENSATIONS

None requested.

160/21 MINUTES

The minutes to the previous meeting held on 30 November 2021 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 30 November 2021 were approved as a true and accurate record and were signed off by the Chair.

161/21 MEMBERS QUESTION TIME

None

162/21 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [21/00964/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde House Ryde House Drive, Ryde, PO33 3FE
Proposal: Proposed construction of 19 dwellings (revised plans) (re-advertised application)

Island Roads had requested further information regarding the road layout and phasing which, to date, was not clearly explained and no further information from the developer was available on the IWC website. The Tree officer had recommended an Arboricultural Method statement, which to date was also not made available. The Police have recommended additional lighting in their submissions.

There had been two public comments submitted, one in support and one with a neutral view.

RTC had previously supported this application and the scheme sought to provide open market housing and affordable housing for people over 55 on a discount purchase or rented basis, and designated key workers (NHS, Police, Teachers and Fire Service personnel).

Permission was sort for 19 dwellings on a site area of 7,200 sqm, to comprise of the following mix:

- Seven open market detached houses (three and four bedrooms)
- 12 affordable housing units (ranging from one to three bedroomed units)

The mix of housing had changed from the previous application to include less one-bedroom properties. However, the scheme did appear to include more green space as well as give more space to the root protection area of the prominent tree. The number of affordable houses should be maintained at 12 and the mix of a minimum 70% for rental and 30% for sale (i.e., a minimum nine for rent and three for sale) should be maintained as per planning guidance. Space also needed to be identified on site for waste and cycle storage.

Following a debate, the following was proposed and seconded, and it was:

RESOLVED:

THAT Ryde Town Council raises no objection to the application, subject to the following:

- i. Prior to commencement of phase 2 works, any outstanding issues with trees in phase 1 should be resolved.**
 - ii. The Affordable Housing element of the scheme is delivered prior to the open market housing outlined in Phase 2 in order to guarantee the delivery of the affordable housing.**
 - iii. That the waste and cycle storage areas are identified on the plans.**
 - iv. The issues around lighting as outlined in the submissions from the Police are addressed.**
- ii. Application No: [21/02054/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 36 Nelson Street Ryde, PO33 2EY
Proposal: Demolition of block of six flats; proposed block of 12 flats including basement accommodation.

Although this type of multi-unit property was desirable in terms of adding to the housing numbers identified on the Island Planning Strategy, this particular application had no parking supporting the site and had not supplied a Parking Provision Assessment contrary to the parking provision for new Housing Supplementary Planning Document (SDP). Parking in the area was at a premium and there was no room for additional on road parking. There was also no provision for waste storage or cycle racks / storage identified in the application

Island Roads had recommended refusal owing to there being no parking provision provided in the application and to date there had been 18 letters of objection from members of the public.

When the application last came before RTC ([19/00493/OUT](#)) the committee had recommended refusal with a large amount of various concerns submitted on [26 July 2019](#).

RESOLVED:

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

- i. **There would be a lack of amenity space on site for the 12 units.**
 - ii. **Lack any parking provision for residents leading to on road parking in an area that is already short of such spaces. In addition, the application does not include a Parking Provision Assessment justifying the lack of parking.**
 - iii. **No areas have been provided for waste and cycle storage.**
 - iv. **The application does not provide details for payments to the Solent SPA**
- iii. Application No: [21/02431/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Pier Cafe and Adjoining Public Toilets, The Esplanade, Ryde, PO33 2HE.
Proposal: Proposed demolition of building.

Natural England have identified that as this is within the Solent Special Protection Area (SPA) the following would be required to protect the site:

- A Construction Environment Management Plan (CEMP) detailing measures taken to prevent impacts on designated sites.
- A Habitats Regulation Assessment (HRA) detailing potential impacts on the designated sites and any measures to be taken to mitigate them.

Island Roads and the Environment Agency submitted no concerns in their submissions. To the date of the meeting, there had been one member of the public who had expressed their objections to the application.

Ryde Town Council would also look to seek assurances regarding the temporary toilet replacements following the proposed demolition with regard to continuity of service and fully accessible facilities for all users.

It was also noted that behind the café there are some original cast iron sea wall railing that should be removed carefully and looked after accordingly.

RESOLVED:

THAT Ryde Town Council raises no objection the application, subject to the following:

- i. **The requirements as outlined in the submissions from Natural England is provided, i.e., a CEMP detailing measures taken to prevent impacts on designated sites and an HRA detailing potential impacts on the designated sites and any measures to be taken to mitigate them.**
- ii. **Any potential heritage items should be protected and reused.**
- iii. **Ryde Town Council would also look to request written assurances from the Isle of Wight Council regarding the following:**
 - a) **That there is continuity of service which is equal in terms of accessible standard and size as those being demolished.**

- b) **That the new facilities in the interchange building are at least equal in terms of size and accessibility.**
- c) **The new facilities are open for the same period during the day that the existing toilets are**

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: [21/02282/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 40 Westwood Road, Ryde, PO33 3BJ
Proposal: Proposed single storey rear extension
- ii. Application No: [21/02287/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 52 Argyll Street, Ryde, PO33 3BY
Proposal: Proposed single storey extension on front and side elevations (revised scheme)
- iii. Application No: [21/02363/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 24 Well Street, Ryde, PO33 2SG
Proposal: Proposed single storey rear side extension

RESOLVED:

THAT Ryde Town Council raised no objections to the above

163/21 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: [21/01892/HOU](#)
Location: 3 Arundel Road, Ryde, PO33 1BN
Proposal: Proposed Alterations and Two Storey Rear Extension
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 23/11/2021

Ryde Town Council raised no objection to the application.

- ii. Application No: [21/01927/HOU](#)
Location: 105 Binstead Lodge Road, Binstead, Ryde, PO33 3UB
Proposal: Proposed Access Ramp
Parish: Ryde Ward: Binstead and Fishbourne
Case Officer: Hayden Marsh Decision: GTD
Decision Date: 23/11/2021

Ryde Town Council raised no objection to the application.

iii. Application No: [21/00423/FUL](#)

Location: 116 - 118 High Street, Ryde, PO33 2SU

Proposal: Proposed extension at second floor level to form three self-contained flats (corrected certification received) (re-advertised application)

Parish: Ryde Ward: Ryde West

Decision Date: 24/11/2021

Ryde town Council raised no objection the application, subject to adequate provision of waste storage facilities and cycle storage space being confirmed as well as contributions to the Solent SPA being agreed.

iv. Application No: [21/02008/HOU](#)

Rosemary Vineyard Bungalow, Rosemary Lane, Ryde, PO33 2UX

Location: Proposal: Proposed single storey rear extension (revised scheme)

Parish: Ryde Ward: Haylands and Swanmore

Decision Date: 25/11/2021

Ryde Town Council raised no objection to the application.

v. Application No: [21/02009/LBC](#)

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

Parish: Ryde Ward: Ryde North West

Decision Date: 30/11/2021

Ryde Town Council raised no objection to the application.

vi. Application No: [21/02037/HOU](#)

Location: 46 The Strand, Ryde, PO33 1JE

Proposal: 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)

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 03/12/2021

Ryde Town Council raised no objection to the application

vii. Application No: [21/02038/LBC](#)

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)

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 03/12/2021

Ryde Town Council raised no objection to the application

2. APPLICATIONS REFUSED

i. Application No: [21/01999/HOU](#)

Location: 39 Great Preston Road, Ryde, PO33 1DS

Proposal: Proposed single storey side extension; proposed two storey rear extension

Decision Date: 26/11/2021

Parish: Ryde Ward: Ryde Appley and Elmfield

Ryde Town Council raised no objection to the application.

ii. Application No: [21/01644/FUL](#)

Location: Flat 3 Sutherland Lodge, East Hill, Road Ryde, PO33 1LU

Proposal: Replacement windows to front side of property

Decision Date: 03/12/2021

Parish: Ryde Ward: Ryde Appley and Elmfield

Ryde Town Council raised no objection to the application.

RESOLVED:

THAT the decisions taken by the Isle of Wight Council since the 30 November 2021 be noted.

164/21 REVIEW OF THE ISLE OF WIGHT TRAFFIC REGULATION ORDERS (TROS) FOR RYDE – DISTRICT 3

Members were advised that the Isle of Wight Council had been in contact with Ryde Town Council regarding involvement in the consultation process around the review of Isle of Wight Traffic Regulation Orders (TRO's) which began in 2020. Following the completion of district 1, which had been completed and agreed by the IWC's Cabinet, Ryde, identified as district 3 was due for assessment.

Ahead of any final decision officers from the Isle of Wight Council and Island Roads requested to meet with Ryde Town Council to discuss the review and listen to comments and suggestions, and an online meeting of no more than two hours had been proposed for mid-January 2022.

Whilst the Planning, Regeneration and Environment Committee normally dealt with such matters under its delegated powers, it was proposed that all Ryde Town Council councillors are informed of the meeting and, in order to cover all Ryde Wards, one elected member from each ward should attend to represent their residents. This would also help ensure the meeting would run more effectively by having fewer councillors attending but ensuring that all Ryde Wards was covered.

Following a proposal and seconder it was:

RESOLVED:

THAT all members are informed of the online meeting (date TBC) with the Isle of Wight Council and Island Roads to discuss the review of the Ryde TRO's (District 3) and that no more than one elected member from each ward attends along with the Planning, Regeneration and Environment Officer and the Committees and Ryde Place Plan Co-ordinator.

165/21 DELEGATED DECISIONS OVER THE CHRISTMAS AND NEW YEAR PERIOD

Owing to the forthcoming Christmas and New Year break, it was proposed that any decisions that required a decision between 22 December 2020 and the next scheduled meeting of the Planning, Regeneration and Environment Committee on 1 February 2021, would be delegated to the Committee Chair, the Planning, Regeneration and Environment Officer and the Committees and Ryde Place Plan Coordinator. Decisions would be made by means of email or if necessary, via a meeting using the Zoom Video Conferencing platform.

Should there be any major planning applications received during this period and there is insufficient time to wait until the 1 February 2022, then an Extra-Ordinary Meeting will be called to discuss the application.

RESOLVED:

THAT all decisions relating to any Planning, Regeneration and Environment matters which needed to be taken between 9 December 2020 and 18 January 2021 be delegated to the Committee Chair, the Planning, Regeneration and Environment Officer and the Committees and Ryde Place Plan Coordinator. Any major planning applications received during this period would be subject to an extra-ordinary meeting of the committee.

166/21 PUBLIC REALM APPLICATIONS

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

167/21 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next scheduled meeting being held on Tuesday, 1 February 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm, be agreed.