



PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS

MEETING HELD ONLINE VIA THE ZOOM VIDEO CONFERENCING FACILITY ON TUESDAY 11 JANUARY 2022 AT 2PM

Present – Cllr Simon Cooke (Chair), Jon Baker (Committee and Ryde Place Plan Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

Owing to the Christmas Break and leading up until the next scheduled meeting of the Planning, Regeneration and Environment Committee on 1 February 2022, four applications received since the last committee meeting held on 21 December 2021 were considered under Delegated Powers by the Chair of the Committee in conjunction with the Planning, Regeneration and Environment Officer, and the Committees Co-ordinator.

- i. Application No: [21/02045/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 56B The Strand, Ryde, PO33 1JD
Proposal: Creation of sustainable roof garden to roof with internal access (revised scheme)

Concerns were raised over the lack of information regarding the access to the roof top as well as the adverse overlooking effect such a development could have on the surrounding properties.

There was also possible implications around the development being out of character with the surrounding properties as it fell within the Ryde Conservation Area. There was also a lack of an Heritage Assessment as required by the Island Plan Core Strategy.

RESOLVED:

THAT Ryde Town Council objects to the application on the grounds that it has insufficient information to evaluate the adverse overlooking effect the development could have on the neighbouring properties. In addition, the building is in the Ryde conservation area and this proposal is thought to be out of character with the surrounding properties contrary to policies DM2 and DM11. Furthermore, the application is not supported by a Heritage Assessment as required by the Island Plan Core Strategy (7.187)

- ii. Application No: [21/02244/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 21 High Street, Ryde, PO33 2HW
Proposal: Proposed conversion of part of ground floor and first and second floors to 5 flats and bin store, to include first and second floor extension and alterations to building fenestration.

The development was largely welcomed as it addressed the High Street Heritage Action Zone (HSHAZ) objective of providing residential accommodation above High Street businesses.

It was however noted that there needed to be more clarity around the sufficient provision of waste storage. Whilst there were eight spaces allocated for bins, there should in actuality be ten in total, providing space for two bins (one green, one black) for each of the five properties.

There should also be confirmation that appropriate payments would be made to the Solent Special Protection Area (SPA's) as well as provision for sufficient cycle storage.

RESOLVED:

THAT the Ryde Town Council raised no objection to the application, subject to the following being confirmed:

- i. Sufficient waste storage is provided for each of the five properties, allowing for a green recycling bin and a black non recycling waste bin.**
- ii. Appropriate payments are made from each property to the Solent SPA.**
- iii. Sufficient cycle storage for each of the five properties is provided.**

Ryde Town Council does encourage such developments as they align with the HSHAZ objective of providing living accommodation above High Street businesses.

- iii. Application No: [21/02502/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 39 Great Preston Road, Ryde, PO33 1DS
Proposal: Proposed side and rear extensions

Whilst the concerns raised by two local residents that had been submitted to the Planning Authority (Isle of Wight Council) were given careful consideration, no material planning issues could be identified in order to object to the application.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- iv. Application No: [21/02534/FUL](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: The Bungalow, Quarr Hill, Binstead, Ryde, PO33 4EH
Proposal: Demolition of dwelling; Construction of a replacement dwelling (revised scheme)

Ryde Town Council had previously supported this application and the revised scheme does not raise any concerns.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- v. Application No: [21/02445/FUL](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Appley Park Public Convenience, Appley Lane, Ryde, PO33 1ND
Proposal: Proposed extension to form storage space for deckchair and water sports operation

No discussion took place or decision was taken on this application owing to it being a Ryde Town Council submission.

NOTE.

The Planning, Regeneration and Environment Committee will be required to ratify decisions i – iv at its meeting scheduled for 1 February 2022.