

Members are summoned to attend a **PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE MEETING** to be held on **TUESDAY 22 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 1 February 2022. ([PAPER A](#))

5. MEMBERS QUESTION TIME

To receive questions from members of the Committee.

6. HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE

To receive an update on the latest position regarding the Ryde HSHAZ initiative from the HSHAZ Project Manager.

7. PLANNING APPLICATIONS

The following planning applications will be determined by the Committee:

- i. Application No: [22/00131/FUL](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Land Between 61 and 63, Bettsworth Road, Ryde, PO33 3EN
Proposal: Proposed Pair of semi-detached houses (revised scheme).
- ii. Application No: [22/00097/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 35 West Street, Ryde, PO33 2QF
Proposal: Removal of front fence; formation of vehicular access and dropped kerb.
- iii. Application No: [22/00152/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Granta, Binstead Hill, Binstead, Ryde, PO33 3RW
Proposal: Proposed single storey side extension & garage conversion; two storey front extension; new front boundary wall and gate; change to external materials.
- iv. Application No: [22/00081/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Monsoon, 133 - 134 High Street, Ryde, PO33 2RJ
Proposal: Proposed change of use and associated alterations to divide premises into 2 retail units.

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: [22/00112/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 61 Great Preston Road, Ryde, PO33 1EF
Proposal: Demolition of greenhouse; proposed detached garden studio and detached garden shed.
- ii. Application No: [22/00132/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 9 Dover Street, Ryde, PO33 2AQ
Proposal: Re-tiling of front path.
- iii. Application No: [22/00207/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 26 Victoria Crescent, Ryde, PO33 1DQ
Proposal: Proposed extension at first floor level on side elevation; single storey rear extension.
- iv. Application No: [22/00213/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 21 Quarry Road, Ryde, PO33 2TX
Proposal: Proposed external platform lift.

- v. Application No: [22/00127/ADV](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Ryde Harbour, Esplanade, Ryde, PO33 1JA
Proposal: 18 flags advertising Ryde Marina and Ryde Town Council
(No comments can be submitted on this from Ryde Town Council owing to it being its own application.)

8. RATIFICATION OF PLANNING APPLICATION DELEGATED DECISION

To formally ratify the following decision, which was taken under delegated powers on Thursday, 3 February 2022 (as agreed at the previous meeting):

- Application No: [21/02559/HOU](#) | Proposed replacement of stone retaining wall with gabions filled with stone | 20 Belvedere Street Ryde, PO33 2JW.

The application was objected to on the following grounds:

Ryde Town Council have no objection in terms of the visual impact that this proposal will have on the conservation area however they have some concerns over a possible increase in ground and surface water run-off into the basement access path.

As a result, Ryde Town Council feel that this application should include an assessment from a drainage engineer to evaluate the possible increase in drainage and the ability of the existing drains to deal with it.

9. DECISIONS TAKEN

To note the decisions taken by the Isle of Wight Council's Planning Department since 1 February 2022 ([PAPER B](#)).

10. LICENCING APPLICATIONS

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

- i. Application Number [22/00091/LAPVAR](#) – For a new Premises Licence, Harbour House, Esplanade, Ryde, PO33 2DY.

The proposed licensing objectives are:

- Recorded music Mon-Sun 09:00-01:30. This is an extension of hours (previously 10:00-23:00 hours).
- Late night refreshment Mon-Sun 23:00-01:30. This is an additional activity.
- Sale of alcohol – on premises – Mon-Sun 09:00-01:00 hours. This is an extension of hours (previously 10:00-23:00 hours).
- Opening hours of premises – Mon-Sun 09:00-01:30 hours. This is an extension of hours (previously 10:00-23:00 hours).

- ii. Application Number [22/00079/LAPNEW](#) – For a new Premises Licence – SUSA Plant Based Kitchen, 71 Union, Street, Ryde, PO33 2LN.

The proposed licensing objectives are:

- Recorded music Mon-Sun 09:00-23:00 hours
- Sale of alcohol on premises – Mon-Sun 11:00-23:00 hours

11. PROPOSED OFFER OF LOCAL COMMUNITY LAND AT WEST ACRE PARK

Members to consider the following:

- i. The offer from Westridge Village Limited the provision of up to five acres of land situated at West Acre Park to be used as a Community Asset.
- ii. To note the proposed Heads of Terms ([PAPER C](#)).
- iii. To recommend to Full Council the formation of a Working Party to explore the possible use of the land for the benefit of the community and how it can be managed.

12. PUBLIC REALM APPLICATIONS

To consider the following applications (Papers to Follow):

- i. Millennium Green, Play Lane - Renovation and Renewal.
- ii. 22 Advertising Flags from Eastern Esplanade to Entrance of Appley Park.

13. DATE OF AND TIME OF NEXT MEETING.

To note that the next scheduled meeting will be held on Tuesday, 15 March 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.

Signed:



Chris Turvey: Planning, Regeneration and Environment Officer - Ryde Town Council
Date: Wednesday, 16 February 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.