



RYDE TOWN COUNCIL
PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE
HELD ON TUESDAY, 5 APRIL 2022 AT 7.00PM

DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 15 MARCH 2022

PLANNING DECISIONS

a) **APPLICATIONS APPROVED**

i. Application No: [22/00104/CLPUD](#)

Location: 4 Oakwood Road, Ryde, PO33 3JS

Proposal: Lawful Development Certificate (LDC) for alterations and conversion of garage to form bedroom

Parish: Ryde Ward: Haylands and Swanmore

Decision Date: 08/03/2022

Ryde Town Council raised submitted no comments owing to it being an LDC.

ii. Application No: [21/01309/HOU](#)

Location: Flat A Kemerton House, 11 Alexandra Road, Ryde, PO33,1LT

Proposal: Replacement of windows with double glazing and replacement of bay single glazed sash windows with PVC like for like sash windows (clock restarted).

Parish: Ryde Ward: Ryde Appley and Elmfield

Decision Date: 09/03/2022

Ryde Town Council raised no objection to this application.

iii. Application No: [22/00036/FUL](#)

Location: 7 Mount Street Ryde, PO33 2QR

Proposal: The erection of single storey rear extension and rebuilding of storm porch

Parish: Ryde Ward: Ryde West

Decision Date: 09/03/2022

Ryde Town Council raised no objection to this application.

iv. Application No: [22/00112/HOU](#)

Location: 61 Great Preston Road, Ryde, PO33 1EF

Proposal: Demolition of greenhouse; proposed detached garden studio and detached garden shed

Parish: Ryde Ward: Ryde Appley and Elmfield

Decision Date: 10/03/2022

Ryde Town Council raised no objection to this application.

- v. Application No: [21/02376/LBC](#)
Location: 27 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for proposed replacement windows
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 11/03/2022

Ryde Town Council raised no objection to this application.

- vi. Application No: [21/02488/HOU](#)
Location: 8 Pound Mead, Ryde, PO33 3HH
Proposal: Conversion of garage and single storey rear extension; raised deck area (revised plan).
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 11/03/2022

Ryde Town Council raised no objection to this application.

- vii. Application No: [22/00152/HOU](#)
Location: Granta, Binstead Hill, Binstead, Ryde, PO33 3RW
Proposal: Single storey side extension & garage conversion; two storey front extension; new front boundary wall and gate; change to external materials
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 23/03/2022

Ryde Town Council have no objection to this application provided that the comments regarding the entrance made by Island Roads are implemented.

- viii. Application No: [22/00127/ADV](#)
Location: Ryde Harbour, Esplanade, Ryde, PO33 1JA
Proposal: 18 flags advertising Ryde Marina and Ryde Town Council
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 24/03/2022

No comments submitted by Ryde Town Council owing to it being its own application.

- ix. Application No: [22/00235/LBC](#)
Location: Ryde Pier, Esplanade, Ryde
Proposal: Listed Building Consent for construction of new pedestrian access/pathway
Parish: Ryde Ward: Ryde North West
Decision Date: 25/03/2022

Ryde Town Council raised no objection to the application, providing that consideration be given to the results of the transport interchange consultation when considering the final colour and design of the railings and shelters.

b) APPLICATIONS REFUSED

i. Application No: [21/00722/FUL](#)

Location: Between Westridge Garage & St Johns Graveyard, Great Preston Rd, Ryde
Proposal: Proposed 6 dwellings to include formation of vehicular access / parking to rear
Parish: Ryde Ward: Ryde East
Decision Date: 11/03/2022

Ryde Town Council objected to this application on the following grounds:

- a) As outlined in the Island Roads Report, there is inadequate pedestrian connectivity to the wider highways network which would compromise the safety of the public*
- b) There is a negative impact on the ease of which users of the proposed parking bays for the properties could access them when the adjacent parking bays are in use.*
- c) The existing outline approval for the Pennyfeathers application includes alterations to the highway network which would make the proposals in this application unsafe and unworkable.*
- d) The ecology report mentions that the applicant has not carried out an appropriate Phase 2 Reptile Survey and that provision should be made for any mammals present on the site*

ii. Application No: [21/02199/RVC](#)

Location: Smallbrook Stadium, Ashey 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.
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 15/03/2022

Ryde Town Council objected to the application on the following grounds:

The original concerns raised by Ryde Town Council and submitted for application 19/00310/FUL to the Isle of Wight Council on 26 July 2019 remain unanswered.

- a) The proposal is not in accordance with Policy DM17 (Sustainable Travel) DM13 (Green Infrastructure) and that the proposal is likely to encourage private car use, deter travel by more sustainable modes of transport and increase the potential for conflict between pedestrians and motorists therefore also being contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.*
- b) The application omits the original inclusion of an Ice Rink, which was the reason for the overwhelming public support for the original application (19/00310/FUL).*
- c) The proposal is so far removed from the original approved application (19/00310/FUL) that Ryde Town Council consider that it should have been treated as a new application.*

Ryde Town Council believe that, because the applicant has approval for one scheme including an ice rink it could open the floodgates for any revised proposals on this site. Any proposal should be a completely new application.

iii. Application No: [22/00097/HOU](#)

Location: 35 West Street, Ryde, PO33 2QF

Proposal: Removal of front fence; formation of vehicular access and dropped kerb

Decision Date: 23/03/2022

Parish: Ryde Ward: Ryde West

Ryde Town Council object to the application on the following grounds:

- a) Road safety is compromised owing to vehicles not being able to enter, leave and park in accordance with highway design codes which state that parking bays which run parallel to the road must be a minimum 3.5m by 8.0m.*
- b) The proposal would set a precedent for others in this road.*

iv. Application No: [22/00179/3OPA](#)

Location: 51 St Johns Wood Road, Ryde, PO33 1HL

Proposal: Prior approval for alterations of offices to form 4 residential dwellings

Decision Date: 24/03/2022

Parish: Ryde Ward: Ryde South East

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

- a) Inadequate Access Visibility*
- b) Inadequate Access Width*
- c) Inadequate Parking Provision and Turning Area*