



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 5 APRIL 2022 AT 7.00PM IN RYDE METHODIST CHURCH,

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr John McLagan, and Cllr Richard May.

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer).

PUBLIC QUESTIONS

Regarding an impending Reserved Matters planning application for the Pennyfeathers development, a question was asked if the Town Council would hold a special additional Planning Committee meeting inviting members of the public, the local Isle of Wight Councillor for Ryde South East, all other councillors whose ward borders the site, the Local MP, and members of the press.

The Planning, Regeneration and Environment Officer advised that the Town Council would consider the request and confirm later in the week.

A second question was asked around who would be responsible for the installation and management of the temporary toilets that were being placed at Western Gardens for the duration of the Ryde Interchange works. It was noted that the Isle of Wight Council would be responsible for the toilets.

43/22 APOLOGIES

Apologies were received from Cllr Georgie Carter.

44/22 DECLARATIONS OF INTEREST

None declared.

45/22 REQUESTS FOR DISPENSATIONS

None requested.

46/22 MINUTES

The minutes to the previous meeting held on 15 March 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 15 March 2022 were approved as a true and accurate record and were signed off by the Chair.

47/22 MEMBERS QUESTION TIME

None were asked.

48/22 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: **22/00361/FUL**

Parish(es): Ryde Ward(s): Binstead and Fishbourne

Location: Quarrhurst Lodge, Quarr Road, Binstead, Ryde, PO33 4EL

Proposal: Proposed 2 detached dwellings with associated curtilage and means of access

It was noted that this was a revised application. The original was an extremely large single dwelling which Ryde Town Council supported. This application was for two dwellings covering approximately the same footprint but there were reservations about the increase in traffic. In general, Ryde Town Council's policy was for more and smaller properties where possible.

Members were advised that Rights of Way had objected on the grounds that the additional residential property proposed for this site would generate additional traffic on the public bridleway.

Island Roads had given approval subject to the following conditions being applied:

- Sight Lines
- Set back entrance gate
- Confirmation of proper access
- Confirmation of parking spaces

There had been one objection from a member of the public.

Members raised concerns around the possible impact to wildlife due to potential light pollution as well as echoing the concerns raised by Rights of Way regarding the generation of additional traffic.

RESOLVED:

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

- a) **The generation of additional traffic would result in conflict with walkers, cyclists, and horse riders. Continued development in the area would eventually eradicate an enjoyable facility for non-motorised users resulting in it becoming a road.**
- b) **Additional motor vehicle use would also lead to further wear and tear on the Isle of Wight Council's asset (the dedicated surface of the bridleway).**
- c) **Light pollution generated by the development which would affect the local flora and fauna.**

ii. Application No: **21/02489/FUL**

Parish(es): Ryde Ward(s): Ryde West

Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Binstead, Ryde, PO33 3PA

Proposal: Demolition of part of existing factory; Proposed 8 new dwellings; Replacement new detached factory building with associated parking and landscaping.

This application was an additional aspect of a bigger application which was previously approved by the Planning Authority (IWC) and no objections were raised by Ryde Town Council.

Island Roads had given approval subject to the following conditions:

- Construction details on drainage etc. being agreed.
- Set back entrance gate
- Confirmation of proper access
- Confirmation of parking spaces.

There were no objections from members of the public or any other statutory consultee. The committee agreed that the additional new houses would be welcomed in the area.

RESOLVED:

THAT Ryde Town Council raised no objection to the application

iii. Application No: **22/00448/FUL**

Parish(es): Ryde Ward(s): Ryde North West

Location: Western Gardens, Esplanade, Ryde

Proposal: Proposed temporary public conveniences.

This application was for a temporary toilet facility which would be in place for the duration of the construction phase of the new Transport Interchange. It was anticipated that it would be on site until March 2023 at the latest. At completion, the site would be returned to its original condition.

Prior to the debate, a member of the public, who was also the Chair of the Ryde Regeneration Working Group, expressed concerns that the assurances given by the Isle of Wight Council over the appearance of the facilities were not evident in the application. They had stated they would be timber clad with planters placed around the site. However, the plans showed the temporary toilets being of green in appearance and with no cladding or planters.

The toilets would be in place until the completion of the train station, which would mean a lengthy period for an unattractive facility to be in a high-profile setting.

Members agreed that the proposed appearance was not aesthetically attractive, especially given the historic nature of the location. It was therefore suggested that the Isle of Wight Council should be asked to consider taking measures to make the site more appealing, with timber cladding and planters added.

There had been no objections from members of the public and statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application subject to the site being appropriately cladded and dressed with planters.

- iv. Application No: **22/00496/FUL**

Parish(es): Ryde Ward(s): Ryde North West

Location: 35 - 36 High Street, Ryde, PO33 2HT

Proposal: Change of use of part of the first floor and second floors above the ground floor retail unit to a five-bed (C4) House of Multiple Occupation (HMO).

Members were advised that the site had existing permission to convert the upper floors into four flats (**20/00428/FUL**). This latest proposal sought to change the original application to provide housing for people who were either homeless or in totally unsuitable accommodation by way of a five bed HMO. It will be used as a staging post to temporarily house them before they moved on to more permanent accommodation.

Prior to the debate, a member of the public raised concerns around the potential for anti-social behaviour occurring should the occupants of the HMO not be managed correctly.

It was noted that Ryde Town Council have had representations about the application stating that they were opposed to HMOs in the area. The committee agreed that the HMO should be correctly managed to ensure that nearby residents were not subjected to any increase in anti-social behaviour.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to details around how the HMO would be managed is made available to provide residents assurance that there would be no increase in anti-social behaviour.

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: **22/00406/HOU**

Parish(es): Ryde Ward(s): Haylands and Swanmore

Location: 15 Colenutts Road, Ryde, PO33 3HS

Proposal: Proposed 1st floor extension

- ii. Application No: **22/00407/HOU**

Parish(es): Ryde Ward(s): Binstead and Fishbourne

Location: 31 Kings Road, Binstead, Ryde, PO33 3RX

Proposal: Proposed single storey rear extension; alterations; extension to decking

- iii. Application No: **22/00385/HOU**

Parish(es): Ryde Ward(s): Ryde West

Location: 54 Mayfield Road, Ryde, PO33 3PR

Proposal: Proposed outbuilding to provide ancillary accommodation

- iv. Application No: **22/00439/HOU**

Parish(es): Ryde Ward(s): Haylands and Swanmore

Location: St Wilfred's Cottage, Playstreet Lane, Ryde, PO33 3LG

Proposal: Removal of existing conservatory; proposed single storey rear extension with flat roof.

- v. Application No: **22/00482/HOU**

Parish(es): Ryde Ward(s): Binstead and Fishbourne

Location: 26 Ryde House Drive, Ryde, PO33 3FF

Proposal: Proposed single storey orangery and detached garage

RESOLVED:

THAT Ryde Town Council raised no objections to the above five applications.

49/22 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: **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.

2. 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

RESOLVED:

THAT Ryde Town Council notes the decisions taken by the Isle of Wight Council since 15 March 2022.

50/22 LICENCING APPLICATION

Members considered the following application:

Application for a Premises Licence Full Variation – Beach House (Formerly Harbour Deli), Esplanade, Ryde – Ref: **22/00264/LAPVAR**

Members were advised that the application was to formally change the name on the licence to Beach House, add the sale of alcohol to licence as takeaway between the hours of 10am to 10pm with opening times of premises from 9am to 10.30pm (to allow a 30-minute period for drinking up). There had been no objections published online from members of the public or any statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

51/22 PLANNING APPLICATION APPEAL

The following planning application appeal was noted:

Application number: **20/01930/FUL** - Appeal No: **21/00067/REF**

Location: Land Adjacent to 1 Prince Street, Ryde, PO33 2SE

Ward: Ryde Monktonmead

Proposal: Demolition of double garages and construction of 2 semi-detached houses.

Members were reminded that at the Planning, Regeneration and Environment Committee meeting held on 8 December 2021, they resolved to raise no objections, subject to the Special Protection Areas (SPA) contribution payment being made.

52/22 PROPOSED REVISED ISLAND PLANNING STRATEGY (IPS)

Members noted that the Isle of Wight Council had provided a briefing to various councillors and members of the Isle of Wight Association of Local Councillors on the latest proposals around the revised Island Planning Strategy.

The strategy would be discussed at the Isle of Wight Councils Scrutiny Committee and then its Cabinet.

The IPS would be made public from 6 April 2022 on the Isle of Wight Councils website.

53/22 URGENT ITEM – PUBLIC REALM APPLICATION FLAG POLES FOR THE EASTERN ESPLANADE / RYDE MARINA

Members discussed an application, which was endorsed by Cllr Chapman, requesting that following agreement from The Isle of Wight Council, Ryde Town Council take over the 18 flagpoles which line the Esplanade seawall beside the newly acquired Ryde Marina (Harbour) on the Eastern Gardens with a license from them to fix these to the wall.

It was noted that the existing flagpoles would need to be removed owing to them being condemned. The flagpoles that had been sourced included an internal halyard with a lockable access.

The flag poles had in the past displayed various flags from international countries which did not require any planning permission. Ryde Town Council had however successfully applied to display the flags showing new logos of Ryde Town Council and Ryde Marina, which did need such approval. The Harbour was seen as an essential part of Ryde Sea Front and the new flags showing Ryde's identity would enhance the area both in terms of business and community pride.

The capital cost of the project would be £6,000. The proposed start date would be the end of April 2022. Following a proposer and seconder and a show of hands, the following was:

RESOLVED:

THAT the Public Realm Application for the Flag Poles for Ryde Eastern Esplanade / Ryde Marina be agreed.

54/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 26 April 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.