



MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 26 APRIL 2022 AT 6.00PM IN RYDE METHODIST CHURCH.

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr Michael Lilley, Cllr John McLagan, Cllr Malcolm Ross, and Cllr Jenna Sabine

Also in Attendance: Jon Baker (Committees Coordinator), Cllr Jo Elliott, Cllr Phil Jordan, Cllr Karen Lucioni and Chris Turvey (Planning, Regeneration and Environment Officer).

31 Members of The Public.

PUBLIC QUESTIONS

- Q.** A question was asked regarding the current poor condition of the Royal York Hotel and what was Ryde Town Council doing to pressurise the owners in ensuring the building would be made to look presentable and not continue to be an eyesore for Ryde.
- A.** Officers from Ryde Town Council were in contact regularly with the Isle of Wight Council and had been seeking the issuing of a Section 215 Notice to enforce the owners to tidy the site up to an acceptable level. Unfortunately, Ryde Town Council does not have any powers to issue such a notice directly, but it would continue to request that the Isle of Wight Council in its role as the Local Planning Authority, treat this as a matter of urgency.

55/22 APOLOGIES

Apologies were received from Cllr Georgie Carter, Cllr Jess Higgins and Cllr Richard May

56/22 DECLARATIONS OF INTEREST

None declared.

57/22 REQUESTS FOR DISPENSATIONS

None requested.

58/22 MINUTES

The minutes to the previous meeting held on 5 April 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 5 April 2022 were approved as a true and accurate record and were signed off by the Chair.

59/22 MEMBERS QUESTION TIME

No questions were asked.

60/22 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [20/02159/ARM](#)
Parish(es): Ryde
Ward(s): Ryde East and Ryde South
Location: Land Known as Pennyfeathers Land to The South of Smallbrook Lane and to the West of Brading Road, Ryde.
Proposal: Reserved Matters Application relating to [P/01456/14](#): 904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements (readvertised application).

A large number of the public had attended the meeting who continued to express many concerns around the proposed development. However, all were reminded that the outline application had already been given approval and that the committee could only consider matters that pertained to the Reserved Matters application before them.

The Planning, Regeneration and Environment Officer advised that when the previous Reserved Matters application had been considered by the Committee in February 2021 (via an online meeting due to the covid 19 pandemic), there had been many concerns raised and since then more issues had been brought to light. These are expanded in detail in the Appendix (and forming part of these minutes) on page A8.

Concerns raised by members of the public included the lack of engagement from the developer's consultant with Ryde residents and the Town Council. Whilst there was no legal requirement to engage, Ryde Town Council have and would continue to seek a dialogue with the consultant.

It was also noted that there continued to be disappointment from members of the public around the lack of a suitable Highways Infrastructure Plan for the development and surrounding area and the consequent increase in traffic would affect not just that area but the whole of Ryde.

Another aspect of the development regarded the latest masterplan which raised concerns as it did not indicate the location of Westridge Garage. It had also been brought to light that the owner of the garage had also not been made aware of any of the developers plans. This was another example of a lack of engagement.

With regard to affordable housing there did not appear to be any confirmation that all phases of the development would have the same allocation of 35% including the required proportion of social housing for rent.

Other areas of concern highlighted included the following:

- Housing Style – The mock Georgian design did not sit well with other houses in the immediate Ryde East area.
- Ecological Issues – No indication of compliance with building standards around house insulation and no commitment to delivering a more innovative and sustainable housing development with emphasis on things such as solar roof panels, good quality insulation, eco-friendly heating, and individual electric car charging points. There was also no mention of the Islands biosphere status.
- Energy Centre – Proposals state that this would be powered by gas, however a recent government announcement has stated that from 2025 all new houses would be prohibited from installing any gas-powered heating
- Proposed Site for School – Not near to any public transport access and should be well away from any unsuitable ground, particularly that susceptible to flooding.

Island Roads had submitted their observations and comments regarding the application and had recommended refusal due to implications affecting the highway network. These were around insufficient information and traffic Impact on the public highway.

All the areas of concern that were discussed would be included in the objections (Appendix) which would be submitted to the Isle of Wight Council.

After a lengthy debate, a proposal with a seconder was made. Following a vote via a show of hands it was unanimously:

RESOLVED:

THAT Ryde Town Council objects to the application on the many grounds that are outlined in the Appendix (and forming part of these minutes) on page A8.

- ii. Application No: [22/00582/HOU](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 10 High Street, Oakfield, Ryde, PO33 1EL
Proposal: Formation of vehicular access.

Members were advised that this application had attracted objection from Island Roads who stated that the proposed driveway would present a health and safety risk on the grounds of their being inadequate turning area and inadequate access visibility.

After a proposer, seconder, and vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council objects to the application on the same grounds as outlined in the Island Roads Report, namely there being inadequate turning area and inadequate access visibility.

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: [22/00518/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 65 Mayfield Road, Ryde, PO33 3PR
Proposal: Demolition of conservatory; proposed single storey rear extension.
- ii. Application No: [22/00554/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Demolition of garage, replacement fence and gate.
- iii. Application No: [22/00614/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 39 Spencer Road, Ryde, PO33 3AD
Proposal: Proposed two storey rear extension and single storey side extension; alterations.
- iv. Application No: [22/00646/LBC](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Listed Building Consent for demolition of garage, replacement fence and gate.

RESOLVED:

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

The following application was noted only owing to it being a Ryde Town Council submission.

Application No: [22/00397/FUL](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Lifeguard Station North Walk, Ryde, Isle of Wight
Proposal: Proposed alterations to include new external staircase and extend the roof observation platform area.

61/22 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: [22/00207/HOU](#)
Location: 26 Victoria Crescent, Ryde, PO33 1DQ
Proposal: Extension at first floor level on side elevation; single storey rear extension
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 30/03/2022

Ryde Town Council raised no objection to this application.

- ii. Application No: [22/00213/HOU](#)
Location: 21 Quarry Road, Ryde, PO33 2TX
Proposal: Proposed external platform lift
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 01/04/2022

Ryde Town Council raised no objection to this application.

- iii. Application No: [22/00246/HOU](#)
Location: 1 Abingdon Road, Ryde, PO33 2RR
Proposal: Proposed single storey rear extension; alterations to include Juliet Balcony at first floor level
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 05/04/2022

Ryde Town Council raised no objection to this application.

- iv. Application No: [22/00308/FUL](#)
Location: Hovertravel Ltd, Quay Road, Ryde, PO33 2HB
Proposal: Proposed lift shaft
Parish: Ryde Ward: Ryde North West
Decision Date: 07/04/2022

Ryde Town Council raised no objection to this application.

- v. Application No: [22/00284/HOU](#)
Location: 11 Wood Street, Ryde, PO33 2DH
Proposal: Proposed single storey extension and extension at 1st floor level
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 11/04/2022

Ryde Town Council raised no objection to this application.

- vi. Application No: [22/00297/CLPUD](#)
Location: 11 Jellicoe Road, Binstead, Ryde, PO33 3NY
Proposal: Lawful Development Certificate (LDC) for proposed single storey extension
Parish: Ryde Ward: Ryde West
Decision Date: 13/04/2022

Ryde Town Council made no comment owing to it being an LDC

- vii. Application No: [22/00294/HOU](#)
Location: 9 Maybrick Road Binstead, Ryde, PO33 3PY
Proposal: Proposed single storey extension
Parish: Ryde Ward: Ryde West
Decision Date: 14/04/2022

Ryde Town Council raised no objection to this application.

2. APPLICATIONS REFUSED

Application No: [22/00010/HOU](#)

Location: 32 Westfield Park, Ryde, PO33 3AB

Proposal: Demolition of conservatory; Proposed extensions and alterations including raising of roof, dormer windows, external cladding; proposed balconies (amended description) (re-advertised application)

Parish: Ryde Ward: Ryde North West

Decision Date: 14/04/2022

Ryde Town Council raised no objection to this application.

RESOLVED:

THAT Ryde Town Council notes the decisions taken by the Isle of Wight Council since 5 April 2022.

62/22 **MOBILE TRADING VAN – ESPLANADE EASTERN GARDENS**

Members were advised that a mobile food van (The Waffle Dealers) had been granted a licence to trade on the end of Quay Road on the Eastern Gardens. When the application was submitted and published, Ryde Town Council officers had closed the offices for Christmas and did not see the notice of the application until after the deadline for submission of comments.

Officers had heard of several complaints from members of the public where they expressed concerns over the noise of the van's generator as well as the food odour.

As part of the transfer of the Harbour (now re-branded Ryde Marina), the Eastern Gardens land falls under the auspices of Ryde Town Council and members agreed that the Marina and the surrounding land was not a suitable location for the van as it could impinge on future Town Council activity within the Eastern Gardens.

Members were advised that Ryde Town Council had also not been sought permission from the applicant to allow the van to park on its land, which offered much potential opportunities for future use.

Members were advised that they had three options to decide on the future of the van. They were to allow the vehicle to remain at its present location, be offered some financial recompense to allow its continued use or have it relocated to Isle of Wight Council land.

Following a proposal, seconder, and a vote via a show of hands it was:

RESOLVED:

THAT the relocation of the mobile food van (The Waffle Dealers), to land owned by the Isle of Wight Council be agreed.

63/22 **PUBLIC REALM APPLICATIONS**

No applications had been received.

64/22 URGENT ITEM – RYDE PIER HAND RAILINGS

Members were advised that the Isle of Wight Councils Chief Conservation Officer had contacted Ryde town Council regarding seeking recommendations on the design of the new railings that would be fitted to Ryde Pier when the new tramway is redeveloped for pedestrians.

The original application referred to the use of a Quayside curved five rail design, but the Isle of Wight Council were concerned about its style not being appropriate for the Grade ii listed heritage pier. Another option was a traditional Weaver three rail design, but there were apprehensions about the safety of this with it having a large lower void posing a potential risk, particularly to younger people.

It was therefore suggested that a Quayside style straight five rail design, painted in black would be most suitable, taking into account safety and the piers unique heritage style.

After a proposal, seconder, and a vote via a show of hands it was:

RESOLVED:

THAT the railings for Ryde Pier's new pedestrian walkway of a Quayside style straight five rail design painted in black be recommended to the Isle of Wight Council by Ryde Town Council.

65/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 17 May 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.

Ryde Town Council's Comments

Planning Application 20/02159/ARM

Application Number: 20/02159/ARM

Address: Land Known as Pennyfeathers Land to The South of Smallbrook Lane and To The West of Brading Road Ryde Isle of Wight

Proposal: Reserved Matters Application relating to P/01456/14:

904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements.

Ryde Town Council (RTC) Comments submitted 12 February 2021 (updated observations are in **Bold** and in boxes).

Ryde Town Council (RTC) welcomes the submission of a Reserved Matters Application for this development. However, the Town Council is unable to support the application in its current form and objects on the following grounds:

1. General Concerns

RTC has three general concerns regarding the proposals as a whole:

I. Inadequate information makes it difficult to comment in detail on many of the proposals.

The size of this application makes it difficult to see which documents are current and which are superseded. Some documents which were issued in 2013 (outline) are still current and some have been revised in 2022. Example Affordable Housing included in outline. There are in the outline and reserved matter applications more than 1200 documents to sift through and many of the plans are A0 size and take several minutes to load even on the latest computer with a fast connection.

II. The proposals take insufficient account of changes in the external environment since the submission of the original outline application. RTC is particularly concerned that they fail to take account of issues related to the environment and climate change and the lessons learned from the Covid-19 pandemic for the design of future settlements.

Since the original application gas boilers are now being phased out due to the harm to the environment. It would be ecologically more palatable if each home were able to produce its own power to either use or return to the grid for payment. This could be done by orienting the roofs of the buildings so that one pitch faces south and using photovoltaic tiles to produce electricity.

III. It is not possible to consider these proposals in isolation from related developments in the Ryde East area. RTC maintains that the Isle of Wight Council (IWC) should, in consultation with RTC, prepare an integrated plan for the development of the area, as indicated para. 3.62 of the Draft Island Planning Strategy, before making decisions about this development.

West Acre Park has now been approved and they have promised a Doctors Surgery and a Community Centre within their application. Having 2 of each would not be sustainable.

2. Highway Infrastructure

I. There are no details of traffic movements and highway capacity either prior to or after the highway improvements are in place.

Highway infrastructure is one of the most contentious points and the proposals are not backed up by a traffic report which identifies the capacity required for the new development. The proposed Nicholson Road business park has obtained permission for carriageway changes on Smallbrook Lane which have a direct impact on this application, but they are not identified in the latest plans. In addition, the proposed carriageway changes at Westridge Cross may be affected by the apparent reluctance of the garage owner to vacate his site.

II. RTC shares Island Roads' concerns about lack of coordination, and in some cases contradiction, with highway proposals related to other developments in the area. RTC maintains that no decision should be made on these proposals until the results of Island Roads' study of all the junctions in the area available

This long-promised Island Roads report on the junctions in this area has still not been delivered.

III. The improvements proposed for Westridge Cross should not be delayed to Phase 7. RTC maintains that they should be brought forward to Phase 2, since development in phases 1 and 2 will have an impact on this junction.

Still true

IV. There is insufficient information on the relocation of the garage at Westridge Cross, given the refusal of an earlier application to relocate it. This could jeopardise the feasibility of the proposals for the improvement of this junction.

See i. above

3. Community Infrastructure

I. The new site proposed for the school and community centre would be less accessible than the previous one, particularly for people from neighboring areas.

Proposed school site should be nearer to the public transport network and away from potential flooding and unsuitable ground.

II. There is insufficient information regarding the geophysical suitability of the new school site, particularly the possible need for measures to address surface water drainage issues given its proximity to the stream.

This is still the case however this site is also not on a suitable transport route for Primary children.

III. There is no information about the size and type of school that will be required, or even if a school is actually needed. RTC maintains that there should be a comprehensive survey of future educational need in the area, taking account of both existing and possible future housing development before a decision is made.

This year 2000 places empty but when all of these new houses come on stream extra provision will be needed.

4. Housing Design

I. RTC is concerned about the small size of gardens in some parts of the development. The Covid- 19 pandemic has emphasised the importance of private outdoor space.

Also, the need for quality public open space.

II. RTC is also concerned that, although the proposals meet minimum standards in terms of parking spaces, the relatively high densities in some parts of the development may result in undesirable street parking.

In addition, the electric car is becoming more common and soon will be the norm. The houses without their own drives will find it hard to charge their electric cars at home (the cheapest way). Amendments to building regulations are currently being consulted on to ensure that all new developments with parking have charge point provision.

5. Affordable Housing

I. There is no information on the distribution of affordable housing between phases. RTC maintains that each phase should include the required 35% of affordable housing, including the required proportion of social housing for rent.

Phase 1 includes the correct compliment of affordable homes and all other phases should have the same requirement.

II. The definition of affordable housing is based on the standard 80% figure. However, according to the 2018 Housing Needs Assessment, the actual affordable level in the Ryde area is only 60%. This has now been accepted by the government, in that housing associations are now eligible for the Social Housing Grant.

Pennyfeather's affordable housing report states that all affordable housing will be allocated through the Island Homefinder or agreed alternative. Priority will be given to the following:

- **Transfer based on welfare or medical grounds**
- **Ryde residents who want to transfer to a smaller property to release larger homes.**
- **Households accepted as homeless.**
- **Ryde residents who require a larger home due to an increase in family size.**
- **Registered with Island Homefinder.**
- **Tenants of a partner organisation with unsuitable accommodation.**

III. There is no information on the proposed management of the social rented housing. RTC is not aware of any approaches that have been made to existing housing associations.

Although this is not something that we can insist on it would be nice to know the developer's intentions.

6. Environmental Concerns

I. It is still proposed that the Energy Centre be powered by gas, despite the recent government announcement that from 2025 all new houses will be banned from installing gas-powered heating.

See a) II

II. There is no mention of the Island's new status as a Biosphere Reserve and the possible implications of this for the development.

Still true

III. There is no mention of the implications of the development on light pollution and possible mitigating measures.

Still true

IV. It is not clear whether the area of public open space in the western part of the development will be open to the general public or just to residents of the development. RTC maintains that it should be open to the general public and that adequate facilities for visitors (e.g. parking spaces) should be provided.

Still True

V. RTC has concerns about access to bus stops and cycling / walking infrastructure, particularly for those without their own vehicles. The relocation of the school to what is considered a less suitable site would also have a negative impact in terms of poor transport links.

Still True

7. Management Responsibility and Costs

I. There is insufficient information about the future management of the development, including the maintenance of roads and public green space and the possible implications of this in terms of service charges. RTC is concerned that residents may have to pay high service charges, which would have a negative impact on occupants of social rented housing.

All proposed road and footways should be designed to the SPD for highways design in new developments.

II. RTC insist that, should the development be approved, all new roads within the development be adopted into the highways network as they form a major part of the necessary highway infrastructure work required to accommodate the extra pressure placed on the local road network.

Still True

8. Section 106 Agreement

I. RTC considers that Section 106 monies raised from the development to mitigate its effects should be spent in the local Ryde area.

Still True

II. In particular, RTC maintains that, if the education needs assessment proposed above indicates that a school is not needed on this site, any monies identified for the provision of primary education in the legal agreement should be ring fenced for education facilities elsewhere in Ryde.

The fact that 1700 new homes and an industrial site are planned for this area mean that educational facilities will eventually be required in this area and the ringfenced money as mentioned above should be kept for the eventual need for schools in this area although this proposed site is not suitable for the areas needs. Funds should probably be ringfenced for this immediate area only.

9. Drainage, foul and surface.

I. Foul Water

“Once the development has received the Reserved Matters Approval, Southern Water will have 24 months from the date the planning application is granted to make the necessary infrastructure improvements. If the capacity is not available by that date Southern Water will be obliged to make alternative arrangements for disposal of drainage from the development. Payment for these works will be recovered through the new connections charge - £790 per unit paid by the Developer. A total for the 904 houses of £714,160.”

Southern Water are legally required to supply a connection which has sufficient capacity to deal with the flow generated by the proposed development. Although the submission states that the pump houses which lift the effluent to the SW sewer will be adopted the rest of the gravity system within the development could be maintained by a management agreement. This is something that could mean residents paying much more for sewage services so RTC must insist on the whole system being adopted.

The discharge of Nitrates to sensitive receptors is being assessed by Natural England as a consultee during the planning process. The Solent is one of the areas within the U.K. where Nitrate reduction applies.

It is stated in the submission that the Great Preston Road Sewage system does not issue to the Solent but goes to the English Channel via Sandown. There has been no confirmation that this is the case from the Developer.

10. Island Roads Report

In the submissions from Island Roads dated 20 April 2022 they concluded:

The proposals envisaged in this application have implications affecting the highway network and therefore I recommend refusal based on the following grounds:

i. Insufficient Information

The information accompanying this application is inadequate and deficient in detail in respect of the onsite road layout, parking and highway improvements so that the Local Planning Authority is unable to consider fully the effects of the proposal on the local highway network and in the absence of further details it is considered the proposal may represent a hazard to highway users by virtue of inadequate Capacity, Layout, turning areas and visibility splays thus constituting a hazard to highway users contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.

ii. Traffic Impact onto public highway

Insufficient information has been supplied in respect to the traffic impact of the development. In the absence of such information, the local planning authority is not satisfied that the development will not cause congestion on the local highway network and would therefore be contrary to Policy SP7 (Travel) DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Isle of Wight Core Strategy.

<p>No current traffic reports covering all of the junctions has been carried out or uploaded to evaluate the road proposals. The SPD for Parking Provision in New Developments 2017 did not exist when this application was first tabled so there seems to be little detail of the parking arrangements.</p>

11. Ryde Town Council Conclusion

The length of time that this application has taken to get from first submission to a final decision will run into 9 or 10 years. This is important for the following reasons:

- A. Changes in building regulations regarding climate change over that period have been significant and new laws governing the use of gas boilers, electric cars and further insulation requirements could fundamentally change the look, design and materials used in these properties. These changes have not been addressed in this submission and this would suggest that further revisions will be required.**
- B. COVID 19 has made everyone acutely aware of the need for personal space and more recreational space within residential settings and some areas within this application are sadly lacking.**

As a result of this time delay, the safest way to ensure that this application reflects the current building regulation requirements and addresses all the other concerns expressed above, Ryde Town Council feel that a new full application is the only way to proceed with this scheme.

Ryde Town Council, therefore, **strongly objects** to this application on the grounds laid out in our original comments submitted on 12 February 2021 and wish to back them up with the new observations as laid out in the boxes above.

Ryde Town Council also recommends that a revised full planning application for the whole Pennyfeathers development be submitted which addresses all the concerns raised.