



MINUTES OF RYDE TOWN COUNCIL'S PLACE AND NEIGHBOURHOOD COMMITTEE HELD ON TUESDAY, 7 JUNE 2022 AT 7.00PM IN RYDE METHODIST CHURCH

Members Present: Cllr Simon Cooke (Chair), Cllr Jess Higgins, Cllr Michael Lilley, Cllr Karen Lucioni, Cllr Richard May, Cllr John McLagan, Cllr Malcolm Ross, and Cllr Jenna Sabine.

Also in Attendance: Jon Baker (Committees Coordinator), John Prickett (Community Led Homes), Chris Turvey (Place and Neighbourhood Officer).

5 Members of The Public.

PUBLIC QUESTIONS

- Q.** A question was asked around why two UPVC replacement windows applications had been recommended approval for homes within a conservation area under delegated powers.
- A.** The Place and Neighbourhood Officer responded by stating that there were two applications which had proposed retaining or fitting wooden window frames ([21/02318/HOU](#) and [22/00687/FUL](#)), but the other two which did apply for UPVC replacement window frames ([22/00801/HOU](#) and [22/00861/HOU](#)) would be given further consideration later in the meeting (minute 84/22 i and ii - page A-5).
- Q.** A question was asked around why there was no mention of the resurfacing of the Upper High Street pedestrian zone in the High Street Heritage Action Zone (HSHAZ) Handover Report (Minute 87/22).
- A.** It was noted that the Place and Neighbourhood Officer would attempt to gain more information and report back to a future meeting. It was also noted that it would be beneficial to the committee to invite the new HSHAZ Project Manager and the Isle of Wight Councils Cabinet Member responsible for the matter to a future meeting so Ryde Town Council could set out its expectations of the HSHAZ as well as address concerns around funding for the resurfacing of the High Street, a key element of the Project.
- Q.** A question was asked around the Ryde Interchange development and why there appeared to be no schedule of staged building with works being undertaken outside the pavilion as well as further to the west of the Esplanade near the old toilet block and café building where a large skip had been placed.
- A.** The Isle of Wight Councils Strategic Manager for Regeneration Infrastructure and Transport would be contacted to seek more information around the promised phased building approach.

78/22 APOLOGIES

None.

79/22 DECLARATIONS OF INTEREST

None declared.

80/22 REQUESTS FOR DISPENSATIONS

None requested.

81/22 MINUTES

The minutes to the previous meeting of the Place and Neighbourhood Committee held on 17 May 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 17 May 2022 were approved as a true and accurate record and were signed off by the Chair.

82/22 MEMBERS QUESTION TIME

Cllr Lilley asked if there could be data obtained around the number of landlords that had evicted tenants to provide Airbnb accommodation which was adding to the increased problems around homelessness.

It was noted that the last Isle of Wight Housing Needs Survey was carried out some years previously. It was therefore suggested that relevant Isle of Wight Council officers be contacted to obtain any additional information around the issue of Airbnb's adding to homeless numbers.

83/22 TALK ON COMMUNITY LED HOMES

The Accredited Advisor for Community Led Homes provided the committee with a presentation on the initiative.

Community led housing, an expanding organisation of regular people acting and managing housing projects, which looks to build good quality and affordable homes that the country needed.

It was noted that anybody could start, volunteer, and deliver a community led housing project and no experience of work in housing, or a degree in architecture was required. If someone believed there was a genuine need for change then people could lead the initiative.

Community Led Housing was regarded as:

- An open and meaningful community participation and consent takes place throughout the process.
- The community group or organisation owns, manages, or stewards the homes in whichever way they decide to.
- The housing development would be of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

Community led housing was not regarded as:

- A tokenistic consultation procedure
- A housing association scheme with the backing of a local town and parish council or community
- A standard housing development

Various national success stories regarding Community Led Homes were noted.

Locally there was a recent application from Aspire to provide homes of multiple occupancy above a former shop in the High Street which had been secured via grant funding. There were also future possibilities to explore to provide homes for Armed Forces Veterans who were either homeless or currently residing in insecure housing.

84/22 PLANNING APPLICATIONS

The following planning application was considered by the committee:

- i. Application No: [22/00782/FUL](#) ([22/00783/LBC](#) – Listed Building Consent)
Parish(es): Ryde Ward(s): Ryde North West
Location: St James Church and Flat 4 Market Street, Ryde, PO33 2NG
Proposal: Alterations to include removal of ground floor pews to create a large multi-purpose meeting space; formation of a kitchenette, toilets, two offices and two group rooms at west end of Church. Extension to the residential apartment down to ground floor, forming a coffee drop-in area with café style kitchen, larger toilet facilities, new stairs, and a lift to first floor where there will be three group rooms and an office, externally extending with a glazed entrance foyer, adding to, and changing some of the windows and doors. Installation of a photovoltaic solar panel system and an air source heat pump system, generally redecorating the buildings.

There had been several letters of support raised to date from members of the public. One had commented that the proposal would benefit the facility by allowing more space and accessibility as well as offering more economical heating and lighting. Another comment highlighted the preservation of the Church's character whilst providing a beneficial space for community use.

However, one member of the public objected citing concerns around the loss of interior heritage items such as pews and organ and suggested that the applicant should meet with the IWC Heritage Officer, Historic England, and an independent papal heritage professional to find a way heritage value of the interior might best be preserved whilst allowing a new range of uses to evolve.

Members agreed that whilst some concerns around the internal heritage items should be acknowledged, the proposals would be beneficial to the churchgoers and the wider community.

Following a proposal and seconder a vote was taken via a show of hands and the following was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application No: [22/00639/FUL](#) - ([22/00640/LBC](#) – Listed Building Consent)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Appley Tower, Appley Walk, Appley Lane / Park, Ryde, PO33 1QX
Proposal: Planning permission for the renovation, repair, and reuse of Appley Tower as a shop and art gallery / education use (including external illumination, interpretation boards and roof terrace with balustrade and internal mezzanine and stairs), together with the siting of four additional beach huts alongside the existing crescent of huts.

Prior to the debate a member of Ryde Society raised objections to the application claiming they would be detrimental to the area. These concerns were:

- Hardstanding stone paving area to accommodate a coffee trading van.
- Loss of flora and fauna to accommodate the new stone paving.
- Excessive coloured LED lighting to illuminate the tower at night.

Members were reminded that Ryde Town Council had committed to a financial contribution to the project should planning permission be granted.

There had been one neutral comment submitted online from a member of the public requesting that the Towers natural internal finishes are protected. To date, there had been no concerns raised by any statutory consultees.

Most of the work defined in the application was for the Towers repair where the original features would be re-established.

The committee was advised that any concerns around a coffee trading van was not a planning consideration, and that any objections (or support) would need to be dealt with separately as a licencing application matter. Regarding the issues around the Towers proposed lighting feature, it was unlikely that any upward lighting would be permitted in the application owing to the Islands application for Dark Skies status. As a result, lighting should therefore be of a more sympathetic nature.

Following a proposal and seconder a vote was taken via a show of hands and the following was:

RESOLVED:

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

- I. The hardstanding area is used appropriately with no negative effect to the surrounding area.**
- II. That concerns around the lighting of the tower are addressed resulting in more considerate illumination of the Tower at night.**
- III. There is minimal loss of any of the surrounding flora and fauna.**
- IV. Any comments that may be received from the Isle of Wight Councils Conservation Officer are addressed satisfactorily.**

The following planning applications were considered under delegated powers by the Chair and the Place and Neighbourhoods Officer, and they proposed no objections:

- i. Application No: [22/00703/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Heron Gate, 15 Riboleau Street, Ryde, PO33 2JT
Proposal: Proposed two storey extension
- ii. Application No: [22/00818/ARM](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 30 Upton Road, Ryde, PO33 3HE
Proposal: Approval of reserved matters on P/00291/19 for landscaping
- iii. Application No: [21/02318/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 42 Melville Street, Ryde, PO33 2AW
Proposal: Retention of replacement wooden sash windows
- iv. Application No: [22/00687/FUL](#) – ([22/00688/LBC](#) – Listed Building Consent)
Parish(es): Ryde Ward(s): Ryde North West
Location: 4B Spencer Road, Ryde, PO33 2NZ
Proposal: Proposed retention of replacement windows

RESOLVED:

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

The following two planning applications were given additional consideration:

- i. Application No: [22/00861/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: The Stable House, 31A Alexandra Road, Ryde, PO33 1LT
Proposal: Replacement windows to front elevation.

THAT Ryde Town Council raised no objections to this application but do request that any application for timber window replacements in a Conservation Area under Article 4 direction are not replaced with UPVC frames.

- v. Application No: [22/00801/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 Nelson Place, Ryde, PO33 2ET
Proposal: Replacement windows

THAT Ryde Town Council raised no objections to this application but do request that any application for timber window replacements in a Conservation Area under Article 4 direction are not replaced with UPVC frames.

85/22 PLANNING APPEALS.

Members noted the following two planning application appeals lodged with the secretary of State:

- i. Application No: [21/01376/RVC](#)
Parish(es): Ryde Ward: Ryde Appley and Elmfield
Location: D Andrea, Thornton Close, Ryde, PO33 1PF
Proposal: Removal of condition 2 on [P/00337/19](#) to allow building to be occupied as independent residential accommodation
Appeal Start Date: 10/05/2022
- ii. Application No: [21/02045/HOU](#)
Parish(es): Ryde Ward: Monktonmead
Location: 56B The Strand, Ryde, PO33 1JD
Proposal: Creation of sustainable roof garden to roof with internal access (revised)
Appeal Start Date: 24.05.2022

86/22 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: [22/00518/HOU](#)
Location: 65 Mayfield Road, Ryde, PO33 3PR
Proposal: Demolition of conservatory; proposed single storey rear extension
Parish: Ryde Ward: Ryde West
Decision Date: 16/05/2022

Ryde Town Council raised no objection to the application.
- ii. Application No: [22/00397/FUL](#)
Location: Lifeguard Station, North Walk, Ryde, PO33 1JD
Proposal: Proposed alterations to include new external staircase and extend the roof observation platform area
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 19/05/2022

Ryde Town Council made no comment on the application.
- iii. Application No: [21/02568/HOU](#)
Location: Kingarth Lodge Church Road, Binstead, Ryde, PO33 3SZ
Proposal: Demolition of existing single storey extension; proposed replacement single storey extension; alterations
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 23/05/2022

Ryde Town Council made no comment on the application.

- iv. Application No: [21/00964/FUL](#)
Location: Ryde House, Ryde House Drive, Ryde, PO33 3FE
Proposal: Construction of 19 dwellings (revised plans) (re-advertised application)
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 27/05/2022

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

- i. Prior to commencement of phase 2 works, any outstanding issues with trees in phase 1 should be resolved.*
 - ii. The Affordable Housing element of the scheme is delivered prior to the open market housing outlined in Phase 2 in order to guarantee the delivery of the affordable housing.*
 - iii. That the waste and cycle storage areas are identified on the plans.*
 - iv. The issues around lighting as outlined in the submissions from the Police are addressed.*
- v. Application No: [22/00551/CLPUD](#)
Location: 28 Parkway Binstead, Ryde, PO33 3RZ
Proposal: Lawful Development Certificate for proposed single storey rear extension
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 27/05/2022

No decision made by Ryde Town Council as the application is for a Lawful Development Certificate.

2. APPLICATIONS REFUSED

None

RESOLVED:

THAT Ryde Town Council notes the above five decisions taken by the Isle of Wight Council since 17 May 2022.

87/22 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) PROJECT MANAGER HANDOVER REPORT AND FINANCIAL SUMMARY

The report from the outgoing HSHAZ Project Manager, which was for noting only, highlighted the status of various elements of the project such as:

- Ryde HSHAZ Phase 1,
- Completed HSHAZ Projects as of April 2022
- Additional HSHAZ funding from 2020 – 2022
- Public realm Phase 1
- Shopfront Improvements and Grant Awards

The Financial Summary reported the four-year plan highlighting contributions from Ryde Town Council, the Isle of Wight Council and Historic England.

Members agreed that it would be beneficial to meet the new Historic England Places advisor at some future juncture.

88/22 PUBLIC REALM APPLICATIONS

No applications had been received.

89/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting being held on Tuesday, 28 June 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.