



MINUTES OF RYDE TOWN COUNCIL'S PLACE AND NEIGHBOURHOOD COMMITTEE HELD ON TUESDAY, 28 JUNE 2022 AT 7.00PM IN RYDE METHODIST CHURCH

Members Present: Cllr Simon Cooke (Chair), Cllr Jess Higgins, Cllr Michael Lilley, Cllr Richard May, and Cllr Malcolm Ross.

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

3 Members of The Public.

PUBLIC QUESTIONS

- Q.** A question was asked why the mayor who whilst no longer the Chair of the Isle of Wight Councils Planning Committee is still a member of it and therefore should he still refrain from sitting on Ryde Town Councils Place, Neighbourhood and Planning Committee as it could be seen as potentially compromising his impartiality.
- A.** The mayor responded by stating that the committee had a much wider remit and debated many issues other than just planning applications which he wished to contribute to. However, should a planning application be considered, he would declare an interest and refrain from voting on it.
- Q.** A question was asked if Ryde Town Council would consider conducting a Housing Needs Survey for Ryde.
- A.** The Place, Neighbourhood and Planning Officer advised that the matter would be addressed later in the meeting when discussing assessing Ryde's housing numbers (minute 98/22)
- Q.** A question was asked about a planning application pertaining to Pennyfeathers [22/01078/FUL](#) (non-material amendment on [P/01456/14](#)) and why the public were not able to comment on it.
- A.** It was noted that the application had sought to change the wording in one of the conditions to replace the words 'Prior to' with the word 'with'. It therefore meant that the relevant information was submitted with the reserved matters application rather than before it. The Local Planning Authority agreed that this change would not be a material consideration so there would be no need to consult on it.

90/22 APOLOGIES

Apologies had been received from Cllr Karen Lucioni.

91/22 DECLARATIONS OF INTEREST

None declared.

92/22 REQUESTS FOR DISPENSATIONS

None requested.

93/22 MINUTES

The minutes to the previous meeting of the Place and Neighbourhood Committee held on 7 June 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 7 June 2022 were approved as a true and accurate record and were signed off by the Chair.

94/22 MEMBERS QUESTION TIME

Cllr Ross enquired about the schedule and details of the removal of the build-up of the sand to the east of the Marina.

It was noted that over the coming three weeks it was anticipated that some 50,000 tons of sand would be moved and redistributed along Appley Beach to Puckpool. This would improve the beach at Appley and create much better conditions for the forthcoming Beach Soccer Festival.

95/22 PLANNING APPLICATIONS

The following planning application was considered by the committee:

- i. Application No: [22/00698/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 33 Great Preston Road Ryde, PO33 1DS
Proposal: Formation of vehicular access and dropped kerb.

Members considered an application which appeared to be a retrospective submission, for a driveway.

Island Roads had raised concerns over the application, citing safety reasons owing to a shortfall in access visibility which would be a hazard to road users.

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

RESOLVED:

THAT Ryde Town Council objected to the application on the same grounds raised by Island Roads in their recommendation for refusal, namely, inadequate access visibility.

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: [22/00813/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, PO33 3AR
Proposal: Proposed addition of solar panels to roof.
- ii. Application No: [22/00867/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 30 Ryde House Drive, Ryde, PO33 3FF
Proposal: Proposed orangery at the rear of the dwelling.
- iii. Application No: [22/00956/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 12 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for proposed replacement front door.
- iv. Application No: [22/00931/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 27 Melville Street, Ryde, PO33 2AN
Proposal: Listed Building Consent for proposed demolition of outbuildings.
- v. Application No: [22/00974/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 37 Sherbourne Avenue, Ryde, PO33 3PX
Proposal: Proposed single storey rear extension
- vi. Application No: [22/00998/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 13 Arnold Road Binstead Ryde, PO33 3RJ
Proposal: Demolition of conservatory and garage; proposed single storey side and rear extension; alterations

RESOLVED:

THAT Ryde Town Council raised no objection to the above six applications.

The following two planning application noted as it was an application from Ryde Town Council:

- i. Application No: [22/00948/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Ryde Harbour Office, Esplanade, Ryde, PO33 1JE
Proposal: Removal of existing portacabin Harbour Office; proposed replacement portacabin; re-siting of storage container

96/22 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following decisions taken by the IWC's Planning Department:

PLANNING APPLICATION DECISIONS

1. APPLICATION APPROVED

Application No: [22/00703/HOU](#)

Location: Heron Gate 15 Riboleau Street Ryde, PO33 2JT

Proposal: Proposed two storey extension

Parish: Ryde Ward: Ryde Monktonmead

Case Officer: Hayden Marsh Decision: GTD

Decision Date: 14/06/2022

Ryde Town Council raised no objection to the application.

2. APPLICATION REFUSED

Application No: [22/00714/HOU](#)

Location: The Conifers, Quarry Road, Ryde, PO33 2RU

Proposal: Proposed single storey rear extension and decked area

Decision Date: 10/06/2022

Parish: Ryde Ward: Ryde Monktonmead

Ryde Town Council raised no objection to the application.

RESOLVED:

THAT Ryde Town Council notes the above two decisions taken by the Isle of Wight Council since 7 June 2022.

97/22 LICENCING APPLICATIONS

The following applications were considered:

- i. Application for a Premises Licence – All Things Sweet, Union Street, Ryde, Isle of Wight – Ref [22/00751/LAPNEW](#)
Members noted that there were no objections from any statutory consultees or members of the public submitted online.
- ii. Application for a Street Trading Consent – Plaza Ices Ltd, Simeon Street Recreation Ground, Ryde for Saturday, 9 July 2022 – Ref [22/00791/STSTAN](#)
Members noted that there were no objections from any statutory consultees or members of the public submitted online.
- iii. Application for: Street Trading Consent – Easy Ryder, Eastern Gardens, Ryde for Saturday & Monday only from the Saturday, 9 July to Saturday, 8 October 2022– Ref [22/00796/STSTAN](#)
Members noted that there were no objections from any statutory consultees or members of the public submitted online.

RESOLVED:

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

98/22 ASSESSING HOUSING NUMBERS

The Place and Neighbourhood Officer presented a brief report on the assessment of housing needs for the Ryde area.

Members noted that the Ryde Area also included Brading, Bembridge, Nettlestone and Seaview, Fishbourne, St Helens and Havenstreet.

On the issue that was raised at the previous meeting around landlords evicting tenants and turning their properties into AirBnB, members were advised planning law allowed for residential property to be let on long term rental without the need for changes to planning use class C3. Short term lets, defined as less than 14 days, fall into class C1, and therefore do require a change of use class if that use is not ancillary to the main use.

This would mean that a landlord could, for instance, let his property out long term for the two thirds of the year on long let and as an ancillary use for AirBnB during the summer which would be within the law.

Members then noted the report.

The Committee then discussed the possibility of Ryde Town Council creating a Housing Needs survey specifically for Ryde and that a Task Group could be set up to consider the practicalities around this.

It was therefore proposed and seconded that such a Task Group is established in due course.

RESOLVED:

THAT a Task Group is set up in due course to consider the feasibility of creating a Ryde Housing Needs Survey.

99/22 PUBLIC REALM APPLICATIONS

No applications had been received.

It was however noted that as part of the revised Ryde Town Council budget, which was being put before members at Full Council, and additional £5,000 would be allocated to the Public Realm budget from Seed funding.

100/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 19 July 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.