

**MINUTES OF RYDE TOWN COUNCIL'S PLACE AND NEIGHBOURHOOD COMMITTEE
HELD ON TUESDAY, 19 JULY 2022 AT 7.00PM IN RYDE METHODIST CHURCH**

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

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

Members of The Public: 6

PUBLIC QUESTIONS

A question was asked around a potential Ryde Town Council (RTC) Housing Needs Survey for Ryde which was being addressed later in the meeting (minute reference 108/22) and whether the survey, should it be carried out, address the needs of some residents such as those in danger of (or already had been) evicted from their homes. This would be addressed later in meeting.

A question was asked around a yet to be published strategic proposal carried out by WSP (UK) Ltd for Ryde Esplanade and was it being looked at by RTC as part of the Ryde Place Plan review. The Chair advised that the Ryde Place Plan Review Working Group had recently met with a consultant from WSP which are commissioned by the Isle of Wight Council (IWC) to produce a proposal for the Esplanade. When the findings are made available, they would be considered by the Ryde Place Plan Review Working Group.

101/22 APOLOGIES

Apologies had been received from Cllrs Jo Elliott, Karen Lucioni and Jenna Sabine.

102/22 DECLARATIONS OF INTEREST

None declared.

103/22 REQUESTS FOR DISPENSATIONS

None requested.

104/22 MINUTES

The minutes to the previous meeting held on 28 June 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 28 June 2022 were agreed.

105/22 MEMBERS QUESTION TIME

No questions were asked.

106/22 PLANNING APPLICATIONS

The following planning application was considered by the committee:

i. Application No: [22/01030/FUL](#)

Parish(es): Ryde Ward(s): Ryde Appley and Elmfield

Location: Former Council Depot, Victoria Crescent, Ryde, PO33 1DG

Proposal: Demolition of existing depot buildings, construction of 5 new dwellings.

Members were advised that when the original application was considered by Ryde Town Councils Planning Committee in February 2019, members raised no objection.

After discussion, a proposal was made and seconded and following a vote via a show of hands it was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application

ii. Application No: [22/01035/FUL](#)

Parish(es): Ryde Ward(s): Ryde Appley and Elmfield

Location: Taunton House, 26 Marlborough Road, Ryde, PO33 1AB

Proposal: Change of use to form a House of Multiple Occupancy (HMO).

Members noted that there had been several comments sent to the Isle of Wight Council raising concerns about the development. There had also been concerns raised by Hampshire and Isle of Wight Police around safety and security issues for residents and the poorly designed layout to address such matters. It was also noted that the Isle of Wight Fire and Rescue Service had raised similar apprehensions around safety and therefore did not support the application.

Members listened to the concerns raised by residents present as well as noting the numerous objections submitted to the Isle of Wight Councils planning website. These concerns were mainly around the area being unsuitable given the lack of on street parking to facilitate the residents of the home as well as such a facility being in a residential area, some way off the centre of Ryde. The location of a primary school less than 200 meters away was also a big concern of residents.

Members also agreed that the proposed layout of the inside of the building was poorly designed and not conducive for comfortable and safe accommodation.

A question was asked whether the property was within the Conservation Area. (The answer was not readily available at the meeting, but on later investigation it was deemed to fall just outside the Ryde St Johns Conservation Area).

After discussion, a proposal was made and seconded and following a vote via a show of hands it was:

RESOLVED:

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

- a) **Ryde Town Council shared the concerns raised by Hampshire Police Constabulary which centred around bad access and egress arrangements meaning that residents would have to pass through another resident's bedroom to exit the building. This would lead to a poor quality of life for residents of adjacent bedrooms.**
- b) **Ryde Town Council also shared the concerns of the Police around the provision of just four parking spaces for a total of ten residents which would have a negative impact on the already limited on road parking in the area.**
- c) **Ryde Town Council agreed with the Isle of Wight Fire and Rescue Service that there was insufficient access for high reach appliances, insufficient water supplies in the event of an appliance attending an on-site incident and inadequate measures in place to address firefighting and environment issues.**
- d) **Ryde Town Council are of the opinion that such a facility is unsuitable for the location proposed. Ryde Town Council believed that as result of the application being approved it would have a negative effect on the quality of life on those residents living around the proposed development.**

iii. Application No: [22/01136/FUL](#)

Parish(es): Ryde Ward(s): Ryde Appley and Elmfield

Location: Taunton House, 26 Marlborough Road, Ryde, PO33 1AB

Proposal: Proposed change of use from former care home to residential dwelling.

Whilst this was in relation to the same property as the previous application, it was noted that it was for an entirely different proposal. This application was for the change of use from a former care home to a private residential property.

However, there was some confusion around the floor plan in the application pack as it referenced "private rooms" and "staff areas", which would indicate it not to be a private residential dwelling. Members felt that the floor plan provided appeared to be that of the original accommodation.

Members agreed that there was insufficient information provided within the application to make an informed decision. They also wished it to be noted that the loss of a care home was a concern.

After discussion, a proposal was made and seconded and following a vote via a show of hands it was:

RESOLVED:

That Ryde Town Council objected to the application on the grounds that there is insufficient information pertaining to the submission. Ryde Town Council also wished to place on record its concerns around the closure of a much-needed Care Home.

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: [22/00858/FUL](#)
Parish(es): Ryde Ward(s): Ryde Northwest
Location: Public Footway Outside of 1 Esplanade, Ryde, PO33 2DY
Proposal: BT public telephone kiosk
- ii. Application No: [22/00995/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 10 Ringwood Road, Binstead, Ryde, PO33 3NX
Proposal: Formation of vehicular access and dropped kerb
- iii. Application No: [22/01050/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Hedge End, Corbett Road, Ryde, PO33 3LF
Proposal: Proposed dormer extension and alterations
- iv. Application No: [22/01057/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 36 George Street, Ryde, PO33 2EN
Proposal: Demolition of garages facing Union Road; proposed detached self-contained annexe.
- v. Application No: [22/00927/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Daisy Lodge, Swaylands Close, Ryde, PO33 1FA
Proposal: Alterations, conversion, and extension of garage to form office; proposed single storey extension to form garage.
- vi. Application No: [22/01023/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Barclays Bank, 7 - 8 High Street Ryde, PO33 2PN
Proposal: Proposed external alterations.
- vii. Application No: [22/01075/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 61 Binstead Road, Ryde, PO33 3PD
Proposal: Proposed single storey extension to form new bedroom with ensuite and lobby area.
- viii. Application No: [22/01130/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 2 Victoria Crescent, Ryde, PO33 1DQ
Proposal: Proposed two storey extension with timber cladding at first floor level; infill extension at ground floor level on side elevation; alterations.
- ix. Application No: [22/01128/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 51 Newnham Road, Binstead, Ryde, PO33 3TE
Proposal: Demolition of conservatory; proposed single storey side and rear extension; alterations.

- x. Application No: [22/01142/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 36 Pellhurst Road, Ryde, PO33 3BP
Proposal: Proposed detached garden room with storage shed.

RESOLVED:

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

107/22 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

- i. Application No: [22/00201/FUL](#)
Location: Cats Protection League 122 Marlborough Road, Ryde, PO33 1AW
Proposal: Proposed landscaping and formation of hardstanding area
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 23/06/2022

Ryde Town Council raised no objection to the application, subject to full protection being afforded to the large tree in the development area

- ii. Application No: [22/00687/FUL](#)
Location: 4B Spencer Road, Ryde, PO33 2NZ
Proposal: Proposed retention of replacement windows
Parish: Ryde Ward: Ryde North West
Decision Date: 28/06/2022

Ryde Town Council raised no objection to the application.

- iii. Application No: [22/00688/LBC](#)
Location: 4B Spencer Road, Ryde, PO33 2NZ
Proposal: Listed Building Consent for proposed retention of replacement windows
Parish: Ryde Ward: Ryde North West
Decision Date: 28/06/2022

Ryde Town Council raised no objection to the application.

2. APPLICATION REFUSED

- i. Application No: [22/00691/CLPUD](#)
Location: Taunton House 26 Marlborough Road, Ryde, PO33 1AB
Proposal: Lawful Development Certificate (LDC) for proposed change of use from care home to private dwelling
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 20/06/2022

Ryde Town Council were not invited to comment owing to it being an LDC.

- ii. Application No: [22/00861/HOU](#)
Location: The Stable House, 31A Alexandra Road, Ryde, PO33 1LT
Proposal: Replacement windows to front elevation
Decision Date: 08/07/2022
Parish: Ryde Ward: Ryde Appley and Elmfield

Ryde Town Council raises 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.

RESOLVED:

THAT Ryde Town Council notes the decisions taken by the Isle of Wight Council since 28 June 2022.

108/22 HOUSING NEEDS SURVEY

The Place, Neighbourhood and Planning Officer presented a report on the practicalities and options around RTC conducting a Housing Needs Survey for Ryde.

Members were advised that there were three options in which to carry out such a survey. These were:

- i. Mailshot – This would give the greatest number of returns but would be expensive. To send out to between 10,000 and 12,000 homes in Ryde the cost, when including postage for all households would be between £13,600 and £16,320.
- ii. Online Survey – This could be carried out via an online survey company but would need to be advertised widely to maximise the number of responses required. The information would be less reliable as there would be no certainty that all responses would be from a Ryde resident or that there was not more than one response from each household.
- iii. In Person Survey – This could be done via house-to-house visits and interviewing on the door. However, this too would be expensive and very time consuming (although there would be a high degree of accuracy with the data). There be some problems getting sufficient data due to some houses being empty at the time of the visit.

Considering the high costs of option one and the impracticalities of option three, option two (the online Survey) was the preferred method.

In light of the public question raised at the start of the meeting, the Place, Neighbourhood and Planning Officer would look at including questions to address specific individual needs. This can include asking such questions around an individual's status regarding the risks of losing their homes.

After discussion, a proposal was made and seconded and following a vote via a show of hands it was:

RESOLVED:

THAT the adoption of holding an online housing needs survey for Ryde be agreed.

109/22 PLANNING APPEAL

Members noted the following Planning Appeal:

Application Reference: [22/00179/3OPA](#)

Site Address: 51 St Johns Wood Road, Ryde, PO33 1HL

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

Appeal Start Date: 06.07.2022

Members were reminded that at the Planning, Regeneration and Environment Committee meeting held on 15 March 2022, they resolved to recommend refusal based on there being inadequate access visibility, width, parking provision and vehicle turning area.

110/22 RYDE REGENERATION WORKING GROUP (RRWG) MINUTES

The minutes to the meeting of the RRWG meeting held on 16 May 2022 which were approved at its meeting on 18 July 2022 were noted.

111/22 PUBLIC REALM APPLICATIONS

No applications had been received.

112/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 9 August 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.