



**MINUTES OF RYDE TOWN COUNCIL'S PLACE AND NEIGHBOURHOOD COMMITTEE
HELD ON TUESDAY, 30 AUGUST 2022 AT 7.00PM IN RYDE METHODIST CHURCH**

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

Also in Attendance: Jon Baker (Committees Coordinator), James Brewer (Isle of Wight Council), Chris Turvey (Place, Neighbourhood and Planning Officer).

Members of The Public: 8

PUBLIC QUESTIONS

A question was asked on why an objection on a planning application had not been responded to by Ryde Town Council. It was noted that there had been no record of any objection received. However, all members of the public were advised to lodge any objections to Planning Applications directly to the Isle of Wight Council as they were the Local Planning Authority and subsequently the decision maker.

A question was asked if there could be large bins located in various parts of the town so those allocated with bin sacks could empty them in the larger bins. This would reduce the number of sacks being left in the streets and make for a tidier looking town. Officers advised they would look to pass on the comments to the Isle of Wight Council.

A further question was asked if the dog warden still patrolled the beaches and other parts of the town. It was noted that they did and that if there were any problems, they could be contacted via Ryde Town Council.

124/22 APOLOGIES

Apologies had been received from Cllr Karen Lucioni.

125/22 DECLARATIONS OF INTEREST

None

126/22 REQUESTS FOR DISPENSATIONS

None requested.

127/22 MINUTES

The minutes to the previous meeting held on 9 August 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 9 August 2022 were agreed.

128/22 MEMBERS QUESTION TIME

Cllr Lilley asked if Ryde Town Council could contact the Isle of Wight Council or Island Roads to enquire if a sign could be erected at the top of Appley Lane stating that there was no access to Appley Car Park. Several cars had reportedly driven down the lane, possibly owing to erroneous Satellite Navigation Systems. It was noted that there was already a sign at the top of the lane stating "No Vehicles Except for Access" but cars had still been spotted by residents, causing fears of an accident. It was noted that enquiries would be made to find a solution, one of which could be to contact the Sat Nav providers.

129/22 DRAFT ISLAND PLANNING STRATEGY (IPS)

The Isle of Wight Council's (IWC) Planning Team Leader for Policy and Delivery attended the meeting for this item.

Members were advised that the current draft Island Planning Strategy (IPS) had been deferred from an IWC Cabinet meeting in April 2022. It was then reviewed further by the IWC's Corporate Scrutiny Committee in July 2022.

The Corporate Scrutiny Committee resolved to meet again informally in August and then again formally on 6 September 2022 to agree recommended changes to the draft IPS ahead of a final decision to adopt it by the IWC's Full Council on 21 September 2022 (following its approval by Cabinet on 8 September 2022).

Should the decision at Full Council be to agree the draft IPS, then it would be put out for members of the public, developers and Town and Parish Councils to be able to make representations. This would be for a period of six weeks and following this, the draft IPS would be sent to the Government's Planning Inspectorate who would consider the IPS, and any representations received.

Depending on any concerns that the Planning Inspectorate may or may not have, the process could take anything up to two years before the IPS is given a final approval by the IWC's Full Council.

Members agreed that the draft IPS was very important for Ryde and the Island as a whole. Ryde has been vulnerable in not having an up-to-date plan and the balance towards sustainable development. There have been four applications all within Ryde East which the Town Council has objected to on material grounds, but all have been granted permission.

The main reasons for the objections to all the applications had included a lack of road infrastructure and a lack of environment future proofing as well as an imbalance of much needed affordable housing allocation.

It was noted that members felt that there was an issue around insufficient consultation and involvement with Ryde Town Council. The draft IPS however does provide an opportunity to make sure that the Ryde Place Plan and Ryde's Position Statement would be treated in the same capacity as Neighbourhood Plans and regarded as Strategic Planning Documents, ensuring that any future proposed developments would garner greater involvement with Ryde Town Council, Ryde residents and any local stakeholders.

The IWC's Planning Team Leader for Policy and Delivery assured members that Policy C15 of the Draft IPS places significant importance not just on Neighbourhood Plans but also on Place Plans and master planning work carried out by Town, Parish, and Community Councils. The supporting text identified that Place Plans can be formally endorsed through adoption as a Supplementary Planning Document and be a material consideration in any planning decisions.

Other concerns included proposals around the removal of the Bembridge sites from the draft IPS, further putting the emphasis on development within Ryde as there was no such proposals affecting the Ryde area. All the major developments that had been approved also have Section 106 (S106) agreements, but there had been no discussion on the contents of these agreements with Ryde Town Council's officers and councillors. Any S106 funds must be targeted at the needs of Ryde and Ryde Town Council should play an active part in the process.

The IWC's Planning Team Leader for Policy and Delivery urged Members to read the upcoming Cabinet Report for the draft IPS which would be considered at the IWC's Cabinet Meeting on 8 September 2022 as it would cover areas of risk around the process of adopting the IPS. They were reminded that once it had been agreed at Full Council, but before being sent to the Inspectorate, there was a six-week window of opportunity to make further comments and representations on what would still be a draft document.

Members thanked the IWC's Planning Team Leader for Policy and Delivery for his time and helpful talk.

130/22 PLANNING APPLICATIONS

The following planning application was considered by the committee:

- i. Application No: [22/01108/FUL](#) - (Listed Building Application No - [22/01109/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: Clifton Cottage, High Street, Ryde, PO33 2PN
Proposal: Change of use from Care Home to House of Multiple Occupancy (HMO) dwelling.

Members were advised that whilst the application was for a change of use to an HMO, the dwelling was until 30 April 2022 a Ryde House Group Care Home for people with learning difficulties.

The building was a Grade ii listed structure, but there were no structural alterations proposed internally or externally.

There had been no objections raised by members of the public or any statutory consultees up until the date of the meeting, although the Fire and Rescue Service had made some recommendations around the safety of the building.

One area of concern however was that there appeared to be no provision for waste storage, which needed to be addressed ahead of any approval by the IWC's Planning Officers. There also needed to be a contribution made to the Solent Special Protection area (SPA).

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

RESOLVED:

THAT Ryde Town Council has no objection to the application, subject to the provision for waste storage being included at the site and that a payment to the Solent Special Protection Area (SPA) be made.

ii. Application No: [22/01369/ARM](#)

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

Location: Rosemary Vineyard, Smallbrook Lane, Ryde, PO33 4BE

Proposal: Approval of Reserved Matters on [P/01218/16](#) relating to appearance, landscaping, layout and scale for development of 140 dwellings; formation of vehicular access.

Members were advised that Ryde Town Councils Planning Committee objected to the original application when it was considered at its meeting on 1 November 2016.

Members of the public and the Town Council raised several objections. These included concerns that the application was almost identical to the original approved outline application with little being done to update the roads and junction infrastructure or addressing pedestrian safety issues around the site. Another concern was that there was still no indication of any links with public transport to serve the site, meaning that residents would be reliant on their own transport for safe access and egress to visit local amenities.

Concerns around the dangers of the Smallbrook Lane and Great Preston Road junction had seemingly still not been addressed and it appeared that the developer still hadn't taken account of addressing utility issues.

Members noted that Island Roads had recommended refusal of the application based on three primary reasons.

These were inadequate turning areas, inadequate parking areas and insufficient information supporting the application in respect of the necessary improvements at the junction of Smallbrook Lane and Great Preston Road. This meant that the Local Planning Authority would be unable to consider fully the effects of the proposal on the wider highway network.

In light of the objections raised from members of the public, committee members and those raised by Island Roads, members felt they had no option but to recommend refusal of the application.

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

RESOLVED:

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

A.) RTC previously objected to the development on the following grounds:

- 1.) ***“The means of access into the site from Ashey Road. It is considered that regardless of the 'minimum' standards required under the manual for streets this area is widely known as an area where peoples speed to avoid the current traffic calming measures and that this application brings forward the only realistic opportunity for a long-term sustainable solution to slowing the traffic down in this area. It is recommended that a similar junction to that which is proposed in this application on Smallbrook Road be adopted for the Ashey Road junction. Whilst it is recognised that 1 side of the junction is 30 mph this is not adhered to by traffic speeding down the hill.***
 - 2.) ***Lack of clarity over financial contributions towards Smallbrook Roundabout and Westridge Cross and no clarity from the IW Council on whether the roundabout proposed under the Pennyfeathers application can cope with the additional pressures from this and other proposed developments in the locality.***
 - 3.) ***Lack of a sustainable public transport service in this location.***
 - 4.) ***The density of the development on the Western Boundary which is out of character/ context with the prevailing pattern of existing development on Ashey Road.***
 - 5.) ***Lack of clarity in the housing needs statement. The table shows that 80 units will be provided by Southern Housing (which is equivalent to 40%) whereas in paragraph 3.22 it is confirmed that 35% is proposed. Furthermore, in paragraph 3.23 the applicant has proposed 30% for affordable rent and 70% for intermediate tenure which is not in accordance with policy DM4 as stated by the applicant. For confirmation RTC expects that 70% for affordable rent and 30% for intermediate tenure.”***
- B.) Much of our previous objection is still applicable to this reserved matters application although the Smallbrook Roundabout has now been completed.**

The principle of development of this site has been established by the IW Council consent for the outline planning application. This reserved matters application should supply the LPA with the required detail for them to make an informed decision on this scheme.

The outline approval came with 19 planning conditions. Some of these have been dealt with prior to this application. Others are covered in this application.

- a) Conditions 10 construction method statement and 12 ecology mitigation have been dealt with by separate submissions.
- b) Foul and Storm Drainage and Landscaping (Nos. 6,8 and 9) are included in this application.

Some have not yet been addressed.

- a) No.7. A desktop study on ground conditions with regard to possible contamination
- b) No.11 An archaeological study.
- c) No.13 A lighting scheme.
- d) No.15 Further details of road design.
- e) No.16 Pedestrian and cycle access.
- f) No.18 Proper dispersal / positioning of the affordable housing throughout the site. The proposed affordable housing has been arranged in 3 blocks around the site.

C.) Prior to any decision on this application, these outstanding conditions should be addressed by the developer so as to establish that the planning requirements for this site can be met in full.

D.) In addition to compliance to the existing conditions there are now the latest issues which should be addressed in this application arising from the energy crisis and the cost of fuel. These include electric car charging facilities, the phasing out of gas heating and the use of alternate green energy forms of heating such as solar, wind and ground and air source heating. In addition, developers should be looking to deliver net zero housing schemes.

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: [22/01284/HOU](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 16 St Johns Avenue, Ryde, PO33 1ER
Proposal: Proposed single storey flat roof rear extension
- ii. Application No: [22/01287/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Pier, Esplanade, Ryde
Proposal: Listed Building Consent for strengthening and repair works to Zone 4 of Ryde Railway
- iii. Application No: [22/01358/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 8 King Arthur Close, Ryde, PO33 3DA
Proposal: Proposed Conservatory
- iv. Application No: [22/01269/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 6 West Hill Road, Ryde, PO33 1LG
Proposal: Demolition of existing conservatory; proposed part two, part single storey front and rear extensions with internal alterations
- v. Application No: [22/01297/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 John Street, Ryde PO33 2PY
Proposal: Proposed single storey extension to existing store

- vi. Application No: [22/01390/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street Ryde, PO33 2LJ
Proposal: 1no non-illuminated button sign
- vii. Application No: [22/01392/FUL](#) (LBC Application [22/01393/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Replacement of 1no external ATM and associated signage together with internal alterations
- viii. Application No: [22/01437/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 75 High Park Road, Ryde, PO33 1BX
Proposal: Proposed single storey side and rear extension

RESOLVED:

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

131/22 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 9 AUGUST 2022

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

PLANNING APPLICATION DECISIONS

1. APPLICATION APPROVED

- i. Application No: [22/00974/HOU](#)
Location: 37 Sherbourne Avenue, Ryde, PO33 3PX
Proposal: Proposed single storey rear extension (revised plans)
Parish: Ryde Ward: Ryde West
Decision Date: 01/08/2022

Ryde Town Council raised no objection to the application.
- ii. Application No: [22/00948/FUL](#)
Location: Ryde Harbour Office, Esplanade, Ryde, PO33 1JE
Proposal: Removal of existing portacabin Harbour Office; proposed replacement portacabin; re-siting of storage container
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 01/08/2022

Ryde Town Council could not comment on this application
- iii. Application No: [22/00998/HOU](#)
Location: 13 Arnold Road, Binstead, Ryde, PO33 3RJ
Proposal: Demolition of conservatory and garage; proposed single storey side and rear extension; alterations
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 01/08/2022

Ryde Town Council raised no objection to the application.

- iv. Application No: [22/01037/LBC](#)
Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW
Proposal: Listed Building Consent for proposed decking to the rear of the site
Parish: Ryde Ward: Ryde North West
Decision Date: 04/08/2022

Ryde Town Council raised no objection to the application.

- v. Application No: [22/01050/HOU](#)
Location: Hedge End Corbett Road Ryde, PO33 3LF
Proposal: Proposed dormer extension and alterations
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 05/08/2022

Ryde Town Council raised no objection to the application.

- vi. Application No: [22/00995/HOU](#)
Location: 10 Ringwood Road, Binstead Ryde, PO33 3NX
Proposal: Formation of vehicular access and dropped kerb
Parish: Ryde Ward: Ryde West
Decision Date: 12/08/2022

Ryde Town Council raised no objection to the application

- vii. Application No: [22/01136/FUL](#)
Location: Taunton House, 26 Marlborough Road, Ryde, PO33 1AB
Proposal: Change of use from former care home to residential dwelling (Class C3)
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 12/08/2022

Ryde Town Council objected to the application on the grounds that there was 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.

- viii. Application No: [22/01075/HOU](#)
Location: 61 Binstead Road, Ryde, PO33 3PD
Proposal: Single storey extension to form new bedroom with ensuite and lobby area
Parish: Ryde Ward: Ryde West
Decision Date: 16/08/2022

Ryde Town Council raises no objection to the application.

- ix. Application No: [22/01023/FUL](#)
Location: Barclays Bank 7 - 8 High Street, Ryde, PO33 2PN
Proposal: External alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 16/08/2022

Ryde Town Council raises no objection to the application.

- x. Application No: [22/00614/HOU](#)
Location: 39 Spencer Road, Ryde, PO33 3AD
Proposal: Two storey rear extension and single storey side extension; alterations (revised plan)
Parish: Ryde Ward: Ryde North West
Decision Date: 18/08/2022

Ryde Town Council raises no objection to the application.

2. APPLICATION REFUSED

Application No: [22/01057/FUL](#)
Location: 36 George Street, Ryde, PO33 2EN
Proposal: Demolition of garages facing Union Road; proposed detached self contained annexe
Parish: Ryde Ward: Ryde North West
Decision Date: 12/08/2022

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 9 August 2022.

132/22 LICENCING APPLICATIONS

Members considered the following two licencing applications:

- i. Application for a Premises Licence – Crepe Lovers, High Street, Ryde, PO33 2HW. Application No - 22/01190/LAPNEW

The application was to serve alcohol between 9am and 10.30pm Monday to Sunday. There had been no objection raised by any members of the public or statutory consultees and Members were happy to support the application.

After the debate, 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 for a Pavement Licence – Beach House, Eastern Gardens, Ryde Esplanade. Application No - 22/01214/LIPAVE

The application was for the placing of various street furniture outside the premises. Such furniture included the likes of tables and chairs, parasols, flower planters and advertising boards for the business.

The application was more of a variation as Licencing Officers at the Isle of Wight Council had been made aware that there had been an increase in floor space being used recently. The owner was therefore advised that a re-application was required.

Whilst in principle members welcomed any such support to the local economy, there were concerns raised over the proximity of the tables and chairs and the passing pedestrians and in particular, cyclists. Members believed that there was a risk that cyclists using what was part of the new Isle of Wight Local Cycling and Walking Infrastructure Plan (LCWIP) and an integral aspect of the new Ryde Interchange connectivity, could inadvertently collide with seated patrons of the Beach House.

There was no indication of how such a risk to public safety could be averted and members therefore recommended that the application be refused, unless safety measures, such as putting in place a safety barrier surrounding the seated area could be made.

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

RESOLVED:

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

There is a lack of a detailed seating layout although the plan does have dimensions giving the extent of the proposed area. It is essential that there should be adequate space to allow the safe passage of cyclists and e-bikes without the risk of an accident involving a collision between cyclists and pedestrians / seated customers. This causes concern as the pathway forms an important aspect of the Isle of Wight Local Cycling and Walking Infrastructure Plan (LCWIP). This part of the LCWIP has been designated as “RC3 Puckpool to Ryde Interchange” and the map is outlined on page 24 of the LCWIP document. The LCWIP describes RC3 on page 23 as follows:

“RC3: Puckpool to Ryde Interchange - This route follows the seafront and involves the improvement and extension of an existing route to provide a high-quality route from Puckpool to Ryde Transport Interchange (trains/ferries/buses) and town centre. This route plays an important role in interconnecting several other routes (RC1, RC4 and RC6), provides a route for people passing through Ryde, links with the interchange and forms part of an important tourist cycle route along the north coast...”

Owing to the anticipated increase in the use of cycles and e-bikes along this part of the Esplanade, Ryde Town Council is concerned that the safety of pedestrians, cyclists and seated customers would be compromised. As a result, should the application be approved, Ryde Town Council would strongly recommend that an outer barrier is installed surrounding the seated area to mitigate any risk of a collision between cyclists and customers of the establishment.

133/22 PUBLIC REALM APPLICATIONS

No applications had been received, but it was noted that public realm funds may still be required for some works on a public information sign and plaque as well as some general grounds tidying up at the Royal George Memorial Gardens at the corner of The Strand and West Hill Road, Ryde.

It was noted that the Gardens were owned by the Isle of Wight Council and that if they had sufficient budget funds, they could clean the signs and carry out any renovation, as well as tidying the grounds in general.

If this was not possible, then the relevant Ryde Town Council Ward Member could look to apply for funds via a Ryde Town Council Public Realm application.

134/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 20 September 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.

DRAFT