



## PLANNING APPLICATIONS CONSIDERED UNDER THE DELEGATED AUTHORITY OF THE CHAIR AND VICE CHAIR OF THE PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE AND THE PLACE, NEIGHBOURHOOD AND PLANNING OFFICER

THURSDAY, 22 SEPTEMBER 2022.

- i. Application No: [22/01407/FUL](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: Flat 5, Seacrest Court, 46 West Hill Road, Ryde, PO33 1LN  
Proposal: Replacement windows changing from timber to UPVC

### **Ryde Town Council Comments / Decision**

*There had been no objections from statutory consultees or members of the public.*

### **RESOLVED:**

Whilst Ryde Town Council would prefer to see any timber windows on a property situated within a Conservation Area replaced with like for like, it does note that the property in question is situated to the rear of the building and therefore not within public sight. It also notes that the property immediately above already has UPVC window frames fitted.

**Ryde Town Council therefore raises no objection to the application.**

- ii. Application No: [22/01487/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 1 Beech Grove, Ryde, PO33 3AN  
Proposal: Proposed detached dwelling

### **Ryde Town Council Comments / Decision**

*Ryde Town Council notes that Island Roads had recommended conditional approval.*

*There had been no objections from members of the public.*

### **RESOLVED:**

**Ryde Town Council raises no objection to the application, subject to the conditions outlined in the Island Roads report around K01 provision (unloading, parking, and turning space) and Visibility and Sightlines being adhered to, which comply with policy DM17 (Sustainable Transport) and policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.**

- iii. Application No: [22/01431/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: First and Second Floors, 36 Union Street, Ryde, PO33 2LE  
Proposal: Proposed conversion of offices on first and second floors to form 4 residential flats.

**Ryde Town Council Comments / Decision**

*There were no objections from statutory consultees and members of the public.*

*Ryde Town Council notes that there is waste storage situated at the rear of the property outlined in the application and would just request that such storage is sufficient for all prospective residents. Ryde Town Council also requests that a contribution is made to the Solent SPA (Special Protection Area).*

**RESOLVED:**

**Ryde Town Council raises no objection to the application subject to the waste provision outlined in it being sufficient for all residents within the building and that a contribution is made to the Solent SPA (Special Protection Area).**

- iv. Application No: [22/01497/HOU](#)  
Parish(es): Ryde Ward(s): Binstead and Fishbourne  
Location: 12 Arnold Road, Binstead, Ryde, PO33 3RJ  
Proposal: Demolition of conservatory; proposed single storey rear extension

**Ryde Town Council Comments / Decision**

*There were no objections from statutory consultees and members of the public.*

**RESOLVED:**

**Ryde Town Council raises no objection to the application.**

- v. Application No: [22/01498/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 33 Simeon Street, Ryde, PO33 1JQ  
Proposal: Listed Building Consent for replacement boiler flue

**Ryde Town Council Comments / Decision**

*There were no objections from statutory consultees and members of the public.*

**RESOLVED:**

**Ryde Town Council raises no objection to the application.**

- vi. Application No: [22/01155/HOU](#) – (LBC Application No [22/01156/LBC](#))  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW  
Proposal: Proposed extension to balcony on rear elevations; alterations to Ice House to include replacement window and new door; proposed outbuilding to form office; solar panels to roof (revised description - re advertised application)

**Ryde Town Council Comments / Decision**

*This a re-advertised application owing to a revised description in the site notice (published 7 September 22). The original notice of 8 July 22 omitted to add solar panels to be attached to roof of outbuilding. However, the Heritage Statement submitted in the original application did outline the panels stating:*

*“These (the solar panels) will be flat panels positioned in the middle of roof and will not be visible from the ground or the wider conservation area. The space is ideal for the panels and the applicants are keen to improve the energy efficiency of the house where they can and where they will not have a negative impact on the Heritage Asset”*

*When considered at the Place, Neighbourhood and Planning Committee held on 9 August 2022, no objection was raised for the application. There continues to be no objections from statutory consultees or members of the public.*

**RESOLVED:**

**Ryde Town Council raises no objection to the application.**

- vii. Application No: [22/01371/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: 34 Little Preston Road, Ryde, PO33 1DG  
Proposal: Demolition of conservatory; proposed single/two storey rear extension; alterations to include new window in side facing elevation.

**Ryde Town Council Comments / Decision**

*There were no objections from statutory consultees and members of the public.*

**RESOLVED:**

**Ryde Town Council raises no objection to the application.**

- viii. Application No: [22/01500/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 133 - 134 High Street, Ryde, PO33 2RJ  
Proposal: Proposed amendment to opening times to 9:00 to 23:00

**Ryde Town Council Comments / Decision**

*There were no objections from statutory consultees and members of the public.*

**RESOLVED:**

**Ryde Town Council raises no objection to the application.**