



**MINUTES OF RYDE TOWN COUNCIL'S PLACE AND NEIGHBOURHOOD COMMITTEE
HELD ON TUESDAY, 11 OCTOBER 2022 AT 7.00PM IN RYDE METHODIST CHURCH**

Members Present: Cllr Simon Cooke (Chair), Cllr Jess Higgins, Cllr John McLagan and Cllr Malcolm Ross.

Also in Attendance: Chris Turvey (Place, Neighbourhood and Planning Officer) and Shona Parnell (minute taker).

4 Members of The Public

PUBLIC QUESTIONS

A question was asked on the dilapidated state of the Royal York Hotel. The Place, Neighbourhood and Planning Officer stated that he would contact the conservation officer again and enquire about the possibility of serving a section 215 notice.

A question was raised about the road surfacing in the HAZ area and this was discussed as an agenda item later in the meeting.

A question was raised about anti-social behaviour in the High Street and the Place, Neighbourhood and Planning Officer informed the committee that anti-social behaviour had become a major issue throughout Ryde. He mentioned that both Eastern Garden toilets and Ryde Skatepark had been extensively vandalised. RTC are still in conversation with the police regarding additional presence around Ryde and the effects of not having a local police station.

135/22 APOLOGIES

Apologies had been received from Cllr Richard May.

136/22 DECLARATIONS OF INTEREST

None

137/22 REQUESTS FOR DISPENSATIONS

None requested.

138/22 MINUTES

The minutes to the previous meeting held on 30 August 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 30 August 2022 were agreed.

139/22 MEMBERS QUESTION TIME

Cllr Malcolm Ross mentioned that the seating in Coronation Gardens was removed by the IWC so that they could provide concrete anchoring pads to secure each seat.

A Question was asked about the consultation on the plans for Ryde Esplanade, the Place, Neighbourhood and Planning Officer explained that the draft plans were not yet available to the public. Once public, the consultation will then take place.

140/22 RATIFICATIONS OF PLANNING APPLICATIONS DELEGATED DECISIONS TAKEN ON 21 SEPTEMBER 2022.

Following the passing of HM Queen Elizabeth II on 8 September 2022, the country entered into a period of national mourning and as a result it was not possible to hold the meeting scheduled for 20 September 2022. This was because the agenda and papers could not be sent during such a time as outlined in the local government act 1972.

Members were therefore presented with a list of decisions for ratification which were taken on planning applications received leading up until 12 September 2022 which were considered by the Chair, the Planning, Regeneration and Environment Officer and the Committees Co-Ordinator.

RESOLVED:

THAT the decisions taken by the Chair, the Planning, Regeneration and Environment Officer and the Committees Co-Ordinator be ratified.

141/22 PLANNING APPLICATIONS

There were no planning applications that were deemed to require a committee debate. The following four planning applications were therefore considered under delegated powers by the Chair and the Place and Neighbourhoods Officer, and they proposed no objections:

- i. Application No: [22/01565/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 1, 66 Union Street, Ryde PO33 2LG
Proposal: Replacement of five windows (timber frame) to first floor flat
- ii. Application No: [22/01570/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Land Adjacent to Ryde Court, St Thomas Street, Ryde
Proposal: Proposed non-illuminated Parking sign
- iii. Application No: [22/01610/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 79 High Park Road, Ryde, PO33 1BX
Proposal: Proposed single/two storey side extension
- iv. Application No: [22/01616/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 50 Brookfield Gardens, Ryde, PO33 3NP
Proposal: Proposed single storey rear extension

RESOLVED:

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

142/22 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 30 AUGUST 2022

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

PLANNING APPLICATION DECISIONS

1. APPLICATION APPROVED

- i. Application No: [22/01130/HOU](#)
Location: 2 Victoria Crescent, Ryde, PO33 1DQ
Proposal: Two storey extension with timber cladding at first floor level; infill extension at ground floor level on side elevation; alterations.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 23/08/2022

Ryde Town Council raised no objection to this application.

- ii. Application No: [22/01142/HOU](#)
Location: 36 Pellhurst Road, Ryde, PO33 3BP
Proposal: Proposed detached garden room with storage shed
Parish: Ryde Ward: Ryde West
Decision Date: 23/08/2022

Ryde Town Council raised no objection to this application.

- iii. Application No: [22/01128/HOU](#)
Location: 51 Newnham Road, Binstead, Ryde, PO33 3TE
Proposal: Demolition of conservatory; proposed single storey side and rear extension; alterations
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 25/08/2022

Ryde Town Council raised no objection to this application.

- iv. Application No: [22/00385/HOU](#)
Location: 54 Mayfield, Road Ryde, PO33 3PR
Proposal: Proposed outbuilding to provide ancillary accommodation
Parish: Ryde Ward: Ryde West
Decision Date: 30/08/2022

Ryde Town Council raised no objection to this application.

- v. Application No: [22/00496/FUL](#)
Location: 35 - 36 High Street Ryde, PO33 2HT
Proposal: Change of use of part of the first floor and second floors above the ground floor retail unit to a five-bed (C4) House of Multiple Occupation (HMO).
Parish: Ryde Ward: Ryde North West
Decision Date: 06/09/2022

Ryde Town Council raised no objection to the application, subject to details around how the HMO would be managed is made available to provide residents assurance that there would be no increase in anti-social behaviour.

- vi. Application No: [22/00081/FUL](#)
Location: Monsoon 133 - 134 High Street, Ryde, PO33 2RJ
Proposal: Proposed change of use and associated alterations to divide premises into 2 retail units.
Parish: Ryde Ward: Ryde North West
Decision Date: 06/09/2022

Ryde Town Council raised no objection to the application subject to the applicant demonstrating that due consideration has been given to the new Shop Front Design Code for the Isle of Wight.

- vii. Application No: [21/02318/HOU](#)
Location: 42 Melville Street, Ryde, PO33 2AW
Proposal: Retention of replacement wooden sash windows
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 12/09/2022

Ryde Town Council raised no objection to this application.

- viii. Application No: [22/01256/RVC](#)
Location: 6 Westfield Park, Ryde, PO33 3AB
Proposal: Variation of condition no 2 on 20/00818/HOU to allow amendments to the approved scheme
Parish: Ryde Ward: Ryde North West
Decision Date: 16/09/2022

Ryde Town Council raised no objection to this application.

- ix. Application No: [22/01284/HOU](#)
Location: 16 St Johns Avenue, Ryde, PO33 1ER
Proposal: Proposed single storey flat roof rear extension
Parish: Ryde Ward: Ryde South East
Decision Date: 16/09/2022

Ryde Town Council raised no objection to this application.

- x. Application No: [22/00482/HOU](#)
Location: 26 Ryde House, Drive Ryde, PO33 3FF
Proposal: Proposed single storey orangery and detached garage (revised plan)
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 22/09/2022

Ryde Town Council raised no objection to the application.

- xi. Application No: [22/01167/HOU](#)
Location: 104 George Street, Ryde, PO33 2JE
Proposal: Demolition of existing single storey rear extension; Proposed single storey rear extension.
Parish: Ryde Ward: Ryde North West
Decision Date: 22/09/2022

Ryde Town Council raised no objection to the application.

- xii. Application No: [22/01168/LBC](#)
Location: 104 George Street, Ryde, PO33 2JE
Proposal: Listed Building Consent for demolition of existing single storey rear extension; Proposed single storey rear extension.
Parish: Ryde Ward: Ryde North West
Decision Date: 22/09/2022

Ryde Town Council raised no objection to the application.

- xiii. Application No: [22/01153/FUL](#)
Location: 25 Church Road Binstead, Ryde, PO33 3TA
Proposal: Demolition of existing dwelling and garage; Construction of replacement dwelling and detached garage; re-alignment of vehicular access
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 23/09/2022

Ryde Town Council raised no objection to the application.

- xiv. Application No: [22/01358/HOU](#)
Location: 8 King Arthur Close, Ryde, PO33 3DA
Proposal: Proposed Conservatory
Parish: Ryde Ward: Ryde West
Decision Date: 26/09/2022

Ryde Town Council raised no objection to the application.

- xv. Application No: [22/01108/FUL](#)
Location: Clifton Cottage High Street, Ryde, PO33 2PN
Proposal: Change of use from Care Home (C2) to HMO (sui generis)
Parish: Ryde Ward: Ryde North West
Decision Date: 28/09/2022

Ryde Town Council raised 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.

- xvi. Application No: [22/01392/FUL](#)
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Replacement of 1no external ATM and associated signage together with internal alterations.
Parish: Ryde Ward: Ryde North West
Decision Date: 30/09/2022

Ryde Town Council raised no objection to the application.

- xvii. Application No: [22/01393/LBC](#)
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Listed Building Consent for replacement of 1no external ATM and associated signage together with internal alterations.
Parish: Ryde Ward: Ryde North West
Decision Date: 30/09/2022

Ryde Town Council raised no objection to the application

- xviii. Application No: [22/01238/HOU](#)
Location: 38 Prince Street, Ryde, PO33 2SE
Proposal: Proposed single storey rear extension and loft conversion with rear dormer
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 30/09/2022

Ryde Town Council raised no objection to the application

2. APPLICATION REFUSED

Application No: [22/01080/HOU](#) – (LBC Application No - [22/01203/LBC](#))
Location: Flat 5 Coniston House, Coniston Drive, Ryde, PO33 3AE
Proposal: Retention of privacy screen
Decision Date: 05/09/2022
Parish: Ryde Ward: Ryde North West

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 30 August 2022.

143/22 LICENCING APPLICATIONS

Members considered the following two licencing applications:

- i. Street Trading Application No - [22/01366/STMOBN](#) Mobile Street Trading Consent for Scarrots Lane Bakery, Island Wide Mobile Delivery Service.

The application was for an Island wide street trading licence for the delivery and sale of various bakery goods as well as soft drinks and snacks. There had been no objections from members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application; however, a recommendation was made that the vendor should contact Ryde Town Council if they wish to trade on any of RTC's land.

- ii. Street Trading Application No - [22/01383/STMOBN](#) Mobile Street Trading Consent for Bean on the Run, Island Wide Mobile Delivery Service.

The application was for an Island wide street trading licence for the delivery and sale of sandwiches, paninis, baguettes, and cakes as well as hot and cold drinks and other various snacks. There had been no objections from members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raised no objection to the application, however, a recommendation was made that the vendor should contact Ryde Town Council if they wish to trade on any of RTC's land.

144/22 RYDE DEVELOPMENTS AND SECTION 106 PAYMENTS

The Place, Neighbourhood and Planning Officer presented a report for members to note which provided an update on six major developments in and around Ryde which were at various stages of growth. These were:

- Ryde Interchange
- Ryde Esplanade Redevelopment (Yet to start but a report on proposals were imminent)
- Business Park – Nicholson Road
- Pennyfeathers – Smallbrook Lane
- Rosemary Lane Vineyard – Smallbrook Lane
- West Acre Park – Elmfield and Appley

It was noted that objections had been lodged with the Isle of Wight Council regarding applications for Pennyfeathers, Rosemary Vineyard, and West Acre Park at previous Town Council Planning Committees. Regarding Nicholson Road Business Park conditional approval was agreed. The Interchange applications were supported by Ryde Town Council.

Members also discussed the impact of the Draft Island Plan and noted that since the adoption of the previous Planning Strategy in 2012, the Island as a whole, had not delivered enough new housing as set out in the plan and as a result of not meeting housing targets the Island had to operate under the 'presumption in favour of sustainable development'.

Cllr Malcolm Ross made an enquiry about the phrase "additional child services" what did this mean in practice? The Clerk stated that this was a catch all phrase as the area of child support that needed the money had not yet been identified by the IWC.

Cllr John McLagan asked about the allocation of Section 106 money for child services. The Place, Neighbourhood and Planning Officer stated that it should be spent in the area affected by the development and on capital projects.

145/22 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)

The Chair and Vice Chair, who also sat on the HSHAZ Steering Group, provided members with an oral update on recent developments within the HSHAZ project.

Members noted the report on the consultation on what improvements could be made for the centre of Ryde. The areas focussed on were, the pedestrianised section of the High Street, Co-Op Square and Minghella Square.

Members also noted the financial summary report which provided an overview on the current status of the Four-Year Plan as well as a detailed account of the spend so far in the 2022-2023 period. The report provided details on contributions from Ryde Town Council, The Isle of Wight Council and Historic England.

The committee and members of the public expressed dissatisfaction with the diminishing aims of the HSHAZ project owing to lack of funds and time spent on consultant's reports.

There were also concerns expressed about the lack of input from the project manager who spent almost all of his time in Newport. The previous project manager, Sally Thompson has spent, on average, three days a week in Ryde and regularly attended RTC's meetings.

The committee agreed that the Place, Neighbourhood and Planning Officer would prepare a discussion paper for the committee to consider before sending a letter to Historic England and the IWC.

146/22 PUBLIC REALM APPLICATIONS

No applications had been received.

147/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Wednesday, 2 November 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.

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