



**MINUTES OF RYDE TOWN COUNCIL'S PLACE,
NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON WEDNESDAY, 2 NOVEMBER 2022 AT 7.00PM IN
RYDE METHODIST CHURCH**

Members Present: Cllr Simon Cooke (Chair), Cllr Jo Elliott, Cllr Jess Higgins,
Cllr Richard May and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committee and Ryde Place Plan Coordinator)

3 Members of The Public

PUBLIC AND MEMBER QUESTION TIME

DUE TO THE LOCAL COUNCIL BY-ELECTION IN THE APPLBY AND ELMFIELD WARD ON 3 NOVEMBER 2022 AND THE NEED TO OBSERVE THE PRE-ELECTION PERIOD REGULATIONS THERE WERE NO PUBLIC OR MEMBER QUESTIONS AT THIS MEETING.

148/22 APOLOGIES

Apologies had been received from Cllr John McLagan

149/22 DECLARATIONS OF INTEREST

None

150/22 REQUESTS FOR DISPENSATIONS

None requested.

151/22 MINUTES

The minutes to the previous meeting held on 11 October 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 11 October 2022 were agreed.

152/22 PLANNING APPLICATIONS

The following planning application was considered by the committee:

Application No: [22/01797/HOU](#)

Parish(es): Ryde Ward(s): Binstead and Fishbourne

Location: 5 Stoneham Cottages, Cemetery Road, Binstead, Ryde, PO33 3RF

Proposal: Proposed two storey side extension; single storey rear extension alterations

The Committee was advised to consider the design of the side extension and whether it could be seen as being overbearing possibly having a detrimental effect on the neighbouring property.

There had been one objection from a member of the public at the time of the meeting who lived next door to the applicant raising various concerns around the intrusive nature of the extension as well as loss of light. There were also concerns raised around a possible increase in water discharge owing to the increased roof space in a region that had already been identified as a high-risk flooding area with draining systems at over capacity.

There had however been no objections submitted from any statutory consultees at the time of the meeting.

Members agreed that the proposed two-story extension was too overbearing, given the properties being at a higher level. This also gave weight to the concerns raised over the fears around potential excessive overflow of water due to extreme rainfall, something that the neighbouring property had experienced during the rainstorm of 25 July 2021.

Following a proposal, seconder, and a vote via a show of hands, the following was:

RESOLVED:

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

- i. The proposed development was of poor design and being a two-story extension was excessively overbearing, having a detrimental effect on the neighbouring property, leading to loss of light and an invasion of privacy.**
- ii. The proposed development, being at a higher level than the immediate neighbouring land, raises concerns of excessive overspill of rainwater into the neighbour's property.**

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: [22/01743/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 Northwood Drive, Ryde, PO33 3AQ
Proposal: Alterations, extension, and conversion of detached garage to form ancillary accommodation
- ii. Application No: [22/01757/HOU](#)
Location: 13 Spencer Road, Ryde, PO33 2NY
Proposal: Infill extension, garage conversion and alterations, external cladding; detached building to form home office.
- iii. Application No: [22/01771/HOU](#)
Parish(es): Ryde, Ward(s): Ryde North West
Location: 4 Spencer Glade, Ryde, PO33 3AJ
Proposal: Demolition of conservatory; proposed single storey side extension; alterations

- iv. Application No: [22/01799/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Basement Flat, 32 Nelson Street, Ryde, PO33 2EY
Proposal: Change of use of Basement Flat to be used as self-contained flat
- v. Application No: [22/01801/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 1 Colenutts Road, Ryde, PO33 3HS
Proposal: Proposed first floor rear extension; alterations
- vi. Application No: [22/01805/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: The Conifers, Quarry Road, Ryde, PO33 2RU
Proposal: Single storey rear extension and decked area (revised scheme)
- vii. Application No: [22/01808/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 8, Ryde Court, St Thomas Street, Ryde, PO33 2PB
Proposal: Listed building consent for internal alterations to open up a blanked off chimney breast
- viii. Application No: [22/01824/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 22 Westwood Road, Ryde, PO33 3BJ
Proposal: Demolition of shed; proposed single storey side extension

RESOLVED:

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

153/22 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 11 OCTOBER 2022

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

PLANNING APPLICATION DECISIONS

1. APPLICATION APPROVED

- i. Application No: [22/01297/HOU](#)
Location: 24 John Street, Ryde, PO33 2PY
Proposal: Single storey extension to existing store.
Parish: Ryde Ward: Ryde North West.
Decision Date: 03/10/2022.

Ryde Town Council raised no objection to this application

- ii. Application No: [22/01390/ADV](#)
Location: 38 Union Street, Ryde, PO33 2LJ.
Proposal: 1 x non-illuminated button sign.
Decision Date: 04/10/2022.

Ryde Town Council raised no objection to this application

- iii. Application No: [22/01269/HOU](#)
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.
Decision Date: 07/10/2022.

Ryde Town Council raised no objection to this application

- iv. Application No: [22/01437/HOU](#)
Location: 75 High Park Road, Ryde, PO33 1BX.
Proposal: Proposed single storey side and rear extension
Decision Date: 14/10/2022.

Ryde Town Council raised no objection to this application

- v. Application No: [22/01497/HOU](#)
Location: 12 Arnold Road Binstead, Ryde, PO33 3RJ
Proposal: Demolition of conservatory; proposed single storey rear extension
Decision Date: 17/10/2022

Ryde Town Council raised no objection to this application

- vi. Application No: [22/01498/LBC](#)
Location: 33 Simeon Street, Ryde, PO33 1JQ
Proposal: Listed Building Consent for replacement boiler flue
Decision Date: 19/10/2022

Ryde Town Council raised no objection to this application

- vii. Application No: [22/01371/HOU](#)
Location: 34 Little Preston Road, Ryde, PO33 1DG
Proposal: Demolition of conservatory; proposed single/two storey rear extension (revised description)
Decision Date: 20/10/2022

Ryde Town Council raised no objection to this application

2. APPLICATION REFUSED

None

RESOLVED:

THAT Ryde Town Council notes the decisions taken by the Isle of Wight Council since 11 October 2022.

154/22 HIGH STREET HERITAGE ACTION ZONE (HSHAZ)

At the previous meeting held on 11 October 2022, members raised concerns around the HSHAZ projects progress.

A discussion paper was therefore presented to members which highlighted the concerns raised.

It was noted that the paper circulated was not the final version as it did not have a recommendation for members to consider. It was therefore agreed that the full version would be located and sent to members of the committee following the meeting via email enabling them to consider and decide the next course of action.

Members were advised that the outcome would also be communicated to all members of Ryde Town Council at the meeting of Full Council on 7 November 2022.

155/22 RYDE REGENERATION WORKING GROUP (RRWG) UPDATE

Members noted the minutes of the RRGW Meeting held on 18 July 2022, which were approved at the meeting held on 24 October 2022.

At the meeting held on 24 October 2022, the Ryde Place Plan review / update was discussed as well as the Williams Sale Partnership (WSP) paper which was a report commissioned by the Isle of Wight Council to look at future options around the regeneration of Ryde Esplanade. The report was still in draft form and had not at the time of the meeting been made public.

Members continued to be disappointed that Ryde Town Council had not been involved in the reports content. Whilst the reports author had attended an online meeting with members of Ryde Town Councils Place Plan Review Group to outline some aspects of the draft paper, there had been no contact since.

It was therefore agreed that both the WSP Report author and the HSHAZ Project Manager be invited to a future Place, Neighbourhood and Planning Committee to provide an update on progress on both the WSP Esplanade report and the HSHAZ Project.

156/22 PUBLIC REALM APPLICATIONS

No applications had been received.

157/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 22 November 2022 in the Methodist Church, Garfield Road, Ryde at 7.00pm.