

**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 23 JANUARY 2023 AT 7.00PM
IN LOWER ROOM, GEORGE STREET CENTRE, RYDE BAPTIST CHURCH,**

Members Present: Cllr Simon Cooke (Chair), Cllr Michael Lilley, Cllr Richard May and Cllr Malcolm Ross (also one vacancy on this committee).

Also in Attendance: Nora Aridi (Landscape Architect and Urbanist), Jon Baker (Committee and Ryde Place Plan Coordinator) and Chris Turvey (Place, Neighbourhood and Planning Officer).

4 Members of The Public

IMPORTANT NOTE REGARDING PUBLIC AND MEMBER QUESTIONS.

Owing to the Ryde North West By Election scheduled for 23 February 2023 and the need to observe pre-election regulations, there were no public or member questions taken at this meeting.

1/23 APOLOGIES

No apologies had been received.

2/23 DECLARATIONS OF INTEREST

Cllr Michael Lilley declared an interest in Minute 7/23 – iii (28 Melville Street Planning Application), as he knew the owners of the property and would therefore not take part in the debate and vote.

3/23 REQUESTS FOR DISPENSATIONS

None requested.

4/23 MINUTES

The minutes to the previous meeting held on 13 December 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 13 December 2022 were agreed.

5/23 RATIFICATION OF DELEGATED DECISIONS

Due to the 2023 Christmas and New Year break, the following applications were decided via delegated means between the Chair, Vice Chair, the Place, Neighbourhood and Planning Officer and the Committees Coordinator and proposed no objections:

- i. Application No: [22/02038/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 18 The Strand, Ryde, PO33 1JE
Proposal: Listed Building Consent for replacement of a downpipe.
- ii. Application No: [22/02054/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Lawful Development Certificate to establish that the development authorised by planning permission [19/00693/FUL](#) (Internal and external alterations, to include replacement of window with pair of French doors; change of use from residential (use class C3) to children's nursery) has been lawfully commenced.
- iii. Application No: [22/02078/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, PO33 3AR
Proposal: Proposed addition of solar panels to roof (revised scheme).
- iv. Application No: [22/02120/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 33 Melville Street, Ryde, PO33 2AN
Proposal: Proposed single storey flat roof rear extension.
- v. Application No: [22/02108/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Robinson Jarvis And Rolf, 18 Melville Street, Ryde, PO33 2AP
Proposal: Replacement double glazed timber windows and doors and alterations to the balcony on the north/rear elevation.
- vi. Application No: [22/02109/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Robinson Jarvis And Rolf, 18 Melville Street, Ryde, PO33 2AP
Proposal: Listed Building Consent for replacement double glazed timber windows and doors and alterations to the balcony on the north/rear elevation.
- vii. Application No: [22/02172/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 13, Lind Court, 19 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for replacement of two sets of French windows.

RESOLVED:

THAT the above seven planning applications be ratified.

6/23 WALK THE SPLACE - PRESENTATION

The committee was provided with a presentation from Nora Aridi, a Landscape Architect and Urbanist, on the concept of “Splaces”, a combination of spaces and places that are underused, neglected and often focal points for negativity such as anti-Social behaviour, littering and desertion. These areas of Splace could include alleyways, sidewalks, dead ends, narrow / wide spaces between buildings, neglected green areas and car parks.

A number of areas within Ryde had been identified as potential Splaces which included alleyways such as Warwick and Albert Place, St Johns Hill seating area (opposite St Johns public toilets) and parts of Simeon Recreation Ground.

Such areas could be populated with various items such as Playscapes, Foodscapes and Artscape’s as well as green infrastructure and research hubs (i.e., rain water monitoring, species evaluation, seasonal lifecycle awareness and biodiversity meter etc).

The committee noted that along with Ryde Town Council, the initiative would involve a collaboration with various local stakeholders including the University of Portsmouth, Arc Consulting, The Wildlife Trust, and Ryde Academy.

Such a scheme would help to address some of the deficit of green spaces within the Town, as identified in the Ryde Place Plan and would be align with the Town Councils Corporate Plan ideals.

Funding could be sought from various sources, with a contribution possibly drawn from Ryde Town Councils Public Realm budget subject to the appropriate affordability analysis and member approval.

It was noted that Ryde would be treated as a pilot area for a Walk the Splace on 23 April 2023 where theoretical research would be combined with practical proposals for the various Splaces. Should it prove successful then an Islandwide roll out could be adopted.

It was however noted that all of the areas of Splace identified in the presentation were under the ownership of the Isle of Wight Council and as such they should be contacted with a view to seek support and possible financial assistance.

7/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [22/02156/FUL](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 51 St Johns Wood Road, Ryde, PO33 1FL
Proposal: Change of use of upper floors to form 2 dwellings; proposed balcony

Planning permission was sought for the conversion of the upper floor of the building to form two dwellings with an associated balcony. This was an alternative scheme to that which was currently under appeal at the same property and a resubmission of the 1999 approval for the same development.

A previous application for Class MA, [22/00179/3OPA](#) (change of use from commercial to residential) prior approval was refused on highway network safety grounds. Additionally, although there was a flood risk assessment included with the previous application, it was also refused because developing the ground floor presented a risk of harm through flooding to the ground floor occupants. This latest application does not include a flood risk assessment and although contained on the upper floor does not identify a proper means of escape from the proposed properties in the event of a flooding.

Island Roads had also recommended refusal to the original application on the grounds of inadequate access visibility and width, inadequate parking provision and turning area which was the basis of Ryde Town Council's objection when the application was considered at its meeting held on 15 March 2022. Members were advised that Island Roads had yet to comment on the application before them.

Members also noted that the plans of the upper floor were confusing and lacked clarity and they continued to be concerned about the issues of flooding. There was also potential of the balcony overlooking into neighbouring properties. Because Island Roads had yet to comment on the application, members original concerns raised by them remained.

After 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:

- a) **Island Roads had not commented on the application (as of 24 January 2023) and Ryde Town Council believed that the original concerns raised by them around highway safety for the application number 22/00179/3OPA may not have been addressed to their satisfaction on this application.**
 - b) **The issues around flood risks at ground level had still not been addressed.**
 - c) **There was a potential risk of overlooking into neighbouring properties from the proposed balcony which was not properly identified on any of the plans.**
- ii. Application No: [22/02211/FUL](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: Aldermoor Farm Upton Road, Ryde, PO33 3LA
Proposal: Demolition of barns; construction of a single dwelling on Unit 3

It was noted that application number [22/01994/CLPUD](#) was for a Lawful Development Certificate to establish that a legal commencement of works had taken place on application number [P/00347/19](#). This application was the existing approval for three houses which was granted by way of an appeal. It expired on 21 February 2023 unless this Lawful Development Certificate application was successful.

The application before the committee was for a minor amendment to the permitted scheme which the committee may consider has an impact on the proposal.

The committee were advised that if the application went back to appeal there was nothing in it that would cause an appeal to fail. Previously Ryde Town Council raised no objections subject to requirements of Island Roads being met, there were payments in respect of the Solent SPA made, and there should be no increase in surface water runoff.

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

RESOLVED:

THAT Ryde Town Council raises no objection to the application, subject to the following:

- a) **The requirements of Island Roads being met, and payments in respect of the Solent SPA are made.**
- b) **There should be no increase in surface water runoff.**

- iii. Application No: [22/02121/HOU](#) (LBC Application No [22/02122/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 28 Melville Street, Ryde, PO33 2AN
Proposal: Demolition of garage, outbuilding and greenhouse; formation of vehicular access and parking area to include boundary wall; alterations.

Cllr Michael Lilley declared an interest in this application as he knew the applicant and would therefore not take part in the debate and vote.

This is an application for a Grade II listed building and members were advised that any works to the boundary walls must blend in with the existing build. The requirements as outlined by Island Roads must also be accommodated for by building 45° splays on both sides of the new entrance.

Island Roads had recommended approval and there had been no public comments submitted.

Whilst Island Roads raised no objections, It was suggested that on the grounds of safety to pedestrians, Ryde Town Council should recommend that all vehicles should reverse into the drive and therefore when leaving would be driving in forward gear.

RESOLVED:

THAT Ryde Town Council raises no objection to the application, subject to agreement of the following conditions:

- 1. **That all vehicles reverse into the driveway, therefore ensuring that when exiting, they will be driving in forward gear.**
- 2. **That any new works to the existing boundary wall match in with the existing.**
- 3. **That 45° splays are included in the new entrance as outlined by Island Roads.**

- iv. Application No: [22/02300/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: M&Co, 160 - 161 High Street, Ryde, PO33 2HU
Proposal: Demolition of structure; proposed construction of 5 residential dwelling; alterations and change of use of second floor from retail to form 4 residential flats

This application seeks to provide nine residential units in the Town Centre whilst retaining the retail space which they are attached to. This is completely in line with the High Street Heritage Action Zone (HSHAZ) funding which is seeking to rejuvenate town centres by way of encouraging the owners of shops to convert their upper floors for residential use.

Any support for the application should this include as a caveat contributions made to the Solent SPA, adequate provision for cycle and waste storage and that contributions are made to affordable housing.

Three comments had been submitted from members of the public. One from a neighbour who believed the work may damage his roof, another protesting the loss of retail space (although this proposal retains all of the ground floor retail space and the majority of the first floor) and another again regarding loss of retail space and possible overlooking. Island roads recommend conditional approval.

Members agreed that the development would look to provide much needed housing on a brown field site, whilst utilising above retail space for additional living accommodation. It would also still retain retail space downstairs which could be utilised as one large business or divided into several smaller ones.

As with the previous application, whilst Island Roads raised no objections, it was suggested that on the grounds of pedestrian safety, Ryde Town Council should recommend that all vehicles should reverse into the proposed driveway and therefore when leaving would be driving in forward gear.

Should the application proceed to development, there should be a contribution to affordable housing, have adequate space for all waste and cycle provision and there should be a contribution is made to the Solent Special Protection Area (SPA).

RESOLVED:

THAT Ryde Town Council raises no objection to the application, subject to the following:

THAT Ryde Town Council raises no objection to the application, subject to the following:

- a) **A contribution to affordable housing is included in a Section 106.**
- b) **There is sufficient provision for waste and cycle provision.**
- c) **A contribution is made to the Solent Special Protection Area (SPA).**
- d) **The applicant should be advised that on the grounds of safety, all vehicles reverse into the driveway, therefore ensuring that when exiting, they would be driving in forward gear, thus ensuring better visibility for the driver.**

- v. Application No: [22/02277/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 (revised scheme)

This application was a readvertised submission. The committee objected to the original one ([22/01797/HOU](#)) at its meeting held on 1 November 2022.

It was therefore agreed that the reasons for objecting to the original application be submitted to the readvertised one.

After 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 same grounds as the previous application (22/01797/HOU), namely:

- a) **The proposed development is 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.**
- b) **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: [22/02238/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3 Beatrice Close, Binstead, Ryde, PO33 3PB
Proposal: Proposed two storey side extension
- ii. Application No: [22/02278/RVC](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 3 Arundel Road, Ryde, PO33 1BN
Proposal: Variation of condition 2 on 21/01892/HOU to replace hip roof at rear with a gable end to increase space in study
- iii. Application No: [22/02315/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 Buckingham Lodge, Buckingham Close, Ryde, PO33 2DN
Proposal: Proposed single storey extension; alterations.
- iv. Application No: [22/02171/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 23 Union Road, Ryde, PO33 2ER
Proposal: Proposed alterations and conversion of 23 and 23A to form single dwelling

- v. Application No: [22/02301/FUL](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Salterns Playing Field, Salterns Road, Ryde
Proposal: Proposed shipping container to use for storage

RESOLVED:

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

The following three applications were for noted only owing to Ryde Town Councils involvement with the High Street Heritage Action Zone.

- i. Application No: [22/02303/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 Ryde Leisure Amusement Arcade (The Gambling Man Barbers),
5 St Thomas Square, Ryde, PO33 2PJ
Proposal: Proposed alterations to shopfront.
- ii. Application No: [22/02304/FUL](#) (Listed Building Application no - [22/02305/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: The Crown Hotel, 10 St Thomas Square, Ryde, PO33 2PJ
Proposal: Proposed alterations to ground floor street frontage.
- iii. Application No: [22/02307/FUL](#) (Advertising Application No - [22/02308/ADV](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 69 High Street (Hand Engraver), Ryde, PO33 2RJ
Proposal: Proposed alterations to shop frontage.

8/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 13 DECEMBER 2022

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [22/01771/HOU](#)
Location: 4 Spencer Glade, Ryde, PO33 3AJ
Proposal: Demolition of conservatory; proposed single storey side extension; alterations.
Parish: Ryde Ward: Ryde North West
Decision Date: 05/12/2022

Ryde Town Council raised no objection to this application.

- ii. Application No: [22/01877/HOU](#)
Location: 20 Oakwood Road, Ryde, PO33 3JU
Proposal: Proposed 2 Storey Side Extension.
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 13/12/2022

Ryde Town Council raised no objection to this application.

- iii. Application No: [22/01754/HOU](#)
Location: 2 Trinity Street, Ryde, PO33 2AS
Proposal: Demolition of existing plastic flat roof on side elevation; proposed replacement single storey extension.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 19/12/2022

Ryde Town Council raised no objection to this application.

- iv. Application No: [22/01941/FUL](#)
Location: Telephone Exchange, St James Street, Ryde, PO33 2NH
Proposal: Alterations to five windows on ground floor east elevation
Parish: Ryde Ward: Ryde North West.
Decision Date: 20/12/2022

Ryde Town Council raised no objection to this application.

- v. Application No: [22/01824/HOU](#)
Location: 22 Westwood Road, Ryde, PO33 3BJ
Proposal: Demolition of shed; proposed single storey side extension; cladding and rendering of property (revised description) (readvertised application).
Parish: Ryde Ward: Ryde North West
Decision Date: 03/01/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [22/01956/HOU](#) (LBC No [22/01957/LBC](#))
Location: 46 The Strand, Ryde, PO33 1JE
Proposal: Construction of new boundary wall, gate, and timber pergola structure.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 03/01/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [22/02023/FUL](#) (LBC No [22/02024/LBC](#))
Location: 49 The Strand, Ryde, PO33 1JE
Proposal: Combination of ground and first floor flat to form one single dwelling; alterations and repairs to lower ground floor flat; proposed wall to create separate amenity area and bin store; revised parking area; alterations to existing boundary wall.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 04/01/2023

Ryde Town Council raised no objection to this application.

2. APPLICATIONS REFUSED

- i. Application No: [22/01975/HOU](#)
Location: 24 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of conservatory; proposed first and ground floor extension alterations.
Parish: Ryde Ward: Ryde North West
Decision Date: 19/12/2022

Ryde Town Council raised no objection to this application.

- ii. Application No: [22/02009/HOU](#)
Location: 70 High Park Road, Ryde, PO33 1BX
Proposal: Proposed single storey rear extension.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 21/12/2022

Ryde Town Council raised no objection to this application.

- iii. Application No: [22/00554/HOU](#) (LBC No [22/00646/LBC](#))
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Demolition of garage, replacement fence and gate.
Decision Date: 06/01/2023
Parish: Ryde Ward: Haylands And Swanmore

Ryde Town Council raised no objection to these applications.

- iv. Application No: [22/01993/HOU](#) (LBC No [22/01992/LBC](#))
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area.
Decision Date: 06/01/2023
Parish: Ryde Ward: Ryde Monktonmead

Ryde Town Council raised no objection to these applications.

RESOLVED:

THAT the decisions taken by the IW Council since 13 December 2022 are noted.

9/23 VARIOUS TRAFFIC ROAD ORDERS (TRO'S) – RYDE TRANSPORT INTERCHANGE

At the previous meeting held on 13 December 2023, members were provided with an update on the progress of the Ryde Transport Interchange development along Ryde Esplanade. As part of the presentation, the committee was also made aware of a number of TRO's which were fundamental to the Interchange functioning effectively.

Members raised no objections to the TRO's at the meeting and where therefore requested to formally ratify them for the purpose of making the developers aware.

RESOLVED:

THAT the various TRO's for the Ryde Transport Interchange be ratified.

10/23 CLIMATE AND BIODIVERSITY MISSION STATEMENT AND NOTES TO MEETING HELD ON 24 NOVEMBER 2022.

Members were requested to approve the Climate and Biodiversity Working Group Mission Statement which had been recommended for approval at the meeting of the working group on 24 November 2022. Members also noted the agreed meeting notes of that meeting of 24 November 2023.

RESOLVED:

THAT the Mission Statement for the Climate and Biodiversity Working Group be agreed.

11/23 PUBLIC REALM APPLICATIONS

No applications had been received but it was noted that an application for improvements to the “Welcome To Ryde” signs (which are in place at both entrances into the town on the main Binstead Road and the main Brading Road (adjacent to Tesco), would be presented at the next meeting.

12/23 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on held on Tuesday, 14 February 2023 at 7.00pm.