

**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 13 DECEMBER 2022 AT 7.00PM
IN RYDE METHODIST CHURCH, GARFIELD ROAD**

Members Present: Cllr Malcolm Ross (Chair), Cllr Tom Hanley (sitting in for Cllr Simon Cooke), Cllr Jess Higgins, Cllr John Maclagan, Cllr Michael Lilley, and Cllr Richard May.

Also in Attendance: Jon Baker (Committee and Ryde Place Plan Coordinator), Martin Gibson (HSHAZ Project Manager), Peter Hayward (Island Highway & Transport Consultants), David Newton (Isle of Wight Council) and Chris Turvey (Place, Neighbourhood and Planning Officer)

5 Members of The Public

PUBLIC QUESTIONS

- **Question** - A question was asked around what measures were in place to address the issue of elected members who sit on any committee but fails to attend and does not send a deputy to sit in their place. Was there a mechanism in place to remove such a member and replace them with another permanent one?
- **Response** - It was noted that the procedure to appoint a deputy was instigated to ensure that meetings would always be quorate. However, the Town Councils Standing Orders can be reviewed to look at other ways to help ensure a quorum.
- **Question** - A question was asked around a recent approved Planning Application which was situated within the High Street and within a Conservation Area and why had this been approved with uPVC framed windows.
- **Response** - Members were advised that the development was for conversion of part of the ground floor to form two-bedroom holiday lets at the rear of the building and therefore not in general public view. Article 4 states that within a Conservation Area, such window frames could be permitted to the rear, providing they do not change the character of the building. Any such frames to the front of the property would not be part of the application in question.

168/22 APOLOGIES

Apologies had been received from Cllr Simon Cooke, Cllr Jo Elliott, and Cllr Jenna Sabine.

169/22 DECLARATIONS OF INTEREST

None

170/22 REQUESTS FOR DISPENSATIONS

None requested.

171/22 MINUTES

The minutes to the previous meeting held on 22 November 2022 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 22 November 2022 were agreed.

172/22 RYDE TRANSPORT INTERCHANGE – UPDATE ON THE DEVELOPMENT

The Highway and Transport Consultant for the Isle of Wight Council (IWC) presented to members an update on the current status of the interchange project at Ryde Esplanade.

Members were advised that with regard to the green cycle way surface, this was expected to be completed when the bus station was in place. In the meantime, the temporary bus stops outside and opposite the Pavilion would remain.

Progress on the Pier work was continuing, although much of this was dependent on the weather. The Esplanade one-way system was still in place with the taxis remaining for now at their original rank, ahead of their move adjacent to the railway tunnel.

With regard to the Railway Station, all asbestos had now been removed and the first part of the station was anticipated to be completed by mid-March 2023 with the remainder including the concourse, toilets, and retail sections by May 2023.

A number of Traffic Road Orders (TRO's) were also presented to members which would need to be in place in order for the Interchange to function effectively. Overall, the committee had no major concerns regarding the TRO's and agreed that they should proceed in order to expedite the project.

Generally, the Interchange was progressing ahead of schedule in some parts and slightly behind in other areas. However, the whole development should be completed by late May / early June 2023. Whilst this was slightly later than the scheduled March 2023 completion, there had been an agreed amount of slippage owing to the recent pandemic hindering initial progress.

173/22 MEMBERS QUESTION TIME

Cllr Lilley asked about the withdrawn application for St James Church and Flat 4 Market Street, Ryde. It was noted that it had been withdrawn owing to advice given to the applicant that the pews would have to remain in the church. This would therefore prevent the aim of the application of becoming a multi-purpose meeting space being realised. Could Ryde Town Council therefore contact the IWC's Conservation Officer to enquire if there was any possibility to negotiate around this issue?

The Place, Neighbourhood and Planning Officer would follow the matter up and advise as soon as any information was made available.

174/22 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [22/01528/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 7 Simeon Street, Ryde, PO33 1JQ
Proposal: Listed Building Consent for replacement of timber windows and doors with uPVC windows and doors

RESOLVED:

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

The proposed development seeks to replace the old, non-period, wooden window frames with UPVC. Ryde Town Council will always object to the use of materials which do not respect the heritage of this Grade II listed building. In addition, it was felt on this occasion, that any wooden window frames manufactured to replace the existing ones should mimic the style of the original that would have been installed at the time of construction. It was felt that this would not preclude them from being double glazed and have the inbuilt draught seals of a modern window.

- ii. Application No: [22/01876/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Cornelia Heights, 93 George Street, Ryde, PO33 2JE
Proposal: Change to mixed use comprising of holiday lets/bed and breakfast accommodation and five flats; internal and external alterations, to include changes to fenestration, new balconies, and new stepped access with balustrade.

RESOLVED:

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

- a) **A contribution to the Solent Special Protection Area (SPA) for the new flats and the holiday accommodation.**
 - b) **Provision of cycle racks sufficient for the number of residences.**
 - c) **Provision of a waste bin storage area sufficient for all units.**
- iii. Application No: [22/02068/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 Westfield Park, Ryde, PO33 3AB
Proposal: Demolition of conservatory; proposed single storey and first floor extensions; rear balcony and replacement roof with dormer windows (revised scheme)

Ryde Town Council had looked at a previous application for development on this site and had not objected. The IWC refused the previous proposal on the following grounds:

- 1. The proposed development, by virtue of design, size, scale, external appearance, and lack of design reference within the local area would result in a form of development that would be out of character with the wider area, not be sympathetic to the site in which it is proposed and result in an incongruous and visually intrusive form of development. The proposal would therefore fail to comply with Policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.*
- 2. The construction/enlargement of the external balcony at the north east corner of the property and the enlargement of the patio in the manner shown on the submitted plans would be detrimental to the amenities and privacy of the adjoining residential properties due to unacceptable overlooking and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.*

The new application sought to address the issues outlined in the IWC's refusal however it was felt that although this new proposal addressed many of the concerns there was still an issue with the scale and mass in relation to the neighbouring property mentioned in the IWC officer's report.

RESOLVED

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

The application, due to its scale and mass, would have a detrimental effect on the amenity of the neighbouring property.

The following planning applications were considered under delegated powers by the Chair and the Place and Neighbourhoods Officer, and they proposed no objections:

- Application No: [22/01956/HOU](#) (Listed Building Application No [22/01957/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 46 The Strand, Ryde, PO33 1JE
Proposal: Construction of new boundary wall, gate, and timber pergola structure.
- Application No: [22/01993/HOU](#) (Listed Building Application No [22/01992/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area.
- Application No: [22/02023/FUL](#) (Listed Building Application No [22/02024/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
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.

- iv. Application No: [22/01961/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Pelham Lodge, Copsefield Drive, Ryde, PO33 3AR
Proposal: Demolition of summerhouse; proposed alterations/replacement gate pillars and boundary wall.
- v. Application No: [22/02009/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 70 High Park Road, Ryde, PO33 1BX
Proposal: Single storey rear extension.
- vi. 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; cladding and rendering of property (revised description) (readvertised application)
- vii. Application No: [22/02081/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 9 West Hill Road, Ryde, PO33 1LA
Proposal: Demolition of single storey lean to; proposed single storey side and rear extensions; alterations
- viii. Application No: [22/02114/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: Varna, East Hill Road, Ryde, PO33 1LL
Proposal: Proposed two storey front extension and rear gable extension; retention of side extension roof alteration; alterations

RESOLVED:

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

175/22 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 2 NOVEMBER 2022

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [22/01149/FUL](#)
Location: Dover Park Primary School, Dover Street, Ryde, PO33 2BN
Proposal: Installation of 3m fencing around netball court to include hoops for sports.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 15/11/2022

Ryde Town Council raised no objection to this application.

- ii. Application No: [22/01152/FUL](#)
Location: 34 High Street, Ryde, PO33 2HT
Proposal: Conversion of part of ground floor to form 2-bedroom holiday let (revised description) (readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 21/11/2022

Ryde Town Council Ryde Town Council raises no objection to the application, subject to sufficient provision for waste storage being made available and that a contribution be made to the Solent Protection Area.

- iii. Application No: [21/01544/HOU](#) (revised site layout)
Location: Seaways, 158 Marlborough Road, Ryde, PO33 1AT
Proposal: Stopping up of existing vehicle access, formation of new access
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 28/11/2022

Ryde Town Council objected to the application on the following grounds:

- 1) *The application includes mention of a soakaway to deal with the extra surface water created by the scheme, however, there are no details as to the siting and size of the proposed soakaway. In addition, the approved roadworks which this scheme is facilitating will produce extra surface water and this proposal should have sought in some way to mitigate that.*
- 2) *The proposed drive and soakaway will seriously diminish to an unacceptable level the amount of amenity land attached to the property on this revised site.*
- 3) *The proposed entrance is very close to an area of road where traffic will be accelerating away from the traffic lights and when cars are accessing a tight entrance drive could cause accidents.*

- iv. 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
Parish: Ryde Ward: Ryde North West
Decision Date: 29/11/2022

Ryde Town Council raised no objection to this application.

- v. Application No: [22/01805/HOU](#)
Location: The Conifers, Quarry Road, Ryde, PO33 2RU
Proposal: Single storey rear extension and decked area (revised scheme)
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 29/11/2022

Ryde Town Council raised no objection to this application.

- vi. Application No: [22/01155/HOU](#)
Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW
Proposal: 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)
Parish: Ryde Ward: Ryde North West
Decision Date: 30/11/2022

Ryde Town Council raised no objection to this application.

- vii. Application No: [22/01156/LBC](#)
Location: 5 Buckingham Villa, Buckingham Close, Ryde, PO33 2DW
Proposal: Listed Building Consent for proposed extension to balcony on rear elevations; alterations to Ice House to include replacement window and new door; solar panels to roof (revised description - re advertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 30/11/2022

Ryde Town Council raised no objection to this application.

- viii. Application No: [22/01287/LBC](#)
Location: Ryde Pier, Esplanade Ryde, PO33 2HF
Proposal: Listed Building Consent for strengthening and repair works to Zone 4 and part of Zone 3 of Ryde Railway Pier
Parish: Ryde Ward: Ryde North West
Decision Date: 30/11/2022

Ryde Town Council raised no objection to this application.

- ix. Application No: [22/01799/FUL](#)
Location: Basement Flat, 32 Nelson Street, Ryde, PO33 2EY
Proposal: Change of use of basement flat to a self-contained residential flat
Parish: Ryde Ward: Ryde North West
Decision Date: 01/12/2022

Ryde Town Council raised no objection to this application.

- x. Application No: [22/01808/LBC](#)
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
Parish: Ryde Ward: Ryde North West
Decision Date: 02/12/2022

Ryde Town Council raised no objection to this application.

2. APPLICATIONS REFUSED

Application No: [22/01801/HOU](#)
Location: 1 Colenutts Road, Ryde, PO33 3HS
Proposal: Proposed first floor rear extension; alterations
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 25/11/2022

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 22 November 2022.

176/22 ISLE OF WIGHT COUNCIL'S PLANNING ENFORCEMENT PROPOSALS

The Place, Neighbourhood and Planning Officer presented to members of the committee a report on the latest proposals being considered by the IWC around planning enforcement services for Ryde.

The IWC were proposing (subject to its Full Council approval) to sell their Planning Enforcement Services to all the Islands Town and Parish Councils and have already approached Ryde Town Council about this possibility. The cost of employing an officer to Ryde Town Council would be £11,500 per year for a day a week (which would unlikely have a desired outcome). For two days it would be at a cost of £23,000 and for three days £34,500 per annum.

It was noted that Newport and Carisbrooke Community Council were considering entering into a trial period of a year with an IWC Enforcement Officer and it was proposed that Ryde Town Council monitor this trial before agreeing to such a financial commitment.

Members considered the three options within the report and after a vote via a show of hands it was:

RESOLVED:

THAT Ryde Town Council should monitor the effects of the Newport and Carisbrooke Community Council trial on enforcement and make a more informed decision when that information becomes available.

177/22 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) UPDATE

- i. To note the minutes, financial summary, and budget review from the latest HSHAZ Steering Group Meeting.

The minutes of the Ryde HSHAZ Steering Group, an internal forum consisting of Ryde Town Council officers and councillors as well as Historic England and HSHAZ / IWC officers, for 15 September 2022 (which were approved at the HSHAZ Steering Group meeting on 21 November 2022) were noted. The latest financial updates, which had been published and presented to members were also noted and discussed.

- ii. To receive an update from the HSHAZ Project Manager.

The HSHAZ Project Manager provided members with an update on the latest progress of the HSHAZ Project in Ryde and included the following:

- Shop Front Design Document – The HSHAZ document had been adopted by the IWC as a Statutory Planning Document (SPD) adding weight to any planning issues and providing a positive impact for Conservation Areas.

- Shop Front Applications – These had started to be submitted with several in progress. Should planning permission be granted and procurement procedures satisfied, work on these should commence in early 2023.
- St Marys' Convent – This continues to be a long-term project where the building could be brought back into use such as affordable housing. The HSHAZ team were still awaiting a report from the Catholic Diocese of Portsmouth before any further work could be carried out. Members were advised however that the project would be challenging.
- Public Realm – Budget issues had impacted on what could be achieved, but members were advised that the High Street pedestrian area would feature prominently. It would be carried out in two phases with the HSHAZ funding the first phase.

178/22 CLIMATE AND BIODIVERSITY WORKING GROUP

Members were provided with an update on the Working Group meeting held on 24 November.

Members noted that the initial meeting was merely to agree a set agenda on a wide variety of subjects that affected Ryde and the Island as a whole. Advice would be sought on several outside bodies and Ryde Town Council would also contact Ventnor Town Council who also had such a working group for guidance and support.

Further updates would be provided in due course.

179/22 DRAFT ISLAND PLANNING STRATEGY (IPS)

The committee were advised that the amended draft IPS was still awaiting agreement with the Isle of Wight Councils Full Council which was expected to be before April 2023.

When agreed it would then go out for a six-week period of consultation during which time, Ryde Town Council should consider employing the services of a consultant to assist in gathering information and opinions in order to submit a formal response to the draft IPS.

It was agreed that the matter would return to a future meeting in order to discuss further and decide on a course of action.

180/22 PUBLIC REALM APPLICATIONS

Whilst no applications had been received, members were reminded that there was still approximately £6,000 left in the Public Realm budget which could address various areas within Ryde and the Committee would welcome any applications for consideration.

181/22 DELEGATED DECISIONS OVER CHRISTMAS AND NEW YEAR

Owing to the forthcoming Christmas and New Year break, it was proposed that any decisions that required a decision between 14 December 2022 and the next scheduled meeting of the Planning, Regeneration and Environment Committee on 24 January 2023, would be delegated to the Committee Chair, Vice Chair, the Place, Neighbourhood and Planning Officer and the Committees and Ryde Place Plan Coordinator. Decisions would be made by means of email or if necessary, via a meeting using the Zoom or MS Teams Video Conferencing platform.

Should there be any major planning applications received during this period and there is insufficient time to wait until the 23 January 2023, then an Extra-Ordinary Meeting will be called to discuss the application.

RESLOVED:

THAT all decisions relating to any Place, Neighbourhood and Planning matters which needed to be taken between 14 December 2022 and 23 January 2023 be delegated to the Committee Chair, the Vice Chair, the Place, Neighbourhood and Planning Officer and the Committees Coordinator. Any major planning applications received during this period would be subject to an extra-ordinary meeting of the committee.

182/22 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 24 January 2023 in the Methodist Church, Garfield Road, Ryde at 7.00pm.