

**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 7 MARCH 2023 AT 7.00PM
IN THE METHODIST CHURCH, GARFILED ROAD, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers (deputising for Cllr Michael Lilley), Cllr Jess Higgins, Cllr Richard May, and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committee Coordinator) and Chris Turvey (Place, Neighbourhood and Planning Officer).

3 Members of The Public

PUBLIC QUESTIONS

No public questions were asked at this stage. One member of the public requested to ask a question ahead of the agenda item Review of Banner Installation – Ryde Esplanade, which would be welcomed.

13/23 APOLOGIES

Apologies had been received from Cllr Lilley who had nominated Cllr Conyers as his deputy for the meeting and Cllr Karen Lucioni.

14/23 DECLARATIONS OF INTEREST

None.

15/23 REQUESTS FOR DISPENSATIONS

None requested.

16/23 MINUTES

The minutes to the previous meeting held on 24 January 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 24 January 2023 were agreed.

17/23 RATIFICATION OF DECISIONS

Owing to the previous meeting of the committee being inquorate, the three Planning Applications which required a committee decision and the eight applications which had already been decided via the established delegated decisions process as well as a Public Realm application were emailed to all members of the committee for a final decision.

Members were therefore required to ratify the decisions as a matter of public record.

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

RESOLVED:

THAT the ratification of the decisions taken via email correspondence by the committee for week ending 17 February 2023, be agreed.

18/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

Application No: [23/00094/FUL](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: 36 Nelson Street, Ryde, PO33 2EY

Proposal: Demolition of block of six flats; Proposed block of 9 flats

Members were advised that this was the third scheme that had been submitted for this site. A first one was for 12 flats utilising the basement and the second was for nine flats, the same as before the committee.

Whilst nine flats in Ryde would usually be a desirable commodity for the Town, in reality, it was only an additional three flats, and the development would have more merit if it were to be restricted to rebuilding the six existing properties.

All the previous applications had been opposed by Ryde Town Council and had also been refused by the Isle of Wight Council. This development was in an area where parking was already a considerable problem with residents, and these extra flats would only make things worse.

The application provided no details of where the parking would be for the three further properties and no details of bike storage for all nine flats would be accommodated for on the site. In addition, there was no commitment to contribute to the Solent Special Protection Area for the three extra flats as well as any contributions to affordable housing.

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

RESOLVED:

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

- a) **There would be a lack of amenity space on site for all nine units.**
- b) **There is a lack any parking provision for residents leading to on road parking in an area that is already short of such spaces. In addition, the application does not include a Parking Provision Assessment justifying the lack of parking.**
- c) **The application does not provide details of cycle storage.**

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: [23/00108/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Glenfield, Binstead Hill, Binstead, Ryde, PO33 3RN
Proposal: Demolition of conservatory and replacement single storey flat roof extension with roof lantern.
- ii. Application No: [23/00131/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Little Swaylands, Swaylands Close, Ryde, PO33 1FA
Proposal: Detached outbuilding.
- iii. Application No: [23/00154/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 8 East Street Ryde, PO33 1JP
Proposal: Extension at first floor level.
- iv. Application No: [23/00173/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 29 High Street, Ryde, PO33 2HT
Proposal: Cosmetic alterations to the ground floor street frontage and accessibility improvements.
- v. Application No: [23/00179/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 2 Pitt Street, Ryde, PO33 3EB
Proposal: Formation of vehicular access.
- vi. Application No: [23/00132/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 16 Player Street, Ryde, PO33 2JB
Proposal: Demolition of existing extensions; proposed two storey rear extension.
- vii. Application No: [23/00209/FUL](#) – (LBC Application No [23/00210/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Alterations to shopfront including removal of ATM, signage, and CCTV.
- viii. Application No: [23/00211/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 58 Brookfield Gardens, Ryde, PO33 3NP
Proposal: Single storey extension; conversion of garage, workshop, and minor internal alterations.
- ix. Application No: [23/00224/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Spindrift, St Georges Road, Ryde, PO33 3AS
Proposal: Alterations and conversion of garage to form additional living accommodation.

- x. Application No: [23/00229/RVC](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Kingarth Lodge, Church Road, Binstead, Ryde, PO33 3SZ
Proposal: Variation of condition no 2 on [21/02568/HOU](#) to allow for removal of approved Yoga.
- xi. Application No: [23/00265/HOU](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Highfield, Corbett Road, Ryde, PO33 3LF
Proposal: Single storey front extension.

RESOLVED:

THAT Ryde Town Council raised no objections to the above 12 planning applications.

19/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 24 JANUARY 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [22/02120/HOU](#)
Location: 33 Melville Street, Ryde, PO33 2AN
Proposal: Proposed single storey flat roof rear extension
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 17/01/2023

Ryde Town Council raised no objection to this application.
- ii. Application No: [22/01500/FUL](#)
Location: 133 - 134 High Street, Ryde, PO33 2RJ
Proposal: Proposed amendment to opening times to 9:00am to 23:00pm
Parish: Ryde Ward: Ryde North West
Decision Date: 24/01/2023

Ryde Town Council raised no objection to this application.
- iii. Application No: [22/02078/HOU](#)
Location: Copsefield Cottage, Copsefield Drive, Ryde, PO33 3AR
Proposal: Proposed addition of solar panels to roof (revised scheme)
Parish: Ryde Ward: Ryde North West
Decision Date: 25/01/2023

Ryde Town Council raised no objection to this application.
- iv. Application No: [22/02238/HOU](#)
Location: 3 Beatrice Close Binstead Ryde Isle Of Wight PO33 3PB
Proposal: Proposed two storey side extension
Parish: Ryde Ward: Ryde West
Decision Date: 08/02/2023

Ryde Town Council raised no objection to this application.

- v. Application No: [22/02171/FUL](#)
Location: 23 Union Road, Ryde, PO33 2ER
Proposal: Alterations and conversion of 23 and 23A to form single dwelling
Parish: Ryde Ward: Ryde North West
Decision Date: 14/02/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [22/02278/RVC](#)
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.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 15/02/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [22/02315/HOU](#)
Location: 4 Buckingham Lodge Buckingham Close Ryde, PO33 2DN
Proposal: Proposed single storey extension; alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 21/02/2023

Ryde Town Council raised no objection to this application.

- viii. Application No: [22/02150/FUL](#) – (LBC Application No - [22/02151/LBC](#))
Location: St Thomas Church St Thomas Street Ryde, PO33 2NE
Proposed conversion of Heritage Centre to Youth Service and Community Space to include proposed renovations to existing frontage - provision of hard surface, new access gate and boundary railings; internal and external alterations to building comprising provision of raised floor, installation of underfloor heating, rehanging of front entrance doors and installation of new glazing behind, provision of fire exit doorway, construction of office pods on the ground floor, renovation of existing toilets to upgrade the services, provision of a kitchen, enclosure of existing understairs electric boxes within cupboard, installation of solar PV panels on the roof, and installation of lightning rod; installation of electric boxes within churchyard/garden of rest (revised plans) (revised description)
Proposal: Parish: Ryde Ward: Ryde North West
Decision Date: 23/02/2023

Ryde Town Council made no comment because it was an application raised by them.

2. APPLICATIONS REFUSED

None

RESOLVED:

THAT the decisions taken by the IW Council since 24 January 2023 are noted.

20/23 APPLICATION FOR CHANGE OF PARKING ARRANGEMENTS (TRAFFIC REGULATION ORDER)

Members were presented with a proposal from Wonder House Nursery who had made an application to Island Roads to change the existing parking arrangements outside their premises in order to allow for drop off and pick up parking. Island Roads had indicated that they were not minded approving the application but suggested that if Ryde Town Council showed support, they may reconsider.

Three options were suggested for consideration. Option one was to make representation in favour of the proposal after clarity as to the actual restrictions proposed were obtained. Option two was the same but with the addition of including only the relevant drop off and pick up times and option three was to make no representation.

Members believed there was uncertainty pertaining to the clarity around the proposed restrictions and could therefore not show support until such information was made available. Members also agreed that any restrictions should only be applicable during the relevant weekday drop off and pick up times.

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

RESOLVED:

THAT Ryde Town Council makes representation in favour of this proposal after they have obtained some clarity as to the actual restrictions proposed but include only the relevant weekday drop off and pick up times.

21/23 HIGH STREET HERIRAGE ACTION ZONE

- i. Minutes of HSHAZ Steering Group meeting held on 21 November 2022.

The approved minutes to the meeting of 21 November 2022 were noted.

- ii. Ryde High Street Pedestrian Area.

The supporting information for the HSHAZ meeting held on 21 November 2022 pertaining to the High Street Pedestrian Zone was noted.

- iii. Minutes of the HSHAZ Stakeholder Group meeting held on 20 October 2022.

The approved minutes to the meeting of 20 October 2022 were noted.

22/23 RYDE REGENERATION WORKING GROUP.

Members noted the approved minutes of the meeting which was held on 24 October 2022.

23/23 REVIEW OF BANNER INSTALLATION – RYDE ESPLANADE

Members were reminded that the banner scheme was subject to an annual review and that it was nearly 12 months since the original Public Realm application had been granted approval.

The project was for 22 Advertising banners (advertising only local businesses) to be attached to Lamp Standards in an area on the Esplanade stretching from the Monktonmead Pumping Station to the inshore Lifeboat station.

Prior to members discussing the item a member of the public asked about the capital raised from those banners which were sold for advertising as well as asking about what would happen to those banners which would not be taken up for another season.

The first year of operation included some one-off expenses such as the planning application costs, the brackets which hold the flags and the initial set up cost for the installation. Each banner was charged at a cost of £200. It was unclear what would happen to any banners that were no longer required to be used.

There was some discussion around the visibility of the banners. It was felt that the positioning of them in 2022 was too high and therefore hindered sight of who was advertising. It was also noted that following comments from Island Roads, any future installation would require the banners to face inwards towards the pavement as opposed to the road.

Members agreed that in order to decide on the future of the project, the councillor who applied for the funding of it should be invited to the next meeting in order to answer questions and provide more detailed information and clarity. The item was therefore deferred to the meeting scheduled for 28 March 2023.

24/23 ISLE OF WIGHT COUNCILS PLANNING ENFORCEMENT PROPOSALS – RYDE TOWN COUNCILS RESPONSE

At the meeting held on 13 December 2022, members considered a proposal from the Isle of Wight Council to sell their enforcement services to local Town and Parish Councils. Following a debate at the meeting members agreed the following to form the Town Councils response, which was duly noted:

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.

25/23 ISLE OF WIGHT COUNCIL ENFORCEMENT STRATEGY

The Committee considered the draft strategy of the Isle of Wight Councils revised procedures around planning enforcement.

It was noted that the Isle of Wight Association of Local Councils (IWALC) held a talk on the strategy on 23 February at the Riverside Centre and was of the opinion that whilst everyone appreciated the constraints by the Isle of Wight Council, the task of local councils taking on any extra responsibility around planning enforcement would be cost prohibitive for many.

Ryde Town Council were advised that the Place, Neighbourhood and Planning Officer had compiled a list of outstanding enforcement issues within the Ryde area and that many were local neighbour disputes. Any large building issues were very often already being sought resolution by working with the Isle of Wight Councils Conservation Officer (IWCCO). Ryde Town Council could look to offer supporting the IWCCO more who in turn would liaise with the IWC's Enforcement Team.

The Place, Neighbourhood and Planning Officer also circulated to members comments and advice on a response to the draft strategy.

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

RESOLVED:

THAT the comments of the Place, Neighbourhood and Planning Officer on the Isle of Wight Councils Draft Enforcement Strategy be agreed as Ryde Town Councils Response (the response can be accessed [HERE](#))

26/23 PUBLIC REALM APPLICATIONS

There were no applications to consider.

Members were provided with an update on the Public Realm Application for the 'Welcome to Ryde' road signs and were advised that it was being progressed to schedule and specification.

27/23 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on held on Tuesday, 28 March 2023 at 7.00pm.