



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 9 MAY 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jo Elliott, 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).

2 Members of The Public

PUBLIC QUESTIONS

No questions were asked.

54/23 APOLOGIES

Apologies were received from Cllr Karen Lucioni (Cllr Diana Conyers was attending as her substitute).

55/23 DECLARATIONS OF INTEREST

None received.

56/23 REQUESTS FOR DISPENSATIONS

None requested.

57/23 MINUTES

The minutes to the previous meeting held on 18 April 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 18 April 2023 were agreed.

58/23 MEMBERS QUESTION TIME

Cllr Conyers asked if Ryde Town Council could contact the relevant officers at the Isle of Wight Council regarding the condition of the grass at Western Gardens. Since the start of the Ryde Interchange works and the removal of the temporary toilets, it has become somewhat bare and uninviting. The regular visits by the refuse vehicles to empty the bins has also compounded these problems with trucks often encroaching onto the grass, damaging the area further.

It was noted that the Place, Neighbourhood and Planning Officer would endeavour to contact the Isle of Wight Councils Strategic Manager for Regeneration Infrastructure. The issue could also be raised at the next Ryde Regeneration Working Group meeting.

Cllr Conyers also enquired as to the progress of the attempt to set up a meeting with the Isle of Wight Councils Planning Enforcement Officer to establish information around empty properties which could form the basis of a possible local Housing Strategy for Ryde. It was noted that a request for a meeting in May had been sent, but no response had yet been forthcoming. Further efforts would be made to establish a meeting date.

59/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

i. Application No: [23/00579/RVC](#)

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

Location: Ryde House, Ryde House Drive, Ryde, PO33 3FE

Proposal: Variation of condition 3 on P/00164/17 to allow alterations to footpath at eastern end of Ryde House Drive.

This application was considered, in planning terms, as a major development which Ryde Town Council had previously supported. However, whilst considering the latest revision, members agreed it would be good practice if the changes allowed for the smooth and unrestricted movement of disabled vehicles and wheelchairs. Members agreed that the accompanying photos in the documents showed a somewhat rough transition to the new path.

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

RESOLVED:

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

Any alterations to the footpath (at eastern end of Ryde House Drive), be carried out allowing for the smooth and unhindered movement of disabled vehicles and wheelchairs.

ii. Application No: [23/00669/FUL](#)

Parish(es): Ryde Ward(s): Ryde South East

Location: 51 St Johns Wood Road, Ryde, PO33 1FL

Proposal: Proposed alterations and change of use of ground floor of former army drill hall to form 2 dwellings.

This application had been submitted in various forms over the past year or so and the latest submission was for two ground floor units. Ryde Town Councils previous objections included a lack of clarity over parking spaces, cycle and waste storage and the lack of a flood risk management system. Members noted however that the latest application addressed many of those points but still did not deal with the provision of cycle or waste storage.

In addition, an opportunity was still available to convert the upper floors to residential, either by extending the downstairs properties or by adding extra residential units once the principle of residential use for part of the building had been established. Should the residential use be extended to the upper floors then two additional parking spaces would be required. Should extra residential units be made then extra space would need to be identified for cycle and waste storage and for the additional parking requirements.

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

RESOLVED:

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

- a) **The space on site reserved for parking for the proposed residential properties should be clearly identified on the plan.**
- b) **There is provision for waste and cycle storage facilities and that they are clearly marked on the plan.**
- c) **That a contribution to the Solent Special Protection Area (SPA) is made.**

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: [23/00564/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of conservatory; proposed first and ground floor extension; alterations (revised scheme)
- ii. Application No: [23/00562/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 7 Marlborough Close, Ryde, PO33 1AP
Proposal: Demolition of existing garage; Proposed single storey side extension (revised scheme)
- iii. Application No: [23/00588/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: The Kebab House, 5 High Street, Ryde, PO33 2PN
Proposal: Proposed non illuminated projecting sign
- iv. Application No: [23/00545/HOU](#) (LBC Application No [23/00546/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 12A Lind Street, Ryde, PO33 2NQ
Proposal: Proposed replacement flat roof with pitched roof
- v. Application No: [23/00627/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 1 West Street Ryde, PO33 2NX
Proposal: Proposed external alterations to finishes

- vi. Application No: [23/00637/LBC](#)
 Parish(es): Ryde Ward(s): Haylands and Swanmore
 Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
 Proposal: Listed Building Consent for proposed 12 solar panels to roof and new conservation velux.
- vii. Application No: [23/00673/HOU](#)
 Parish(es): Ryde Ward(s): Binstead and Fishbourne
 Location: 9 Wykeham Close, Binstead, Ryde, PO33 3ST
 Proposal: Proposed single storey rear extension.
- viii. Application No: [23/00676/HOU](#)
 Parish(es): Ryde Ward(s): Ryde Monktonmead
 Location: 81 St Johns Road, Ryde, PO33 2RP
 Proposal: Proposed single storey rear extension; alterations to front bay window; conversion of shed to utility room
- ix. Application No: [23/00688/HOU](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 63 Spencer Road, Ryde, PO33 3AF
 Proposal: Proposed single storey extension on front elevation and two storey extension on rear elevation; proposed addition of windows to the side elevation at first floor level

The following application was just noted owing to Ryde Town Councils involvement with the High Street Heritage Action Zone (HSHAZ) project:

Application No: [23/00641/FUL](#) (LBC App No [23/00642/LBC](#))
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 29 - 30 Cross Street, Ryde, PO33 2LL
 Proposal: Proposed mixed use to create generic space for creative workspace, retail, display, performance, cafe, and community uses including the refurbishment, extension and alterations comprising of a new external terrace and screened plant roof; new windows and doors in the rear facade, reinstatement of roof lights in existing openings; replacement of asbestos based roofing; alteration to hard landscaping; entrance refurbishments and external lighting.

60/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 18 APRIL 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [23/00265/HOU](#)
 Location: Highfield Corbett Road, Ryde, PO33 3LF
 Proposal: Proposed single storey front extension
 Parish: Ryde Ward: Haylands & Swanmore
 Decision Date: 13/04/2023

Ryde Town Council raised no objections to the application.

- ii. Application No: [22/01743/FUL](#)
Location: 9 Northwood Drive Ryde, PO33 3AQ
Proposal: Alterations, extension, and conversion of detached garage to form ancillary accommodation
Parish: Ryde Ward: Ryde North West
Decision Date: 17/04/2023

Ryde Town Council raised no objections to the application.

- iii. Application No: [22/02172/LBC](#)
Location: Flat 13 Lind Court, 19 Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent for replacement of two sets of French windows
Parish: Ryde Ward: Ryde North West
Decision Date: 18/04/2023

Ryde Town Council raised no objections to the application.

- iv. Application No: [22/02108/FUL](#) (LBC Application No [22/02109/LBC](#))
Location: Robinson Jarvis And Rolf 18 - 20 Melville Street Ryde, PO33 2AP
Proposal: Replacement timber windows and doors and alterations to the balcony on the north/rear elevation
Parish: Ryde Ward: Ryde North West
Decision Date: 18/04/2023

Ryde Town Council raised no objections to the application.

- v. Application No: [23/00358/HOU](#)
Location: 51 Park Road, Ryde, PO33 2BG
Proposal: Alterations to front elevation; removal of front doorway and new replacement matching window
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 19/04/2023

Ryde Town Council raised no objections to the application.

- vi. Application No: [23/00354/RVC](#)
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Variation of condition 2 on [21/01386/HOU](#) to allow alterations to include extending of ground floor bedrooms to match first floor extension, removal of infill balcony and proposed glazing with Juliet balcony, proposed doors from lounge to side terrace.
Parish: Ryde Ward: Ryde North West
Decision Date: 20/04/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [23/00408/HOU](#)
Location: 10 Windmill Close, Ryde, PO33 3JB
Proposal: Proposed single storey side extension
Parish: Ryde Ward: Haylands And Swanmore
Decision Date: 25/04/2023

Ryde Town Council raised no objection to this application.

- viii. Application No: [23/00173/FUL](#)
Location: 29 High Street Ryde Isle Of Wight PO33 2HT
Proposal: Cosmetic alterations to the ground floor street frontage and accessibility improvements
Parish: Ryde Ward: Ryde North West
Decision Date: 27/04/2023

Ryde Town Council raised no objection to this application.

2. APPLICATIONS REFUSED

- i. Application No: [20/02159/ARM](#)
Location: Land known as Pennyfeathers Land to the South of Smallbrook Lane and to the west of Brading Road, Ryde.
Proposal: Reserved Matters Application relating to [P/01456/14](#): 904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements (re-advertised application)
Parish: Ryde Ward: Ryde South East
Decision Date: 19/04/2023

Ryde Town Council did not support the application on several grounds – the full response can be viewed via this [LINK](#).

- ii. Application No: [23/00402/HOU](#)
Location: 21 Adelaide Place Ryde Isle Of Wight PO33 3DJ
Proposal: Proposed single storey side extension
Decision Date: 26/04/2023
Parish: Ryde Ward: Ryde West

Ryde Town Council raised no objection to this application.

61/23 LICENCING APPLICATION

The following application for a premises licence was considered:

Application for a Premises Licence – Isle of Wight Pride 2023, Eastern Gardens, Ryde - Application Number - [23/00580/LAPNEW](#)

Members were advised that the application was for 2023 Isle of Wight Pride which as in previous years was being held at Eastern Gardens. The event would be between 13-16 July 2023. Over the course of the three days various live and recorded entertainment would be put on for the public between 5pm and 9pm on the Friday, midday to 10pm on the Saturday and midday to 7pm on the Sunday.

The application was also for the sale of alcoholic beverages for sale between midday to and 9pm on the Friday, midday to 10pm on the Saturday and midday to 7pm on the Sunday with a half hour period for people to leave at the end of each day.

There had been no objections submitted online to the Isle of Wight Council by any statutory consultees or members of the public.

Whilst members were advised that all areas of the four licencing objectives had been addressed within the application, there was discussion around further mitigation of noise. This could ideally be achieved by setting up the stage and Public Address (PA) System on the Eastern Garden Beach. However, if this was not possible for the 2023 event, members would still request that the stage and PA System is put at such an angle on the proposed grassed site which would reduce noise pollution as much as possible.

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

RESOLVED:

THAT Whilst Ryde Town Council supports the application for the 2023 Isle of Wight Pride event, it requests that the following is considered:

In order to mitigate as much as possible, the risk of excessive noise being exposed to residents living nearby, the possibility of moving the stage and PA system onto the beach should be investigated for this and future Pride events in Ryde. Should this not be possible for the 2023 event, then consideration should be given to positioning the stage at the best angle on the proposed grassed site to lessen the impact of the volume of any amplified noise to residents.

62/23 ISLE OF WIGHT ELECTRIC VEHICLE CHARGING INFRASTRUCTURE STRATEGY

Members were advised of a strategy being proposed by the Isle of Wight Council which would look to create a sufficient infrastructure of charging points to support the large increase in Electric Vehicles in the coming decade. Such areas that would be focussed on were providing a network of charge points at various 'on-road'/' off-road' locations as well as addressing the needs of those who have no driveway or garage with a power supply.

The Strategy could also provide an opportunity for all Town and Parish Councils on the Island to operate their own infrastructure and thus create an income stream.

Whilst members agreed there was potential to benefit from such a strategy, there were many possible problems which would need to be overcome. These included the high costs of providing a three-phase system to any charge points.

It was therefore agreed that more time was required to investigate the proposed draft strategy before Ryde Town Council could make any commitment.

63/23 PUBLIC CONSULTATIONS

Members were requested to consider a response to the following Government consultations:

- i. New Infrastructure Levy to replace Community Infrastructure Levies (CIL's) and (on the Island Section 106 agreements) to support *affordable housing, schools, GP surgeries, green spaces, and transport infrastructure connectivity that local communities expect to come with new development.*

<https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy>

- ii. Environmental Outcomes Reports. This allows government to replace EU-derived Strategic Environmental Impact Assessment processes with a streamlined system that places greater focus on delivering environmental ambitions.

<https://www.gov.uk/government/consultations/environmental-outcomes-reports-a-new-approach-to-environmental-assessment>

The committee agreed that due to the end date for both consultations being on 9 June 2023, more time would be provided in order for members to be fully apprised with the high level of detail. The Place, Neighbourhood and Planning Officer would also provide members with a report on the New Infrastructure Levy and the Ryde Place Plan consultant (ARC Consultancy) would be contacted in order to provide further information around the Environmental Outcomes Reports.

Both consultations would return for a final decision at the next meeting on 30 May 2023.

64/23 PUBLIC REALM APPLICATIONS

There were no applications to consider, however it was noted that the 'Welcome To Ryde' road signs which had been approved in February should now be completed by June / July 2023.

Ryde Town Councils Business Development Manager would be contacted in order to ensure colour schemes and logos comply with Ryde Town Councils corporate identity.

65/23 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on Tuesday, 30 May 2023 at 7.00pm.