



**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.**

**THE FORMAL MEETING OF THE PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE WAS CANCELLED OWING TO THE COMMITTEE BEING INQUORATE**

**INFORMAL NOTES OF  
THE PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE  
HELD ON TUESDAY, 14 FEBRUARY 2023 AT 7.00PM  
IN UPPER ROOM, GEORGE STREET CENTRE, RYDE BAPTIST CHURCH**

Members Present: Cllr Simon Cooke (Chair), Cllr Tom Hanley and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committee and Ryde Place Plan Coordinator), Ian Boyd (Arc Consulting) and Chris Turvey (Place, Neighbourhood and Planning Officer).

3 Members of The Public were in attendance.

Whilst the formal meeting was cancelled, the Chair agreed to an informal meeting being held in order for those present to be provided with a presentation on the Project Sea Grass initiative by Ian Boyd of Arc Consulting and to discuss other agenda items informally.

The Project Sea Grass presentation can be found online at <https://www.rydetowncouncil.gov.uk/town-council/minutes-and-agendas/#43-461-wpfd-14-february-2023> - Or via this [LINK](#)

Other agenda items informally discussed were:

## **1. PLANNING APPLICATIONS**

Members discussed, informally, the following planning applications that were due to be considered by the whole committee:

- i. Application No: [22/02273/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Pier Head Railway Station, Ryde Pier, Ryde, PO33 2HF  
Proposal: Listed Building Consent for replacement weather screen
- ii. Application No: [23/00016/LBC](#)  
Parish(es): Ryde, Ward(s): Ryde North West  
Location: 36 Union Street, Ryde, PO33 2LE  
Proposal: Listed Building Consent for proposed conversion of offices on first and second floors to form 4 residential flats
- iii. Application No: [23/00146/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: St Johns Lodge, Appley Road, Ryde, PO33 1NE  
Proposal: Replacement windows and single storey rear extension

No decisions could be taken on these applications; however, they would be sent to all members of the committee for a decision to be made via email correspondence, with proposed recommendations.

The list of other applications which can be found on the agenda and which no objections were recommended would also be sent to the committee.

**2. AGENDA ITEM NUMBER 11 (PUBLIC REALM APPLICATION - REFURBISHMENT OF RYDE TOWN ENTRY POINTS ROAD SIGNS - [PAPER H](#)).**

Owing to the urgency of this item, it would also be decided via email correspondence.

All decisions made via email would be ratified at the next meeting scheduled for 7 March 2023 as a matter of public record.

The following items would be carried forward to the next scheduled meeting of the committee to be either noted or agreed:

**1. MINUTES**

Minutes of the previous meeting held on 24 January 2023 ([PAPER A](#)).

**2. DECISIONS TAKEN**

To note the decisions taken by the IWC's Planning Department since 24 January 2023 ([PAPER B](#)).

**3. HIGH STREET HERITAGE ACTION ZONE (HSHAZ)**

- i. To note the minutes of the HSHAZ Steering Group meeting held on 21 November 2022 ([PAPER C](#)).
- ii. To note the papers regarding the Ryde High Street Pedestrian Area ([PAPER D](#)).
- iii. To note the minutes of the HSHAZ Stakeholder Group meeting held on 20 October 2022 ([PAPER E](#)).

**4. RYDE REGENERATION WORKING GROUP**

To note the approved minutes of the meeting held on 24 October 2022 ([PAPER F](#)).

**5. REVIEW OF BANNER INSTALLATION ON RYDE ESPLANADE**

To consider a report from the Place, Neighbourhood and Planning officer ([PAPER G](#)).

The next scheduled meeting will be held on Tuesday, 7 March 2023 at 7.00pm.

**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

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**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.**

**MINUTES OF RYDE TOWN COUNCIL'S  
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE  
HELD ON TUESDAY, 28 MARCH 2023 AT 7.00PM  
IN THE METHODIST CHURCH, GARFILED ROAD, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers (Deputising for Cllr Jo Elliott), Cllr Tom Hanley, Cllr Jess Higgins, Cllr Michael Lilley, Cllr Richard May, and Cllr Jenna Sabine.

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

3 Members of The Public

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**PUBLIC QUESTIONS**

A question was asked on whether Ryde Town Council (RTC) had in place any policy regarding water drainage. It was noted that as a local town council, RTC was not able to implement such policies. However, it would, if necessary, look to engage with Southern Water on any areas of water management, such as the distribution of water butts to residents in Ryde.

Another member of the public asked if it was possible that RTC could implement non-smoking areas in Ryde Town Centre. The Chair advised that such measures were usually under the control of central government, but RTC could investigate further if such a ban was possible at a local level.

**28/23 APOLOGIES**

Apologies were received from Cllr Jo Elliott (Cllr Diana Conyers was nominated to deputise for her).

**29/23 DECLARATIONS OF INTEREST**

Cllr Sabine declared an interest in minute reference 18/23 (Review of Banners Installation on Ryde esplanade) as she was the owner of Monkton Arts (the applicant).

**30/23 REQUESTS FOR DISPENSATIONS**

None requested.

**31/23 MINUTES**

The minutes to the previous meeting held on 7 March 2023 were reviewed.

**RESOLVED:**

**THAT the minutes to the meeting held on 7 March 2023 were agreed.**

### 32/23 MEMBERS QUESTION TIME

Cllr Conyers asked, that following a discussion with a local resident if the committee could, when considering certain planning applications where building works are to be carried out, request that noise limitation measures are put in place, minimising the disruption to residents. It was noted that this can always be insisted on as a condition of approval if such conditions are set by the Local Planning Authority.

Cllr Conyers also asked if RTC could arrange a meeting with the Isle of Wight Council's (IWC) Conservation Officer and Enforcement Officer to discuss the issue of empty buildings (such as the Royal York Hotel and the two empty houses at Westridge Cross). The Place, Neighbourhood and Planning (PNP) Officer advised that such a meeting could be organised and that a list identifying all empty building could also be compiled.

### 33/23 REVIEW OF BANNER INSTALLATION ON RYDE ESPLANADE

Following an agreement to defer the item from the previous meeting, members discussed further the banner scheme which was subject to an annual review. Members were reminded that it was 12 months since the original Public Realm application had been granted approval.

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

Members were assured that any used banners would be recycled into beach bags which would address reduction of waste, as outline in the Climate and Biodiversity Working Groups mission statement. The banners would also be at a lower height enabling better visibility and be facing inwards towards the pavement.

The three options were considered and following a proposer, seconder, and a vote via a show of hands, the following was:

#### **RESOLVED:**

**THAT Option 3 be agreed, namely:**

- **Increase the charges to £250.00, this will give a working profit of £1,100.**

### 34/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/00297/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Flat 1, 34 St Thomas Street, Ryde, PO33 2DL  
Proposal: Change of window openings at ground floor level on front elevation.

Members were advised that as a general rule Ryde Town Council do not like to see the use UPVC windows frames in a conservation area. This application was to exchange the existing UPVC windows for new ones. The design included the installation of Heritage style sash windows to replace the top hung model which would be an improvement on the existing windows.

The proposed window cill detail would also be a welcome addition. Members were also advised that all the other window frames on this and the neighbouring buildings were made of UPVC.

There had been no concerns raised by any statutory consultees or members of the public at the time of the meeting.

Members agreed that whilst ideally UPVC frames should not be used in a Conservation Area, the proposed frames were replacing existing UPVC ones, where of better appearance and were also in keeping with the surrounding area.

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

**RESOLVED:**

**THAT Ryde Town Council raised no objections to the application.**

- ii. Application No: [23/00307/RVC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: Land Between 24a/24b Bellevue Road and East Street, Ryde  
Proposal: Variation of condition 2 on [19/0156/RVC](#) to allow alterations to include change of material from brick to decorated render at ground and first floor levels, removal of decorative string course, increase in fascia depth and soffit width, lift window sills on south elevation, replacement of 2 sets of bi-fold doors with French doors at lower ground floor level on north elevation, replacement of 2 French doors with bi-fold doors at ground floor level on north elevation, removal of privacy screens on north, west and east elevations, removal of lower ground floor window on east elevation, reduction in width and change to high level window at ground floor level on east elevation, new door at lower ground floor level on east elevation, alterations to size of ground floor window on east elevation, increase in bargeboard projection/overhang on north elevation, removal of first floor window on west elevation.

The committee noted that this site had been a cause for concern for some time as it had been left abandoned for a number of years. Original approval for 2 houses was granted in 2008. The second property was halted once the footings were installed, and it had become a blight to neighbouring properties.

The latest alteration to the plans may indicate that the site would finally be developed. The plans did not appear to be something which should cause alarm and would also be in keeping with the surrounding area.

There had been no concerns raised by any statutory consultees or members of the public at the time of the meeting.

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

**RESOLVED:**

**THAT Ryde Town Council raised no objections to the application.**



- iii. Application No: [23/00336/FUL](#)-(Listed Building Consent App No [23/00337/LBC](#))  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde School With Upper Chine, 7 Queens Road, Ryde, PO33 3BE  
Proposal: Proposed solar photovoltaic panels on reception building and sports hall roofs.

The application was for photovoltaic panels to be installed on two buildings at Ryde School and the plans showed that they would have little impact on the surrounding area.

There had been no concerns raised by any statutory consultees or members of the public at the time of the meeting.

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

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**

- iv. Application No: [23/00188/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: Land Adjacent To Clark Masts, 20 Ringwood Road, Binstead  
Proposal: Proposed 2 terraces of 4 houses with associated parking.

Island Roads had given conditional approval provided that the road layout was completed prior to occupation and the details of road and footway surfacing was agreed with the LPA.

Public Rights of Way would like to see a section 106 agreement to improve some of the neighbouring footpath network.

There had been a comment from one member of the public, who would like to see a section 106 agreement to improve some of the neighbouring footpath network.

The committee were advised that assurances should be given around the following:

- Parking – Provision in the application is for ten vehicles, however there should be space within the development for 16 cars and 16 bikes.
- Waste Storage – There is no indication of any storage area for the provision of waste storage.
- Affordable Housing – A Section 106 agreement should be made to include provision, financial or on site, for affordable housing.
- Solent Special Protection Area (SPA) – A Section 106 agreement should be made to include provision for payment towards the Solent SPA.

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

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application subject to the following conditions be met:**

- a) Provision is provided for 16 cars and 16 bicycles.**
- b) Provision is made for the storage of waste.**
- c) A Section 106 agreement should be made to include provision, financial or on site, for affordable housing.**
- d) A Section 106 agreement should be made to include provision for payment towards the Solent SPA.**

- v. Application No: [23/00372/FUL](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: Walled Garden, Bullen Road, Nettlestone  
Proposal: Demolition of agricultural building; Construction of a single storey dwelling (revised).

Prior to the discussion by the committee, two members of the public raised concerns around various aspects of the application.

Members were advised that the application was to provide an extension to the footprint of a building that had already been granted approval and sought to change the footprint of the building to an 'L' shape.

The committee was also advised not to consider whether the original permitted proposal was desirable as the application was intended to be a fall-back position which would be built should the application in question be unsuccessful.

It was noted that provision for waste storage, cycle storage and contributions to affordable housing and the Solent SPA was not made evident in the application.

Island Roads had recommended conditional approval and one member of the public had raised concerns on other matters pertaining to the site but not around the proposed dwelling.

Members were concerned that the proposed dwelling would be out of character with the area and that it is outside the settlement boundary. Members also believed that rather being a revised application, it should perhaps be considered as a new one.

Following a proposer, 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) That the proposed revised building, with its sprawling appearance, is out of scale to the site on which it will sit contrary to policy DM2.**

- b) The proposed brickwork and large glazed panels do not compliment the heritage style of the existing surroundings contrary to policy DM2.**
  - c) The Class Q permitted development which was confirmed on the original footprint of the old agricultural building has become a key to unlocking the ability to have a much larger more obtrusive building on the site. Ryde Town Council believe that this is not an appropriate development for a site of this nature and sensitivity.**
  - d) There is no provision for cycle storage contrary to the Guidelines for Parking Provision as Part of New Developments SPD.**
  - e) There is no provision for waste recycling and storage contrary to the Guidelines for Recycling and Refuse Storage in New Development SPD.**
  - f) The development, as approved and proposed is outside of the settlement boundary by a significant margin.**
  - g) There is no provision within the application for contribution to the Solent SPA.**
  - h) There is no provision towards affordable housing contributions contrary to the Affordable Housing Contributions SPD (This could be around £27,000).**
- vi. Application No: [23/00427/FUL](#)  
Parish(es): Ryde Ward(s): Ryde South East  
Location: Land Between Westridge Garage & St Johns Graveyard, Great Preston Road, Ryde  
Proposal: Proposed 6 dwellings to include formation of vehicular access and parking to rear (revised scheme).

Prior to the application being discussed a member of the public raised continued concerns around safety regarding the location of the entrance to the site and its close proximity to Westridge Cross junction as well as there being no indication there would be a complete footpath between the junction and site entrance.

The proposed revised scheme was for six homes on a site which stood within the red line boundary of the Pennyfeathers development. On 4 May 2021, Ryde Town Council's Planning, Regeneration and Environment Committee recommended refusal on the original application. The reasons were around inadequate pedestrian connectivity to the wider highways network, difficulties in accessing vehicles from parking bays, issues regarding alterations to the highway network owing to the proposed Pennyfeathers development and a lack of a reptile and mammals survey.

The applicant had attempted to address the matters around the inadequate pedestrian connectivity and parking issues (the new layout aimed to follow the guidance set out in the "Manual for Streets & Island Roads Highways").

However there had still been no satisfactory answer to the issues around the safety concerns regarding the potential alterations to the highways network (as part of any future Pennyfeathers scheme) and the Dormouse Report had still to be carried out.

Island Roads had objected to the application on the grounds that part of the proposed highway improvements was on land owned, controlled, or had a binding agreement between the owners and Pennyfeathers. If, however, it was found that Pennyfeathers did not control or own the land in question then their objection would be withdrawn. There had been no objections submitted from any members of the public.

Members expressed concerns that the proximity of the proposed housing development may compromise St John's Cemetery where some local residents still had past relatives interred and which was also regarded as an important ecological green site. The committee believed that reassurances should be given that the cemetery must remain unaffected by the development and accessible to the public.

Members also agreed that there were legitimate areas of concern with regard to the entrance of the site being close to Westridge Junction.

**RESOLVED:**

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

- a) Road safety is compromised owing to the close proximity of the proposed site entrance to the Westridge Cross junction.**
- b) Pedestrian safety is compromised owing to there being no evidence of a complete footpath between the site entrance and Westridge Cross junction.**
- c) There are still outstanding findings regarding the evidence of dormouse's inhabiting the area.**
- d) The close proximity of St Johns Cemetery, which is also an important ecological green space, to the proposed site would compromise its position as being a place of private contemplation.**
- e) The ownership or control of part of this development is still uncertain and has a crucial and pivotal effect on the findings of Island Roads. Any decision should be delayed until this issue is satisfactorily decided.**

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: [23/00281/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 31 The Strand, Ryde, PO33 1JF  
Proposal: Listed Building Consent for replacement of 4 sash windows on rear elevation.

- ii. Application No: [23/00358/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 51 Park Road, Ryde, PO33 2BG  
Proposal: Alterations to front elevation; removal of front doorway and new replacement matching window.
- iii. 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; retention of 4 containers (revised description)(readvertised application).
- iv. Application No: [23/00354/RVC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
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.
- v. Application No: [23/00423/HOU](#)  
Parish(es): Ryde Ward(s): Binstead and Fishbourne  
Location: 2 Quarr Place, Binstead, Ryde, PO33 4EW  
Proposal: Retention of raised decking/seating area and walkway to steps.
- vi. Application No: [23/00403/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 13 Spencer Road, Ryde, PO33 2NY  
Proposal: Proposed infill extension, garage conversion and alterations, external rendering; detached building to form home office (revised scheme).

**RESOLVED:**

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

**35/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 7 MARCH 2023.**

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

**PLANNING APPLICATION DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [22/02068/HOU](#)  
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)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 01/03/2023

*Ryde Town Council objected 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.*

- ii. Application No: [22/02303/FUL](#)  
Location: The Gambling Man, 5 St Thomas Square, Ryde, PO33 2PJ  
Proposal: Proposed alterations to shopfront  
Parish: Ryde Ward: Ryde North West  
Decision Date: 03/03/2023

*Ryde Town Council made no comment owing to their interest in the High Street Heritage Action Zone project.*

- iii. Application No: [23/00037/CLPUD](#)  
Location: 1 Holly Tree Close, Ryde, PO33 1HU  
Proposal: Lawful Development Certificate (LDC) for proposed alterations and conversion of garage to form additional living accommodation.  
Parish: Ryde Ward: Ryde South East  
Decision Date: 03/03/2023

*Ryde Town Council made no comment owing to it being an LDC.*

- iv. Application No: [22/02114/HOU](#)  
Location: Varna, East Hill Road, Ryde, PO33 1LL  
Proposal: Two storey front extension and rear gable extension; retention of side extension roof alteration; alterations (revised plans)  
Parish: Ryde Ward: Ryde Appley and Elmfield  
Decision Date: 06/03/2023

*Ryde Town Council raised no objection to the application.*

- v. Application No: [22/01961/HOU](#)  
Location: Pelham Lodge, Copsefield Drive, Ryde, PO33 3AR  
Proposal: Demolition of summerhouse; proposed brick wall on southern boundary replacement gate pillars (revised description)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 09/03/2023

*Ryde Town Council raised no objection to the application.*

- vi. Application No: [21/01241/FUL](#)  
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF  
Proposal: Proposed detached annexe to be used as ancillary accommodation  
Parish: Ryde Ward: Haylands and Swanmore  
Decision Date: 10/03/2023

*Ryde Town Council raised no objection to the application.*

- vii. Application No: [23/00081/FUL](#)  
Location: Premier Stores 7 - 11 St Vincents Road, Ryde, PO33 3PS  
Proposal: Construction of two single storey extensions; alterations at first floor level  
on front elevation to form new door way, new external staircase.  
Parish: Ryde Ward: Ryde West  
Decision Date: 13/03/2023

*Ryde Town Council raised no objection to the application.*

- viii. Application No: [23/00108/HOU](#)  
Location: Glenfield Binstead Hill, Binstead, PO33 3RN  
Proposal: Demolition of conservatory and replacement single storey flat roof extension with roof lantern  
Parish: Ryde Ward: Binstead  
Decision Date: 14/03/2023

*Ryde Town Council raised no objection to the application.*

- ix. Application No: [22/02307/FUL](#)  
Location: 69 High Street, Ryde, PO33 2RJ  
Proposal: Proposed alterations to shop frontage  
Parish: Ryde Ward: Ryde Monktonmead  
Decision Date: 14/03/2023

*Ryde Town Council made no comment owing the Town Councils Interest in the High Street Heritage Action Zone.*

- x. Application No: [23/00105/LBC](#)  
Location: Top Flat 15 George Street Ryde Isle Of Wight PO33 2EB  
Proposal: Listed Building Consent for replacement of window and external doors  
Parish: Ryde Ward: Ryde North West  
Case Officer: Julie Wilkins Decision: GTD  
Decision Date: 16/03/2023

*Ryde Town Council raised no objection to the application.*

## 2. APPLICATIONS REFUSED

None

### 36/23 **APPLICATION FOR CHANGE OF PARKING ARRANGEMENTS - TRAFFIC REGULATION ORDER (TRO) - WONDER HOUSE NURSERY.**

At the previous meeting, members agreed to discuss the TRO further after they had obtained some clarity as to the actual restrictions proposed from the applicant. This had since been sent to the committee and it was proposed by the chair to bring the item back for further discussion at this meeting.

The applicant of the TRO attended the meeting and stated that the proposal was for two spaces for a 30 minute drop off with no return within one hour between the hours of 7am and 6pm outside the nursery in Well Street, Ryde.

Members would be happy to endorse the application, but with an amended start time of 8am. The Chair reminded members that RTC were not the decision makers on the application itself but would submit comments to help the IWC make a final decision.

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

#### **RESOLVED:**

**THAT Ryde Town Council supports an application for 2 parking spaces to be designated as a 30 minute drop off with no return within one hour between 8am and 6pm, Monday to Friday only, outside the Wonder House Nursey, Well Street, Ryde.**

### **37/23 ISLE OF WIGHT CYCLING AND WALKING INFRASTRUCTURE PLAN**

Members were advised that The IWC was consulting on the draft Newport and Ryde Local Cycling and Walking Infrastructure Plan (LCWIP), with a view to adopting it as a Supplementary Planning Document (SPD) within the Island Plan Local Development Framework.

The draft Newport and Ryde LCWIP identified cycling and walking improvements required at the local level to enable a long-term approach to developing local cycling and walking networks. As the consultation ended on 28 April 2023, it was suggested that the item was deferred to the next meeting of the committee (18 April 2023). This would give members further time to consider any comments that may need to be submitted as part of the IWC's consultation process.

### **38/23 PUBLIC REAL WORKING GROUP**

The Chair suggested that in order to progress matters of Public Realm in a more efficient and rapid manner, a Working Group should be established which could meet on an ad hoc basis to address any applications pertaining to public realm. This would replace the current method where ward councillors make applications through the Place, Neighbourhood and Planning Committee.

Members noted however that any discussions the proposed Group have, should be done with the Ryde Place Plan Review Working Group fully aware in order to avoid any duplication of work.

Before any membership could be decided, officers would draw up a draft Terms of Reference for the group which would be agreed by the membership and ratified at Full Council.

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

#### **RESOLVED:**

**THAT the creation of a Public Realm Working group be agreed.**

### **39/23 LICENCING APPLICATION PROCEDURES**

Members were presented with an information report regarding the town council's obligations around the consideration of licencing applications.

The Committee was advised that unlike planning applications, Town and Parish Councils were not considered as being a statutory consultee for licencing submissions.

Only bodies such as Environmental Health, the Chief Officer of Police, the Local Planning Authority (IWC) and the Local Fire Authority must be notified of any licencing applications.

RTC was however informed of most applications within Ryde by the IWC and the Committees and Place Plan Coordinator would make all members of the committee aware of them.



Members were advised to be mindful of any applications that attract any negative views and if they believed any of the four licencing objectives were being breached, should send their comments to the Committees Coordinator and if time allowed, an application can be added to a meeting agenda to discuss any RTYC response to it.

Only objections to an application would be submitted. There was no requirement to send comments in support as no comments would indicate no concerns.

**40/23 PUBLIC REALM APPLICATIONS**

There were no applications to consider.

**41/23 DATE AND TIME OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting is held on held on Tuesday, 18 April 2023 at 7.00pm.**