



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 11 JULY 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jess Higgins, Cllr Jo Elliott, Cllr Malcolm Ross, and Cllr Jenna Sabine

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

2 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding the status of the external staircase at the Lifeguard station situated at Ryde Beach opposite the Canoe Lake, and it was noted that the completed permanent staircase should be ready to replace the temporary structure within the next two weeks.

88/23 APOLOGIES

Apologies were received from Cllr Tom Hanley and Cllr Richard May

89/23 DECLARATIONS OF INTEREST

None received.

90/23 REQUESTS FOR DISPENSATIONS

None requested.

91/23 MINUTES

The minutes to the previous meeting held on 19 June 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 19 June 2023 be agreed.

92/23 MEMBERS QUESTION TIME

Cllr Conyers asked what the current status was around the issue of enforcement actions in Ryde from the Isle of Wight Council.

It was noted that there had been numerous attempts to contact the IWC's Planning Officers to meet and discuss the issues and look at identifying solutions, but to date there had been no response.

One of the main areas of concern was that there was no action being taken around the Royal York Hotel, which continues to be a source of local objections.

It was agreed that the Place, Neighbourhood and Planning Officer would contact the IWC's Planning Department to enquire whether one of their officers and / or the IWC's Conservation Officer could attend the next meeting in September to address concerns.

Cllr Sabine asked when the proposed artwork would be carried out to cover the railings in front of Vectis Hall with art in order to make the frontage look more visually appealing start.

It was noted that there had been no record of the proposals, but it would be raised at the inaugural meeting of the internal Community Projects Task Force on 13 July 2023.

93/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/00997/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 37 High Street, Ryde, PO33 2HT
Proposal: Proposed change of use of part of ground floor from commercial to form 1 residential unit to include 2 new windows and 3 new rooflights, replacement of all existing windows with UPVC.

Members were advised that the application was for a change of use for part of the ground floor of the existing shop into residential homes. The property was located within the Ryde High Street Heritage Action Zone (HSHAZ) and any alterations would be subject to the Shop Front Design Code Statutory Planning Document (SPD) for Ryde. Members noted that the SPD had not been referred to in the application and as such was not in compliance for several reasons including the use of UPVC window frames.

In addition, the retail area which would remain as a result of the proposed application would only cover 32 percent of the current ground floor area, which could be insufficient to support a sustainable retail business.

Owing to the HSHAZ, the whole of the lower High Street had been awarded grants totalling £1.7million to reinvigorate the area with improvements to the public realm, shop fronts and pedestrianisation, which would release the street area during the day for 'Al Fresco' dining, refreshments etc. The opportunities for business are enhanced and no residential proposals should be allowed on the ground floor within the HSHAZ. There was, however, strong support in the area for residential use on the upper floors.

There had been one objection from a member of the public, who had concerns over the proposed installation of UPVC Window Frames, inadequate waste storage provision and a request for the retention of anti-bird spikes.

There was some discussion around the issue of the size of commercial space where some believed whilst the proposed space was smaller, it could still be a viable business for someone. However, others felt the loss of retail was too great.

The matter of the installation of UPVC window frames was however a concern to all as it would set a precedent for other properties within the area.

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

RESOLVED:

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

- i. The use of UPVC window frames at the front of the property was not acceptable in the Conservation Area and HSHAZ.**
 - ii. Loss of commercial accommodation in a primary retail area.**
 - iii. The application does not comply with the HSHAZ guidelines.**
- ii. Application No: [23/00922/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 18 Newport Street, Ryde, PO33 2QB
Proposal: Demolition of disused workshop building and the construction of a terrace of three townhouses (readvertised application).

The committee were reminded that the application had been submitted as a result of observations made previously on the original application (which was considered by members at the meeting on 19 June 2023) with the changes sought to address the comments made on the IWC's planning website.

The number of bedrooms had been reduced from three to two and waste storage had since been identified. Cycle storage however had not been provided although there was sufficient space on the site to accommodate it.

The other main change was that on-site parking had been removed from the scheme, which appeared to be an acceptable change for Island Roads although not necessarily the correct way forward and members agreed that the applicant should have carried out a Parking Provision Assessment to prove beyond doubt that the area could manage without the on-site spaces.

The issue of solar panels in this area was also seen as not acceptable unless they were of a type which blended into the rest of the roof, thus minimising the impact that these out of character features would have, such as photovoltaic panels which are the shape and colour of slate tiles and would be more aesthetically pleasing.

There had been no further objections raised by members of the public since the application had been readvertised, and whilst Island Roads had not objected, they did request conditions regarding storm water run-off. Environmental Health had raised no concerns.

Members agreed that it seemed inexplicable that Island Roads had seemingly made a U-turn on their original objection and believed that unless a credible Parking Provision Assessment which could prove there was no need for parking, their original objection should remain. They also agreed that the use of more sympathetic solar panels on the roof that replicate the look of slate roof tiles should be used.

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

RESOLVED:

THAT Ryde Town Council are very conscious of the need for new housing and as a result support the application subject to the comments which can be accessed via this [LINK](#).

- iii. Application No: [23/01065/FUL](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Land Between 61 And 63, Bettsworth Road, Ryde
Proposal: Pair of semi-detached dwellings.

The committee were advised that Island Roads recommend refusal on the basis the site does not provide adequate parking provisions, secure and undercover cycle spaces, and waste bin storage.

A Parking Provision Assessment had been provided but it was inadequate to justify the removal of parking on the site. The collected data was only taken on one day and did not indicate at what time of day it was taken. This could give a false picture as to parking availability in the area.

Should the local authority be minded to grant the application, the development should ensure that there would be no increase in storm water run-off from the site. In addition, there should be an agreement to pay contributions to the Solent Special Protection Area (SPA).

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

RESOLVED:

THAT the following be agreed:

Whilst the applicant has endeavoured to address many of the issues which were identified within the submitted comments and has listed these in the planning statement. Ryde Town Council agreed that a number of their issues had been addressed, however they still object to this application on the following grounds.

- i. **The Parking Provision Assessment included in this revised application was short of detail as to the time of day and date that the observations were made. Members of the planning committee expressed concerns regarding the data as they were of the opinion that parking was a huge problem in the area.**

- ii. **Insufficient parking provision which is inconsistent with the guidelines set out in Policy DM17 Sustainable Travel of the Isle of Wight Core Strategy.**
- iii. **No indication of any contribution to the Solent Special Protection Area (SPA).**

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: [23/00730/HOU](#) (Listed Building Consent No [23/00731/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS
Proposal: Proposed removal and re-building of section of boundary wall along Trinity Road & Bellevue Road.
- ii. Application No: [23/00978/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Listed Building Consent for demolition of wall and removal of toilet on first floor.
- iii. Application No: [23/00980/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Pier, Esplanade, Ryde, PO33 2HE
Proposal: Listed Building Consent for installation of safety signage and lifebuoys.
- iv. Application No: [23/00929/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 4 Ringwood Road, Binstead, Ryde, PO33 3NU
Proposal: Formation of vehicular access and hardstanding.
- v. Application No: [23/01000/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: Praesmowr, 5 Royal Walk, Ryde, PO33 1NL
Proposal: Proposed cladding to side elevations and replacement cladding on front elevation.
- vi. Application No: [23/01009/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Land at Palmer House & Nelson Mansions off Castle Street, Ryde.
Proposal: Lawful Development Certificate to establish compliance with condition no.1 on [P/00287/18](#) to confirm a legal commencement of works for this development.
- vii. Application No: [23/01012/FUL](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: Unit 1A, Nicholson Road, Ryde, PO331BQ
Proposal: Proposed detached building to provide additional office accommodation.
- viii. Application No: [23/01025/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 32 Brookfield Gardens, Ryde, PO33 3NP
Proposal: Demolition of shed; proposed single storey side extension.

RESOLVED:

THAT Ryde Town Council raises no objection to the above nine applications.

- ix. Application No: [23/01020/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Ryde Youth And Community Centre, 7 High Street, Ryde, PO33 2SZ
Proposal: Change of use from D1 to E(e) for provision of medical/health services.

Whilst members had no objection to the planning application, they did believe that a request be made from Ryde Town Council that the practice provides NHS dental care.

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

RESOLVED:

THAT Ryde Town Council raises no objection to the application; however, it does request that the IWC make a condition that approval is dependent on the dental practice offering NHS treatment.

94/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 19 JUNE 2023

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [23/00627/HOU](#)
Location: 1 West Street, Ryde, PO33 2NX
Proposal: Proposed external alterations to finishes
Parish: Ryde Ward: Ryde North West
Decision Date: 12/06/2023

Ryde Town Council raised no objection to this application.
- ii. Application No: [23/00676/HOU](#)
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.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 12/06/2023

Ryde Town Council raised no objection to this application.
- iii. Application No: [23/00688/HOU](#)
Location: 63 Spencer Road, Ryde, PO33 3AF
Proposal: 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
Parish: Ryde Ward: Ryde North West
Decision Date: 13/06/2023

Ryde Town Council raised no objection to this application.

- iv. Application No: [23/00673/HOU](#)
Location: 9 Wykeham Close, Binstead, Ryde, PO33 3ST
Proposal: Proposed single storey rear extension
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 14/06/2023

Ryde Town Council raised no objection to this application.

- v. Application No: [23/00716/14JPA](#)
Location: Ryde Academy, Pell Lane, Ryde, PO33 3LN
Proposal: Prior approval for solar panels on flat roofs facing south.
Parish: Ryde Ward: Ryde West
Decision Date: 15/06/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [23/00714/LBC](#)
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: LBC for works in connection with the removal of modern counters inside.
Parish: Ryde Ward: Ryde North West
Decision Date: 16/06/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [23/00372/FUL](#)
Location: Walled Garden, Bullen Road, Ryde, PO33 1FA
Proposal: Demolition of agricultural building; Construction of a single storey dwelling (revised scheme)
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 19/06/2023

Ryde Town Council objected 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).*

viii. Application No: [23/00307/RVC](#)
Location: Land Between 24a/24b, Bellevue Road & East Street, Ryde, PO33 2AR.
Proposal: Variation of condition 2 on [19/00156/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
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 20/06/2023

Ryde Town Council raised no objection to this application.

ix. Application No: [23/00746/FUL](#)
Location: Flat 1, 34, St Thomas Street Ryde, PO33 2DL
Proposal: Change of window openings at ground floor level on front elevation
Parish: Ryde Ward: Ryde North West
Decision Date: 21/06/2023

Ryde Town Council raised no objection to this application.

x. Application No: [23/00735/FUL](#) (LBC Application No [23/00736/LBC](#))
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Alterations to include changes to railings around basement windows, replacement side and front gates, removal of gravel at front and replacement block paving, repainting of building
Parish: Ryde Ward: Ryde North West
Decision Date: 21/06/2023

Ryde Town Council raised no objection to this application.

xi. Application No: [23/00762/HOU](#)
Location: 47 Colenutts Road, Ryde, PO33 3HT
Proposal: Replacement single storey rear extension
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 21/06/2023

Ryde Town Council raised no objection to this application.

- xii. Application No: [23/00672/FUL](#)
Location: 3 To 6 Roundhouse Mews, George Street, Ryde, PO33 2JD
Proposal: Replacement windows
Parish: Ryde Ward: Ryde North West
Decision Date: 22/06/2023

Ryde Town Council raised no objection to this application.

- xiii. Application No: [23/00637/LBC](#)
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
Proposal: Listed Building Consent for proposed solar panels to roof and new conservation roof light.
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 26/06/2023

Ryde Town Council raised no objection to this application.

- xiv. Application No: [23/00795/HOU](#) (LBC No: [23/00637/LBC](#))
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
Proposal: installation of Solar Panels to roof and new conservation roof light.
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 26/06/2023

Ryde Town Council raised no objection to these applications.

- xv. Application No: [23/00704/FUL](#)
Location: Natwest Bank St Thomas Square, Ryde, PO33 2PL
Proposal: Removal of existing external signage, one night safe and one ATM and infill with material to match the existing elevation.
Parish: Ryde Ward: Ryde North West
Decision Date: 27/06/2023

Ryde Town Council raised no objection to these applications.

- xvi. Application No: [22/02211/FUL](#)
Location: Alder Moor Farm, Upton Road, Ryde, PO33 3LA
Proposal: Demolition of barns; construction of single dwelling on Unit 3 (revised plans)
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 28/06/2023

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.*

- xvii. Application No: [23/00131/HOU](#)
Location: Little Swaylands, Swaylands Close, Ryde, PO33 1FA
Proposal: Proposed detached outbuilding
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 29/06/2023

Ryde Town Council raised no objection to this application.

- xviii. Application No: [23/00837/HOU](#)
Location: 21 Adelaide Place, Ryde, PO33 3DJ
Proposal: Proposed single storey side extension (revised scheme)
Parish: Ryde Ward: Ryde West
Decision Date: 29/06/2023

Ryde Town Council raised no objection to this application.

2. APPLICATIONS APPROVED

None.

95/23 PLANNING APPEAL DECISION - 51 ST. JOHN'S WOOD ROAD, RYDE

Members noted the appeal decision by the planning inspector appointed by the Secretary of State.

It was also noted that members were extremely concerned that development on the site had begun before the application decision had been made by the Planning Authority.

The Place, Neighbourhood and Planning Officer would contact the IWC on what actions would be taken next on the development.

96/23 HOUSING AFFORDABILITY STATUTORY PLANNING DOCUMENTS (SPD'S) (REVISED HOUSING AFFORDABILITY SPD AND DRAFT ENVIRONMENTAL SCREENING STATEMENT FOR HOUSING AFFORDABILITY SPD)

The Committee looked at the two SPD's which had been releases for consultation. The closing date for the consultation was 28 July 2023.

Both SPDs referenced the Island Core Plan 2012 as this was the current relevant planning control document (albeit out of date). The new Island Planning Strategy (IPS) was still in draft form and awaiting approval. If the draft Housing Affordability SPD is adopted, it would have to be revised along with the affordable housing contributions to comply with the new IPS. This could happen within the next year and members believed it should be in place before any further SPD's are adopted.

It was suggested that a better way of reviewing the document, given its potential lack of longevity, would be to reference the existing draft Island Planning Strategy and incorporate the proposed Housing Affordability SPD and the soon to be revised Affordable Housing Contributions SPD into one document which could be titled the Housing Contributions and Affordability SPD, providing everything a developer or affordable housing provider would need to know contained in one document, reducing the any confusion. This new SPD should also include details of how any income generated from off-site affordable housing provision would be administered and the details of such payments should be available to Town and Parish Councils.

The Place, Neighbourhood and Planning Officer would submit these comments and suggestions to the IWC as Ryde Town Councils contribution to the consultation process and the Vice Chair would also send to officers a list of inconsistencies that was identified within the draft Housing Affordability SPD.

97/23 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The committee reviewed a draft document that had been put out to consultation to seek views on simplifying the original document from 2015.

The committee felt that by and large the document was satisfactory but noted that there was no reference in the SCI to Position Statements (which Ryde would like to be adopted as an SPD by the IWC) or The Ryde Place Plan and that this could be mentioned in the consultation.

98/23 USE OF GLYPHOSATE-BASED HERBICIDES

Members discussed their concerns over the continued use by the IWC of Glyphosate-Based Herbicides for the control of pavement and roadside weeds.

Following a discussion where Ventnor Town Councils objections on the use of Glyphosate were noted, members agreed that further facts and information around the product should be gained before any comments are sent to the IWC.

It was therefore agreed that this item would return for further discussion at the next meeting.

99/23 PUBLIC REALM APPLICATIONS

There were no applications to consider.

100/23 DELEGATED DECISIONS DURING AUGUST 2023

Owing to the Town Councils decision made at Annual Council on 15 May 2023 to keep the month of August free of all public facing meetings, it was necessary for members of the Committee to agree to grant delegated authority to the Place Neighbourhood and Planning Officer and Committees Coordinator in consultation with the Chair and Vice Chair, to make any decisions with regard to planning and licencing applications between the end of the meeting and the next scheduled meeting on 12 September 2023.

Members were advised that should there be any major applications received, it may be necessary to hold an extraordinary meeting.

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

RESOLVED:

THAT delegated authority to the Place Neighbourhood and Planning Officer and Committees Coordinator in consultation with the Chair and Vice Chair of the committee.

101/23 DATE AND TIME OF NEXT MEETING

Members noted that the next meeting will be held on Tuesday, 12 September 2023 at 7.00pm.