



Decisions on Planning Applications between 1 August 2023 – 22 August 2023

Planning Applications Officer Delegated Decisions by the Place, Neighbourhood and Planning Officer and the Ryde Place Plan and Committees Coordinator in consultation with the Chair and Vice Chair of the Place, Neighbourhood and Planning Committee.

The decisions listed below are to be ratified by members of The Place, Neighbourhood and Planning Committee at its meeting held on 12 September 2023.

- i. Application No: [23/01070/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 35 - 36 High Street, Ryde, PO33 2HT
Proposal: Proposed alterations to shop front.

Observations

There have been no objections or comments submitted to the Planning Authority (Isle of Wight Council) from members of the public or statutory consultees when considering the application. However, a member of the public had submitted concerns to Ryde Town Council around the make-up of the door being of a non-timber nature and the doors front facing position not being in keeping with other surrounding High Street properties.

RESOLVED:

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

- a) **As the proposed development is located within a Conservation Area, a timber door as opposed to a composite or aluminium door should be fitted.**
- b) **Any alterations to a shop front sited within the High Street Heritage Action Zone (HSHAZ) should align with the HSHAZ Shop Front Design Code**
- ii. Application No: [23/01183/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Superbowl (L A Bowl), Esplanade Pavilion, Esplanade, Ryde, PO33 2EL
Proposal: x 1 Individual Internally Illuminated Letters and Logo on Fixing Rails (Left Hand Elevation) x 1 Individual Internally Illuminated Letters and Logo on Fixing Rails (Right Hand Elevation) x 1 Double Sided Illuminated Flex Face Onto Existing Metal Support.

Observations

No objections or comments from members of the public or statutory consultees had been submitted to the Planning Authority at the time of this application being considered and submitted by Ryde Town Council.

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- iii. Application No: [23/01072/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Sandpipers, Buckingham Close, Ryde, PO33 2DN
Proposal: Demolition of conservatory; proposed single storey front and side extension; replacement pitched roof to kitchen; alterations to include rear veranda with screen and cladding.

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- iv. Application No: [23/01043/CLEUD](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Tredegar House, 15 Wood Street, Ryde, PO33 2BS
Proposal: Lawful Development Certificate for use of lower ground floor and part of upper ground floor as 3-bedroom flat (C3 use class) and part of upper ground floor and first floor as a 9-bedroom (sui generis) HMO.

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- v. Application No: [23/01071/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed raised rear decking and alterations.

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- vi. Application No: [23/01020/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Ryde Youth & Community Centre, 97 High Street, Ryde, PO33 2SZ
Proposal: Change of use from D1 to E(e) for provision of medical or health services; including disabled access ramp (revised plan) (revised description) (re-advertised).

Observations

This is a revised application which now includes a disabled access ramp. Ryde Town Councils original comments remain unchanged (that the IWC make a condition that approval is dependent on the dental practice providing NHS treatment).

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- vii. Application No: [23/01144/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3 Beatrice Close, Binstead, Ryde, PO33 3PB
Proposal: Proposed two storey side extension (revised scheme).

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to application.

- viii. Application No: [23/01198/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: St Georges House, Sea Close, Ryde, PO33 3SW
Proposal: Extension to existing garage to form double garage with storage at first floor.

Observations

There were no objections submitted to the Planning Authority by members of the public when considering the application. Island Roads had recommended conditional approval. The Isle of Wight Councils Tree Officer had yet to comment (as of 24/8/23). In the Arborist's report, a recommendation was made that if adequate precautions were taken to protect and manage the tree outlined in the application (to be specified in an Arboricultural Method Statement and implemented in conjunction with the construction of the development), there would be no adverse impact on the local landscape in the future.

RESOLVED:

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

- a) That the conditions as set out in the Island Roads Report are met
- b) That the recommendations as set out in the Arborist report are met.
Furthermore, rainwater drainage from the existing shed roof should also be diverted to the proposed French Drains.
- c) That there are no objections from the Isle of Wight Council's Tree Officer.

- ix. Application No: [23/01243/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Esplanade Pavilion, Esplanade, Ryde, PO33 2EL
Proposal: Listed Building Consent for x 1 Individual Internally Illuminated Letters and Logo on Fixing Rails (Left Hand Elevation), x 1 Individual Internally Illuminated Letters and Logo on Fixing Rails (Right Hand Elevation), x 1 Double Sided Illuminated Flex Face Onto Existing Metal Support.

Observations

There were no objections submitted to the Planning Authority by members of the public when considering the application. A member of the public had however written to Ryde Town Councils Place, Neighbourhood and Planning Officer, expressing concerns around the nature of the proposed neon signs fitted to a Grade II listed building as well as the loss of the traditional Pavilion signage, which would contribute to removing the identity of the building.

However, whilst Ryde Town Council did recommend approval for the advertising application under delegated powers on the week ending 4 August 2023 (item ii, page 2 of this paper), this Listed Building Consent application does present some problems regarding the character of the building. The removal of the existing signage with its well-known Pavilion font style would not be in keeping with the building's heritage.

RESOLVED:

THAT Ryde Town Council objects to the application on the grounds that the removal of the existing signage with its well-known Pavilion font style would not be in keeping with the Grade II listed building's heritage.

- x. Application No: [23/01255/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 34 High Street, Ryde, PO33 2HT (former Santander / Abbey National)
Proposal: Replacement bay windows at first floor, sash window to second floor and front door serving first floor flat.

Observations

Whilst the proposal for the front door is for an aluminium build, the applicant has stated that should the LPA object, he would fit a timber one.

However, the entrance door to the business alongside is made of aluminium and perhaps the door should match this. There may however be an issue for the proposed Sash and Bay window replacements from timber to UPV frames.

Ryde Town Councils current stated position is to resist the conversion of timber frames to UPVC in a front facing position within a conservation area.

RTC's Planning and Regeneration Committee recommended approval for the shop front application in June 2021 ([21/01015/FUL](#)).

RTC's Place, Neighbourhood and Planning Committee also recommended approval in October 2022 for the proposed conversion of part of the ground floor to form a two bedroom holiday let ([22/01152/FUL](#)) to the rear of the property.

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council objects to the application based on the proposed use of UPVC window frames as opposed to timber.

- xi. Application No: [23/01211/HOU](#) – (LBC Application No: [23/01212/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 9 The Strand, Ryde, PO33 1JD
Proposal: Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area (revised scheme).

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- xii. Application No: [23/01232/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: 18 Arnold Road, Binstead, Ryde, PO33 3RJ
Proposal: Demolition of side additions; single storey extension to rear and side.

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- xiii. Application No: [23/01240/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 24 Quarry Road Ryde, PO33 2TX
Proposal: Demolition of conservatory; proposed single storey side extension.

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objections to the application.

- xiv. Application No: [23/01215/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 15 Northwood Drive, Ryde, PO33 3AQ
Proposal: Formation of balcony at first floor level

Observations

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- xv. Application No: [23/01335/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: M&Co (Poundland as of Sep 2023), 160-161 High Street, Ryde, PO33 2HU
Proposal: Proposed 1x externally illuminated fascia sign.

Observations

This application is just a change of shop front signage to reflect the changeover from M&Co to a re-sited Poundland store. There would be no external alterations to the building.

There have been no objections or comments submitted to the Planning Authority from members of the public or statutory consultees when considering the application.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.