



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 12 SEPTEMBER 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Diana Conyers (Vice Chair), Cllr Jess Higgins, Cllr Jo Elliott (Deputy Mayor), Cllr Richard May (Mayor), and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committees and Place Plan Coordinator) Ollie Boulter (Isle of Wight Council), Russell Chick (Isle of Wight Council), Will Taylor (Empty Homes Consultant) and Chris Turvey (Place, Neighbourhood and Planning Officer).

8 Members of The Public.

PUBLIC QUESTIONS

A question was asked regarding the Scooter Rally event held in Ryde over the August Bank Holiday and specifically the entertainment on Eastern Gardens and the excessive noise which had emanated from it disturbing the residents of the Strand. The committee was asked why there had been nobody on hand from Ryde Town Council to take calls during the event as well as answer emails around the excessive noise? It was however noted that the member of the public was very complimentary about the Pride Event held in mid-August, citing no issues of concern with the stage and amplified music facing the sea helping to alleviate any noise issues.

Members and Officers took on board the concerns but stressed that the Scooter Event was not one that was controlled by the Town Council. However, the concerns raised would be fed back to the organisers of all events with a recommendation for any amplified music to be faced towards the Solent. Ryde Town Council would endeavour to notify all residents of any future summer schedules as soon as they possibly could.

Another member of the public asked about a mural that had appeared next to a shop (formally William Hill) at the bottom of the High Street which depicted a large red eye and whether this was subject to any planning regulations? The Place, Neighbourhood and Planning Officer stated that he would ask officers at the Isle of Wight Council once he had seen the mural.

A further question was asked around a planning application regarding the former Santander Bank in upper Ryde High Street (that had been recommended for approval via delegated powers during August) and why no public objections had been noted in the narrative of the decision. The Committees and Place Plan Coordinator advised that at the time of considering the application in August, there had been no objections submitted to the Isle of Wight Councils planning portal. However, concerns were sent direct to Ryde Town Councils Place, Neighbourhood and Planning Officer advising that they would be sent to the Isle of Wight Council. As of 12 September 2023, no objections had been submitted to IWC.

102/23 APOLOGIES

Apologies were received from Cllr Simon Cooke (Chair), Cllr Tom Hanley, and Cllr Jenna Sabine

103/23 DECLARATIONS OF INTEREST

None received.

104/23 REQUESTS FOR DISPENSATIONS

None requested.

105/23 MINUTES

The minutes to the previous meeting held on 11 July 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 11 July 2023 be agreed.

106/23 DISCUSSION WITH ISLE OF WIGHT COUNCIL PLANNING OFFICERS

The Isle of Wight Council's Strategic Manager for Planning and Infrastructure Delivery and The Principal Planning Officer were welcomed to the meeting and the following areas were discussed:

i. Enforcement of Ryde Properties (In Particular The Royal York Hotel)

In late December 2022, Ryde Town Council was approached by the Isle of Wight Council (IWC) with a proposal for RTC to fund IWC's Planning Enforcement. Members of the committee decided at the time to not incur any additional spending on the Town Council and agreed to defer any decision for a year.

Whilst smaller enforcement issues could be funded via any additional spend, Ryde Town Council were of the opinion that large enforcement cases such as The Royal York Hotel, which had been causing many concerns for Ryde Town Council and residents, should be acted on as a priority, and should not come at any additional cost to the Town Council.

The IWC's Planning Officers thanked the committee for the invite to discuss matters and advised that as an Island Town which has the largest Conservation Area, the IWC was keen to help as best as possible with any enforcement issues. Members were reminded that Newport and Carisbrooke Community Council (NCCC) had invested in an enforcement officer from the IWC, and various premises had seen some work started on improvements after failing businesses had been contacted. One large building in Newport, the old Electric Power Station was also being targeted. Ryde Town Council was advised to contact NCCC to establish more information about their spend on the IWC's Enforcement Officer.

The Place, Neighbourhood and Planning Officer stated that previously the Town Council had set aside a budget of £10,000 per year specifically for the IWC to use for enforcement, but this had never been taken up by them.

On the specific issue of The Royal York Hotel, there were many concerns from members of the public attending that the IWC had failed to act after many years of neglect for the hotel and after many complaints had been raised.

Members were advised that IWC officers had approached the current owners of the Hotel with various warnings of potential action such as issuing a Section 215 notice. However, they had prevented such enforcement by carrying out the bare minimum work required, which legislation permits. The IWC does acknowledge that the Royal York Hotel is deteriorating, however as the IWC had limited resources and had to deal with many buildings on an Islandwide scale, and with an ever-increasing number of prosecutions mounting up, such enforcement can take time. However, the IWC would strive to address the matter as soon as possible, but no timescales could be guaranteed. Members were also encouraged to continue to lobby the IWC about the matter and were assured that such representation would not be ignored, and any further breaches should be registered for their attention.

RTC's consultant on Empty Homes suggested that an alternative course of action to tackle such problems like the Royal York could be to utilise Section 82 of the Environmental Protection Act where any person / persons affected by any form of nuisance had the right to complain directly to the Magistrates' Court for a fee of £32. The Court would then decide if a Summons could be issued on the person responsible for the nuisance and if the offence was proven, they would be issued with an Abatement Order to rectify the matter.

ii. Empty Buildings and a Housing Needs Survey for Ryde

The Vice Chair advised Ryde Town Council were looking at conducting an audit of empty properties around Ryde after which a Housing Needs Survey would be conducted to ascertain the requirements of Ryde residents. The Committee had previously agreed to conduct the survey.

The IWC officers welcomed such an initiative but advised that an empty home in itself was not necessarily a planning concern. A property had to be untidy, causing a public nuisance or an attraction to Anti-Social Behaviour. Then certain targeted areas of intervention could be used.

Members were also advised that the IWC's Empty Homes Strategy was due to be refreshed and approved by the IWC's Cabinet and any Empty Homes Survey from Town and Parish Councils would be encouraged as they were a useful tool to help inform planners in what was required around housing.

The IWC Officers agreed to assist Ryde Town Council with sharing information for the survey. The IWC also had an IOW Housing Needs Assessment, and a Housing Needs Survey would help to inform this.

The Consultant on Empty Homes however issued a word of caution when conducting an Empty Homes Survey, specifically around names, house details and specific locations being identified publicly.

The Deputy Mayor suggested that as The University of Portsmouth was in partnership with Ryde Town Council, it could assist with the survey, offering valuable skills and knowledge in such matters.

Members agreed that at the next meeting there needed to be further discussions around how Ryde Town Council takes the matter forward and the Empty Homes Consultant would be invited back to assist.

iii. Adoption of the Position Statement as an SPD

It was noted that in 2019, Ryde Town Council released its initial version of the Ryde Position Statement which outlined its position towards future planning and regeneration within the town. The Position Statement was then reviewed in March 2021

IWC Officers had welcomed the document and advised that some parts of it had helped shape certain elements of the draft Island Planning Strategy (DIPS). Should the Position Statement be considered as an SPD, it would need to be taken through a process and set of legal procedures as well as Islandwide consultation. Whilst it could not be able to create new policies, it would guide existing ones as well as influence bespoke requirements within the town. The current DIPS states that the IWC is keen to adopt SDPs providing they satisfy national requirements and not be used as a means to block housing developments.

Ryde Town Council also had a Ryde Place Plan which was currently under review with an aim to possibly streamlining it. The current Place Plan is rather unwieldy and long, making it a difficult read at over 100 pages. The Position Statement however is less than half the size and is more focussed on what the Town requires in terms of housing and regeneration.

IWC Officers acknowledged that the current Place Plan could be revised and that it too could be adopted as an SPD, which could form the basis of a Neighbourhood Plan, although a Neighbourhood Plan would be subject to a local referendum. The Position Statement would be a preferred SDP.

IWC Officers advised that they would be talking to more Town and Parish Councils across the Island over the next few months and would provide any feedback from these in due course.

107/23 MEMBERS QUESTION TIME

None

108/23 RATIFICATION OF PLANNING DECISIONS

Following the Town Councils decision at the Annual Council Meeting in May to not hold any public facing meetings during August, the Committee was required to ratify the various planning application decisions that were made under officer delegated powers in consultation with the Chair and Vice Chair. The decisions were tabled as [Paper B](#) of the meeting.

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

RESOLVED:

THAT the Decisions taken between 1 August 2023 and 22 August 2023 be ratified

109/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

i. Application No: [22/02277/HOU](#)

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

Location: 5 Stoneham Cottages, Cemetery Road, Binstead, PO33 3RF

Proposal: Two storey side extension; single storey rear extension; alterations (revised scheme)(readvertised application)

Ryde Town Council and members of the public had previously opposed the application on two previous occasions and the applicant had previously attempted to address such concerns.

The most recent concerns regarded the overbearing nature of the development and the increase in surface water run off generated by the development.

This third application was required to address the two concerns and as a result, the plans had been amended in two ways.

- a) The side extension had been greatly reduced and the lost area had been constructed at the rear of the building rather than at the side.
- b) The scheme had included a flood risk assessment which demonstrated that, with the latest scheme, there would be a reduction in surface water run-off.

It was noted that since this latest application had been submitted there had been no further objections submitted from local residents.

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

RESOLVED:

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

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: [23/01369/HOU](#)

Parish(es): Ryde Ward(s): Haylands And Swanmore

Location: 36 Upton Road, Ryde, PO33 3HP

Proposal: Extend existing garage and conservatory with workshop at first floor level.

ii. Application No: [23/01390/HOU](#)

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

Location: 38 Hamilton Road, Binstead, PO33 3QZ

Proposal: Demolition of garage; Proposed single storey side extension

- iii. Application No: [23/01403/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 49 Newnham Road, Binstead, Ryde, PO33 3TE
Proposal: Single storey extension and detached outbuilding to form gym and overspill accommodation.
- iv. Application No: [23/01441/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Monsoon 133 - 134 High Street, Ryde, PO33 2RJ
Proposal: Variation of condition 2 on [22/00081/FUL](#) to allow retention of retail units as built.

Members were reminded that the original application, 22/00081/FUL had been recommended for approval subject to the applicant demonstrating that due consideration has been given to the new Shop Front Design Code. The variation to this application had still complied with the code and therefore no objection was proposed.

RESOLVED:

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

110/23 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: [23/00800/HOU](#)
Location: 50 High Park Road, Ryde, PO33 1BX
Proposal: Conservatory on rear elevation.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 03/07/2023

Ryde Town Council raised no objection to this application.

- ii. Application No: [23/00869/HOU](#)
Location: 7 Somerset Road, Ryde, PO33 1BU
Proposal: Demolition of rear extension; proposed single storey rear extension.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 06/07/2023

Ryde Town Council raised no objection to this application.

- iii. Application No: [23/00898/HOU](#)
Location: 21 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed single storey rear extension; alterations.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 07/07/2023

Ryde Town Council raised no objection to this application.

- iv. Application No: [23/00403/HOU](#)
Location: 13 Spencer Road Ryde, PO33 2NY
Proposal: Infill extension, garage conversion and alterations, external rendering; detached building to form home office (revised scheme).
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- v. Application No: [23/00803/HOU](#) (LBC application No [23/00804/LBC](#))
Location: 31 George Street, Ryde, PO33 2EW
Proposal: Single storey rear extension; complete refurbishment of existing dwelling to include retention of timber windows and front door set; first floor bedroom part separated to create new wc / shower room.
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [23/00804/LBC](#))
Location: 31 George Street, Ryde, PO33 2EW
Proposal: Listed Building Consent for above application.
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [23/00547/FUL](#)
Location: Flat 2, 70 West Hill Road, Ryde, PO33 1LW
Proposal: Replacement windows on side and rear elevations.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 21/07/2023

Ryde Town Council raised no objection to this application.

- viii. Application No: [23/00952/HOU](#)
Location: 32 Lower Highland Road, Ryde, PO33 1DX
Proposal: Proposed single storey side and rear extensions.
Parish: Ryde Ward: Ryde South East
Decision Date: 26/07/2023

Ryde Town Council raised no objection to this application.

- ix. Application No: [23/01000/HOU](#)
Location: Praesmowr, 5 Royal Walk, Ryde, PO33 1NL
Proposal: Cladding to side elevations and replacement cladding on front elevation.
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 01/08/2023

Ryde Town Council raised no objection to this application.

- x. Application No: [23/00978/LBC](#)
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Listed Building Consent for demolition of wall/removal of toilet on first floor.
Parish: Ryde Ward: Ryde North West
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xi. Application No: [23/01043/CLEUD](#)
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 three-bedroom flat (C3 use class) and part of upper ground floor and first floor as a 9-bedroom (sui generis) HMO.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xii. Application No: [23/00929/HOU](#)
Location: 4 Ringwood Road, Binstead, Ryde, PO33 3NU
Proposal: Formation of vehicular access and hardstanding.
Parish: Ryde Ward: Ryde West
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xiii. Application No: [23/01012/FUL](#)
Location: Unit 1A Nicholson Road, Ryde, PO331BQ
Proposal: Proposed detached building to provide additional office accommodation.
Parish: Ryde Ward: Ryde South East
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xiv. Application No: [23/01009/CLEUD](#)
Location: Land at Palmer House & Nelson Mansions, off Castle Street, Ryde, PO33 2EE
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
Parish: Ryde Ward: Ryde North West
Decision Date: 08/08/2023

Ryde Town Council raised no objection to this application.

- xv. Application No: [23/01025/HOU](#)
Location: 32 Brookfield Gardens, Ryde, PO33 3NP
Proposal: Demolition of shed; proposed single storey side extension
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 18/08/2023

Ryde Town Council raised no objection to this application.

- xvi. Application No: [23/01071/HOU](#)
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Raised rear decking and alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 18/08/2023

Ryde Town Council raised no objection to this application.

- xvii. Application No: [23/00922/FUL](#)
Location: 18 Newport Street, Ryde, PO33 2QB
Proposal: Demolition of disused workshop building and the construction of a terrace of three townhouses. (readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 21/08/2023

Ryde Town Council are very conscious of the need for new housing and as a result support this application subject to the following:

- a) Parking - *There appears to be a complete change of mind with Island Roads approach to the parking requirements included in this application. The parking requirement outlined by Island Roads for No. 23/00922/FUL as stated pre revised application was that: "Officers have reviewed all of the comments provided and have further considered the proposed access in its established context. Officers conclude that based on local knowledge a no parking solution for this development would not be acceptable due to existing capacity issues in respect of local car parks and on-street parking. As such, therefore there is a need to secure on-site parking. It is Officers' view that although the site would not have the ideal level of visibility, given the circumstances of this area which include Newport Street being one-way, the proliferation of other residential accesses which are substandard in terms of visibility, the apparent low-speed "sense of place" of Newport Street and the removal of historic traffic from the local network that would have been associated with the former use, on balance the proposed arrangement would not have an unacceptable level of impact in respect of highway safety." Island Roads stated that on-site parking was very much needed which Ryde Town Council agree with, but they also mentioned visibility splays which for this junction in particular are not relevant owing to vehicles not being able to approach the junction from Newport Street. Vehicles can only approach from Station Street where they would be pulling away from a standstill only ten metres from the on-site parking.*

The revised application offers no on-site parking or includes a Parking Provision Assessment. However, Island Roads have no objection. Their comments include the following: "No car parking is proposed and therefore I can confirm that this proposal is not in compliance with this standard. Notwithstanding this, it is noted that although the site is located in Zone 2, that it is directly adjacent Zone 1 whereby it could be argued that parking provision need not be provided or the shortfall in parking is not a significant material consideration due to its locality to town centre infrastructure." Ryde Town Councils position on parking is that on-site parking should be provided as in the original application but the need for visibility splay adherence should be ignored in this instance as there is no passing traffic which could cause concern.

- b) *Photovoltaic Panels on Roof* - Ryde Town Council agree the principle of including solar energy solutions wherever possible however, within a conservation area an effort should be made to use solar tiles that mimic slate roof tiles such as the ones in the following link to reduce the impact on the character of the conservation area.
<https://smartlyenergy.com/solar-energy/solar-tiles>
- c) *Solent Special Protection Area (SPA)* - Appropriate contributions should be made to the Solent SPA

xviii. Application No: [23/01020/FUL](#)
Location: Former Ryde Youth and 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) (readvertised)
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 30/08/2023

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.

2. APPLICATIONS REFUSED

Application No: [23/01065/FUL](#)
Location: Land Between 61 and 63, Bettsworth Road, Ryde, PO33 3EN
Proposal: Proposed pair of semi-detached dwellings
Decision Date: 10/08/2023
Parish: Ryde Ward: Haylands and Swanmore

Ryde Town Council believes that 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 it still objects to this application on the following grounds.

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

RESOLVED:

THAT Ryde Town Council noted the decisions raised by the Isle of Wight Council.

111/23 PUBLIC REALM AND NATURAL ENVIRONMENT SUB-COMMITTEE - UPDATE

Members were advised that at the recent internal meeting of the sub-committee, the following areas were discussed.

i. Pilot Scheme For A Community Waste Bin For George Street Residents

Following concerns raised by residents around Gull Waste Sacks being left on pavements and railings, plans were being looked at for a possible community bin funded by the public realm purse. However, costs and possible legal obstacles would need to be looked into and taken into account.

ii. Ryde Pier – Welcome To Ryde Sign

There was some discussion around supporting the erection of a 'Welcome To Ryde' sign which could be sited at Western Gardens facing out towards the sea to attract incoming Island Visitors. Another possible option could be for a sign sited at the Hovercraft Port which could be via a joint venture with Hovertravel.

iii. Information Boards – Bird Aware

Solent Bird Aware had approached Ryde Town Council requesting for funding for three signs to help inform the public around the various coastal wildlife (such as birds and seagrass). The three signs would be to inform of coastal wildlife and also aimed at dog owners around the importance of keeping their pets under control when walking them, so they do not startle birds such as Waders, Terns, and Brent Geese.

iv. Potential Acquisition of Ashley Gardens

The sub-committee discussed the possibility of taking over the responsibility of Ashley Gardens, opposite Eastern Gardens, from the Isle of Wight Council which included the fish pond and various flower beds.

Further updates on these four areas would be provided at future meetings.

112/23 DATE AND TIME OF NEXT MEETING

Members noted that the next meeting will be held on Tuesday, 3 October 2023 at 7.00pm.