

Members are summoned to attend a **PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE MEETING** to be held on **TUESDAY, 16 JANUARY 2024** in the **RYDE BAPTIST CHURCH, GEORGE STREET CENTRE, RYDE** commencing at **7.00PM** for the purpose of transacting the business as set out within the agenda below.

AGENDA

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

1. APOLOGIES

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the agenda.

3. REQUESTS FOR DISPENSATIONS

To receive and consider granting any written requests from Members for dispensations in respect of disclosable pecuniary interests.

4. MINUTES

To take as read and confirm as accurate the attached minutes of the meeting held on 5 December 2023 ([PAPER A](#)).

5. MEMBERS QUESTION TIME

To receive questions from members of the Committee.

6. RATIFICATION OF OFFICER DELEGATED DECISIONS

To ratify the decisions taken by the Place, Neighbourhood and Planning Officer and Committees Coordinator over the Christmas and New Year period in consultation with the Chair and Vice Chair of the Committee between 6 December 2023 and 10 January 2024 ([PAPER B](#)).

7. PLANNING APPLICATIONS

The following planning applications will be determined by the Committee:

- i. Application No: [23/02135/RVC](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ
Proposal: Variation of Condition 2 on [21/00593/HOU](#) replacement raised roof, reduction of external doors, alterations to layout, stand-alone solar array.
- ii. Application No: [23/02177/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 35-36 High Street, Ryde, PO33 2HT
Proposal: Change of Use for the conversion of first and second floors to a 7 bed HMO and alterations to front and rear elevations.
- iii. Application No: [23/01971/HOU](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 112 Great Preston Road, Ryde, PO33 1DD
Proposal: Retrospective permission for retention and completion of single storey sun room extension and associated rear decking and access ramp (revised description)(re-advertised application)

The following planning applications have been considered under delegated powers by the Chair of the Committee, the Vice Chair and the Place, Neighbourhood and Planning Officer and they propose no objections.

- i. Application No: [23/02223/FUL](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: The Bungalow, Quarr Hill, Binstead, Ryde, PO33 4EH
Proposal: Demolition of an existing dwelling; proposed replacement dwelling, parking and detached double garage; associated landscaping (Revised scheme)
- ii. Application No: [23/02231/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 St Thomas Street, Ryde, PO33 2PA
Proposal: Listed Building Consent for works to make internal doors fire resistant and replacement internal door
- iii. Application No: [23/01390/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 38 Hamilton Road, Binstead, Ryde, PO33 3QZ
Proposal: Demolition of garage; proposed single storey side extension; render to all elevations of main dwelling, cladding to front elevation gable end, raised decking with balustrading (revised description)(readvertised application)
- iv. Application No: [23/02246/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 9 Wykeham Close, Binstead, Ryde, PO33 3ST
Proposal: Demolition of garage; proposed replacement detached garage

- v. Application No: [23/02255/HOU](#) (LBC Application No - [23/02256/LBC](#))
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Demolition of garage, replacement gate (revised scheme)

8. DECISIONS TAKEN

To note the decisions taken by the Isle of Wight Council's Planning Department since 5 December 2023 ([PAPER C](#)).

9. PLANNING ENFORCEMENT OPTIONS

To receive an update from the Place, Neighbourhood and Planning Officer on the response received from the Isle of Wight Councils Strategic Manager for Planning and Infrastructure Delivery on an agreement to discuss further their proposed use of the Isle of Wight Councils Enforcement Officers and arrive upon a decision on whether Ryde Town Council commits to an agreement to proceed ([PAPER D](#)).

10. TOWN CENTRE BOUNDARY

To receive an update from the Place, Neighbourhood and Planning Officer on the proposal put to the Isle of Wight Council to extend the Ryde Town Centre Boundary.

11. DATE AND TIME OF NEXT MEETING.

To note that the next proposed scheduled meeting will be held on Tuesday, 6 February 2024 at 7.00pm.

Signed:



Chris Turvey: Place, Neighbourhood and Planning Officer - Ryde Town Council

Date: Wednesday, 10 January 2024.

Should anyone require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and several paper copy agendas will be provided at the meeting for the public.