

PLANNING APPLICATIONS MADE VIA EMAIL CORRESPONDENCE
W/E 1 MARCH 2024

The following items had been identified as requiring a full committee decision. As the Place Neighbourhood and Planning Committee scheduled for 27 February 2024 was inquorate, these decisions needed to be made via delegated powers by the Place, Neighbourhood and Planning Officer and the Committees Co-ordinator in consultation with the Chair and Vice Chair. Once made, comments were submitted to the Isle of Wight Councils Planning Department. Ratification by the Place Neighbour and Planning Committee was needed for a matter of public record.

- i. **Application No:** [24/00152/HOU](#) (Listed Building Application No [24/00153/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 37 Melville Street, Ryde, PO33 2AN
Proposal: Retention of external works undertaken involving first floor side extension, retention of new timber porch/hood and retention of new entrance door.

MATTERS CONSIDERED

Works, already carried out, were in keeping with the style of the surrounding area, however this was a listed building, and the protection of the heritage features would need to be addressed by the IWC Conservation Officer (IWCCO). The addition of a composite door or UPVC windows to the front elevation would usually be considered as unacceptable in planning terms.

There had been no comments submitted from members of the public or statutory consultees.

DECISION MADE:

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

The works, as already carried out, are in keeping with the style and character of the area, however this is a listed building, and the protection of the heritage features will be evaluated by the IWC Conservation officer. Any comment that he has to make on this application will be supported by this committee as outlined in the RTC Position Statement. The addition of a composite door to the front elevation of this Grade II listed building is not acceptable this new door should be replaced with a timber door similar in design and character to many in other properties in the street.

- ii. **Application No:** [23/02258/FUL](#) (LBC Application No [24/00165/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: Toymaster, 9 Union Street, Ryde, PO33 2DU
Proposal: Part demolition of rear of existing shop; proposed pair of semi-detached dwellings to rear fronting onto Union Lane; proposed conversion of first and second floors of shop to form 4 flats; Alterations to shopfront and part of ground floor to provide access to proposed flats.

MATTERS CONSIDERED

This application was for six residential properties a much needed commodity for Ryde. Storage for cycles and waste had only been identified for the two proposed town houses and there were no plans submitted for any waste or cycle storage space for the proposed four flats. No amenity space had been identified in order to provide such adequate storage.

No comments submitted from members of the public objecting or supporting the application. Island Roads had recommended conditional approval based on the provision of a management plan during the construction phase.

DECISION MADE:

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

- a) **This application is for six much needed residential properties however storage for bikes and waste has only been identified for the two town houses. These Town Houses have limited amenity space, and the site appears cramped.**
- b) **The four flats which are being formed on the 1st and 2nd floors above the shop have no waste or cycle storage space and no amenity space. These elements are essential in an area where car parking is not required.**
- c) **There is no contribution to the Solent Special Protection Area (SPA).**
- d) **There is no contribution to affordable housing.**