

**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 16 JANUARY 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jess Higgins, Cllr Richard May, and Cllr Malcolm Ross.

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

4 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding the removal of some trees in the Isle of Wight Council (IWC) owned Appley Park. It was noted that this was probably due to the trees being subjected to diseases such as Ash Dieback. Any trees removed should be replaced in due course by the IWC.

1/24 APOLOGIES

Apologies were received from Cllr Charles Chapman and Cllr Tom Hanley.

2/24 DECLARATIONS OF INTEREST

None received.

3/24 REQUESTS FOR DISPENSATIONS

None requested.

4/24 MINUTES

The minutes to the previous meeting held on [5 December 2023](#) were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 5 December 2023 be agreed.

5/24 MEMBERS QUESTION TIME

Cllr Conyers enquired about the recent application for a premises licence for Thompsons restaurant in St Thomas's Street and whether the loss of office space had any implications for Ryde. It was noted that any implications would be minimal as office space would still be on the top two floors and the new Michelin starred restaurant would be a much needed addition to Ryde's hospitality portfolio.

6/24 RATIFICATION OF OFFICER DELEGATED DECISIONS

Owing to the 2023 - 2024 Christmas and New Year holiday period, it was agreed at the previous meeting that any decisions, including planning and licencing applications taken between the 6 December 2023 and 10 January 2024, would be delegated to the Place, Neighbourhood and Planning Officer and Committees Co-ordinator in consultation with the Chair and Vice Chair of the Committee. Members were therefore required to sanction the decisions taken.

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

RESOLVED:

THAT the decisions taken by the Place, Neighbourhood and Planning Officer and Committees Co-ordinator in consultation with the Chair and Vice Chair between Wednesday, 6 December 2023 and Wednesday, 10 January 2024, be ratified.

7/24 PLANNING APPLICATIONS

The following planning applications were considered 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.

This application was to change the maximum gradient on the 'living roof' as it was not possible to create such a roof on the previously agreed application.

Ryde Town Council had already registered its opposition to the original application in May 2021, but approval had since been granted. Members therefore agreed to maintain the original objection it submitted, namely:

Members of the committee were of the view that crossing a well-used footpath (R111) is not acceptable and the access to the property by the proposed means should not be allowed. The proposals in this application affect the public's safety and their enjoyment of the footpath.

This latest application had not prompted any objections from members of the public, statutory consultees, or the IWC's Tree Officer

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

RESOLVED:

THAT the objection submitted on 6 May 2021 be maintained.

- 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.

It was noted that Housing Renewal and HMO licensing had no objection to the application but did state that because there are kitchens provided in each unit, they would not require an HMO license.

Hampshire and Isle of Wight Police did have some concerns over the security of the cycle storage and parking provision however parking was not required in the area.

One member of the public had expressed some concerns around access. However, this would be conditioned by building regulation requirements.

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

RESOLVED:

THAT the Ryde Town Council raised no objection subject to there being suitable, sufficient and secure storage and access for cycles.

- 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).

Members noted that when this application had previously been considered in December 2023, concerns had been raised around the issue of overlooking. To mitigate against this, Ryde Town Council requested that obscured glass was fitted to provide a permanent solution. The revised plans had indicated that this would now be the case.

Regarding the issue of members having sight of the Planning Inspectors and Enforcement reports, it was noted that the Inspectors report would be issued after any decision was made by the Planning Authority (IWC). There was also no notice served with regard to enforcement, but members were advised that an open enforcement case with the rear extension was still subject to investigation.

It was further noted that undertaking works subject to planning control without permission having been granted was not an offence and as such, the planning enforcement team would not consider any further action on such matters until the planning application has been determined.

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

RESOLVED:

THAT, subject to the obscured glass being installed as indicated in the plans, Ryde Town Council raised no objections.

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: [23/02223/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)

RESOLVED:

THAT Ryde Town Council raised no objections to the above five applications.

8/24 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 5 DECEMBER 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [23/01890/FUL](#)
Location: 34 High Street, Ryde, PO33 2HT.
Proposal: Replacement bay windows at first floor, sash window to second floor and front door serving first floor flat (revised scheme) (revised plan).
Parish: Ryde Ward: Ryde North West.
Decision Date: 14/12/2023

Ryde Town Council notes that after consultation with the Isle of Wight Council, the owner agreed to remove the UPVC cladding and the trickle vents from the prominent bay window.

The owner further agreed to replace the UPVC cladding with timber cladding matching the style that would have been there originally. Whilst the work had been completed a number of committee members and members of the public had expressed concerns as to the quality of the finished works.

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

- a) *That the remedial works as carried out have had a detrimental effect on the Ryde Conservation Area.*
- b) *That the works that have been carried out in the Ryde High Street Heritage Action Zone (HSHAZ) area are not in keeping with the HSHAZ scheme.*

- ii. Application No: [23/01887/HOU](#)
Location: Time and Tide, St Georges Road, Ryde, PO33 3AS.
Proposal: Installation of new doors on front elevation and replacement window on side elevation.
Parish: Ryde Ward: Ryde North West.
Decision Date: 19/12/2023

Ryde Town Council raised no objection.

- iii. Application No: [23/01939/ADV](#) (LBC Application No: [23/01940/LBC](#))
Location: 47 - 48 Union Street, Ryde, PO33 2LF.
Proposal: Proposed 1x externally illuminated fascia sign.
Parish: Ryde Ward: Ryde North West.
Decision Date: 21/12/2023

Ryde Town Council raised no objection.

- iv. Application No: [23/01215/HOU](#)
Location: 15 Northwood Drive, Ryde, PO33 3AQ
Proposal: Formation of balcony at first floor level (revised plan).
Parish: Ryde Ward: Ryde North West
Decision Date: 21/12/2023

Ryde Town Council raised no objection.

- v. Application No: [23/01926/HOU](#)
Location: 92B West Street, Ryde, PO33 2NN
Proposal: Proposed garden room.
Parish: Ryde Ward: Ryde North West.
Decision Date: 22/12/2023

Ryde Town Council raised no objection.

- vi. Application No: [21/02244/FUL](#)
Location: 20 - 21 High Street, Ryde, PO33 2HW
Proposal: Conversion of part of ground floor and first and second floors to 5 flats to include first and second floor extension, alterations to building fenestration and shopfront, and relocation of existing air conditioning units (revised plans) (revised description) (revised site address) (re-advertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 05/01/2024

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

- a) The latest plans have removed the waste storage utility but not identified where they are being relocated to.*
- b) There is no provision in the plans for cycle storage contrary to the "Guidelines for Parking Provision as part of New developments." SPD*
- c) There is no provision for a contribution to affordable housing.*
- d) There is no provision for a Solent SPA contribution for the 5 residential units.*

2. APPLICATIONS REFUSED

None

9/24 **PLANNING ENFORCEMENT OPTIONS**

Following previous debates around the issue of engaging the services of IWC Enforcement Officers, members were advised that a decision was required owing to the imminent 2024-2025 budget setting which needed to include any obligation to spend on Enforcement.

Members were reminded of the options included in the report, which were:

- Option 1. Pay nothing and rely on the existing Isle of Wight Council Enforcement service – No cost.
- Option 2. Engage Isle of Wight Council Enforcement Officers for two days per week – £15,769.60 Minimum Per Anum.
- Option 3. Write to the owners with untidy buildings and provide funding – £10,000.00 Maximum Per Anum.
- Option 4. Improve Town Centre with £20 million levelling up fund – Cost unknown.

Prior to any decision being made, members noted that utilising the IWC's services could result in having a number of low priority enforcement issues being addressed, but at the expense of more serious enforcement breaches, such as the former Royal York Hotel, which had been a very emotive case with Ryde residents.

There would therefore need to be reassurance that should the Town Council commit to spending on enforcement services from the IWCI, high profile breaches would be addressed accordingly.

Members also agreed that further assurance was given that when working on behalf of Ryde Town Council, IWC enforcement officers would be based in Ryde as required and not working remotely.

It was therefore agreed that these assurances would be sought by the Place, Neighbourhood and Planning Officer and be a prerequisite of any commitment to spend.

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

RESOLVED:

THAT Option 2 be agreed in principle, subject to assurances that high profile cases such as the former Royal York Hotel be addressed as and when requested by Ryde Town Council and that IWC Enforcement Officers work from Ryde as required when addressing enforcement cases.

10/24 TOWN CENTRE BOUNDARY

Members were advised that since the previous meeting, the Place, Neighbourhood and Planning Officer had been in contact with the Isle of Wight Councils Cabinet Member for Planning, Coastal Protection and Flooding who had expressed their support for the proposals and would look to take the matter further.

11/24 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on held on Tuesday, 6 February 2024 at 7.00pm.



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 6 FEBRUARY 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Diana Conyers, (Chair), Cllr Jess Higgins, Cllr Richard May, and Cllr Malcolm Ross.

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

4 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding the Ryde Esplanade Interchange's planting and when they would be finished as well as the rusting of the bus shelters, despite only being in place since late summer 2023. The Place, Neighbourhood and Planning Officer advised that the Isle of Wight Council would be contacted for a response.

12/24 APOLOGIES

Apologies were received from Cllr Charles Chapman, Cllr Simon Cooke, and Cllr Jo Elliott

13/24 DECLARATIONS OF INTEREST

None received.

14/24 REQUESTS FOR DISPENSATIONS

None requested.

15/24 MINUTES

The minutes to the previous meeting held on [16 January 2024](#) were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 16 January 2024 be agreed.

16/24 MEMBERS QUESTION TIME

Cllr Ross again enquired about the progress of the 'Welcome To Ryde' road signs and when they would eventually be put in place, despite them being agreed to over a year

ago.

The Place, Neighbourhood and Planning Officer advised that the Isle of Wight Council had been approached on several occasions but to no avail. They would be contacted again with a request to expedite the issue as a matter of urgency.

17/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/02248/FUL](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Macquarrie Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Demolition of dwelling and boat house; proposed detached dwelling, boat house, garage, and home gym.

The proposed building was considerably larger than the one that has been demolished, however some of the proposed outbuildings were smaller. The flood risk assessment shows that although the site was within a flood zone the buildings, with the exception of the boat house, were not.

There had been one public comment submitted to the Local Planning Authority (LPA - Isle of Wight Council) which made reference to the use of the private road for construction vehicles. However, members were advised that such concerns around access over private land could not be considered a material consideration.

Island Roads have no objection as the proposal has no implications on the highway network.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to the Boat House not being used for any habitation purposes.

- ii. Application No: [24/00020/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 29 Spencer Road, Ryde, PO33 3AA
Proposal: Proposed alterations to widen vehicular access and enlarge hardstanding.

Island Roads raised no objections subject to drainage details being agreed with the LPA.

Members were advised that there should be no increase in surface water run off as result of this proposal and that the existing hedge should be protected. Any work adjacent to the hedge should be carried out when there were no nesting birds. As this property fell within the Ryde Conservation area the new trellis fencing may be considered as being out of character with the other properties in the area and could set a precedent.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

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

- a) **There is no assurance that the character of the frontage to the property would be preserved with the proposed new trellis fencing which if granted, could look out of place within the Conservation Area the property is situated in and therefore set a precedent for any possible future developments.**
- b) **There is no indication that any work carried out would not disrupt wildlife such as nesting birds within the existing hedge.**
- c) **There must not be any increase in stormwater run-off as result of this development.**

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: [23/02250/RVC](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 6 West Hill Road, Ryde, PO33 1LG
Proposal: Variation of condition 2 on [22/01269/HOU](#) to allow for alterations to rear first floor extension finish and construction of flat roof over; alterations to west elevation window.
- ii. Application No: [24/00052/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 49 The Strand, Ryde, PO33 1JE
Proposal: Works to boundary wall to include the removal of random stone capping, raising existing and creating new rendered piers with the installation of wrought iron railings between.
- iii. Application No: [24/00053/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 49 The Strand, Ryde, PO33 1JE
Proposal: Listed Building Consent for works to boundary wall to include the removal of random stone capping, raising existing and creating new rendered piers with the installation of wrought iron railings between.
- iv. Application No: [24/00107/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: The Hollies, Trinity Street, Ryde. PO33 2AS
Proposal: Single storey extension on rear elevation including dormer to the first floor on rear elevation.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council raised no objections to the above four applications.

18/24 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 5 DECEMBER 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [22/02121/HOU](#)
Location: 28 Melville Street, Ryde, PO33 2AN.
Proposal: Demolition of garage, outbuilding, and greenhouse; revision to existing vehicular access and formation of parking area including alteration to boundary wall (revised floor plan and elevation drawing; revised description) (re-advertised).
Parish: Ryde Ward: Ryde Monktonmead.
Decision Date: 08/01/2024

Ryde Town Council raised no objections to the application.

- ii. Application No: [22/02122/LBC](#)
Location: 28 Melville Street, Ryde, PO33 2AN.
Proposal: Listed Building Consent for revision to vehicular access and formation of parking area including alteration to boundary wall; removal of internal wall (revised floor plan and elevation drawings; revised description) (readvertised).
Parish: Ryde Ward: Ryde Monktonmead.
Decision Date: 08/01/2024

Ryde Town Council raised no objections to the application.

- iii. Application No: [23/01960/CLPUD](#)
Location: Queens Keep East Hill Road, Ryde, PO33 1LL.
Proposal: Lawful Development Certificate f(LDC) or proposed installation of solar panels on flat roof area at the rear of the property.
Parish: Ryde Ward: Ryde Appley and Elmfield.
Decision Date: 12/01/2024

Ryde Town Council were not consulted owing to the application being for an LDC.

- iv. Application No: [23/01420/FUL](#)
Location: Greenfield Court West Hill Road, Ryde, PO33 1NA.
Proposal: Replacement of existing single glazed timber sash windows to UPVC double glazed Sash Windows; proposed dormers on east elevation (revised plans)(readvertised application).
Parish: Ryde Ward: Ryde Appley and Elmfield.
Decision Date: 12/01/2024

As previously stated, Ryde Town Council raises no objection to the application subject to the style of the windows being of a heritage nature to match the surrounding properties.

2. APPLICATIONS REFUSED

None

19/24 DRAFT REVISED RYDE POSITION STATEMENT

Members were presented with the latest draft of a revised Position Statement which updated the previous version, and which also aligns with the Isle of Wight Council's Draft Island Planning Strategy.

Members were happy to agree to the latest draft and for it to be the subject of a meeting between the Chair, Vice Chair, Officers of Ryde Town Council and the IWC's Planning Officers with a view to securing the Position Statement as a Statutory Planning Document (SPD).

The final version of the Position Statement would come back to members of the committee to be recommended to Full Council for final approval.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT the Draft Revised Position Statement be agreed.

20/24 PUBLIC REALM APPLICATION – TOWN PLANTERS

It was noted that the current planters in the town were showing signs of wear and no longer in keeping with the aesthetics the Town Council aimed to portray throughout the town.

Members therefore considered a request for funding for the following:

- Two Hanging baskets
- One Square planter
- One Five-tiered round planter
- 16 Three-tiered square planters
- Sixteen Quarto planters
- Three Promenade planters

This would be a cost-effective provisional solution until the completion of the High Street Heritage Action Zone (HSHAZ) works in the High Street. Following the installation of the new street furniture, a reassessment would be carried out with a clearer perspective gained on how to coordinate planters throughout the town. A budget could then be allocated for the upgrade of all inventories.

The cost of the project would be £2,568 (including £68 deliver) and drawn from existing budget.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT the Public Realm Application for Town Planters, at a cost of approximately £2,568, be agreed.

21/24 HSHAZ – HIGH STREET TRAFFIC REGULATION ORDERS

Owing to insufficient information being obtained, this item was deferred until a future meeting.

22/24 RYDE REGENERATION WORKING GROUP – MINUTE TO SEPTEMBER 2023 MEETING

The approved minutes of the meeting held on 18 September 2023 were noted.

23/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 27 February 2024 at 7.00pm.