



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 30 APRIL 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jo Elliott, Cllr Pippa Hayward, Cllr Jess Higgins, and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Place, Neighbourhood and Planning Officer), Ilze van der Merwe (RTC Apprentice and Digital Marketing).

3 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding wheely bins and gull sacks being left outside properties around the town before and after waste collection day, causing issues of litter. It was noted that the collection of household waste was the responsibility of the Isle of Wight Council (IWC) through its contract with Amey Waste Management Services. Ryde Town Council (RTC) had raised the issue with the IWC previously and would continue to do so. It was also noted that the IWC had recently issued a press release urging all Island residents to remember to put their bins and gull sacks out in a timely manner on collection day and retrieve them promptly after.

52/24 APOLOGIES

Apologies were received from Cllr Charles Chapman and Cllr Richard May.

53/24 DECLARATIONS OF INTEREST

Cllr Cooke declared an interest in minute 59/24 as he was a trustee of the Ryde Town Hall Trust.

54/24 REQUESTS FOR DISPENSATIONS

None requested.

55/24 MINUTES

The minutes to the meeting held on 9 April 2024 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 9 April 2024 be agreed.

56/24 MEMBERS QUESTIONS

Cllr Ross enquired what was the status of the Bird Aware signs that had been agreed as a Public Realm project in the summer of 2023?

The Place, Neighbourhood and Planning Officer advised that Bird Aware had yet to submit their design but as soon as it was received, RTC would progress the matter.

Cllr Cooke enquired about the status of the 'Welcome to Ryde' road signs.

Members were advised that RTC had placed the order and were anticipating that the works would be carried out very soon.

Cllr Hayward asked about when the Sand Park at Appley would be opening, and could there be a sign put up to advise users?

The Place, Neighbourhood and Planning Officer advised that the park was owned and managed by the IWC, but it should be opened from the Spring Bank Holiday in late May. RTC would enquire about any signs to advise about the opening date.

57/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [24/00385/HOU](#) (Listed Building Application No [24/00386/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 37 Melville Street, Ryde, PO33 2AN
Proposal: Proposed replacement of kitchen and bedroom windows on rear elevation; replacement of bathroom window on front elevation; replacement of lean-to/conservatory on rear elevation with new lean-to/conservatory.

The works (which had already been carried out), and the further proposals outlined in the application were in keeping with the style of the Conservation Area, however the building was Grade II listed and the protection of the heritage features should be addressed by the Isle of Wight Councils Conservation Officer. Members were advised that any comment that he had to make should be supported by the committee in line with Ryde Town Councils commitments in its Place Plan and Position Statement.

There had been no comments submitted by members of the public or statutory consultees at the time of the meeting.

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.

- ii. Application No: [24/00471/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Westridge House, Bullen Road, Ryde, PO33 1AU
Proposal: Proposed alterations and replacement of windows and doors; external landscaping works to include new ramps and paved access; proposed swim spa.

This application was for some alterations to the main building as well as the provision of a large above ground swim spa.

There had been no comments submitted by members of the public or statutory consultees at the time of the meeting.

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.

- iii. Application No: [24/00501/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Fairways, Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Proposed new entrance gates

This application was for some gates to a property set back from the road with the main access shared. However, members noted that there may be some legal issues over the prevention of use of its access, although this was not a material consideration in planning terms so should not be included for any reasons for a recommended refusal. Two members of the public raised concerns around this issue.

Island Roads had raised no objections and there were no concerns raised by any other statutory consultees at the time of the meeting.

Members shared the concerns raised by members of the public around access rights and would like any decision taken by the Planning Authority (the IWC) to be after any legal issues were resolved.

Members also agreed that the proposed signs were out of character with the surrounding area and that they should recommend refusal on that basis.

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

RESOLVED:

THAT Ryde Town Council objects to the application due to the proposed gates being out of character with the surrounding area contrary to policies C1 and C2 in the Draft Island Planning Strategy.

Ryde Town council would also ask the IWC that any decision on the application is not made until the conclusion around any legal challenge on Rights of Way.

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: [24/00526/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 13 Thornton Manor Drive, Ryde, PO33 1PG
Proposal: Demolition of utility; proposed single storey rear extension; new front porch

- ii. Application No: [24/00493/HOU](#)
 Parish(es): Ryde Ward(s): Ryde North West
 Location: St Georges House, Sea Close, Ryde, PO33 3SW
 Proposal: Replacement garage with store accommodation in roof space (revised scheme)
- iii. Application No: [24/00519/RVC](#)
 Parish(es): Ryde Ward(s): Ryde Monktonmead
 Location: 16 Player Street, Ryde, PO33 2JB
 Proposal: Variation of condition 2 on [23/02168/HOU](#) to allow for a change in roof design.
- iv. Application No: [24/00487/HOU](#)
 Parish(es): Ryde Ward(s): Ryde West
 Location: 54 Wellington Road, Ryde, PO33 3QH
 Proposal: Proposed porch and pagoda on decking; retention of shed

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.

58/24 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 6 FEBRUARY 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [24/00262/FUL](#)
 Location: Land Between 61 and 63 Bettsworth Road, Ryde, PO33 3EN
 Proposal: Proposed pair of semi-detached dwellings (revised scheme)
 Parish: Ryde Ward: Haylands and Swanmore
 Decision Date: 09/04/2024

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

- a) *There is sufficient provision for the storage of waste.*
- b) *There is sufficient provision for the storage of cycles.*
- c) *There is a contribution made to the Solent SPA.*
- d) *There is a contribution to affordable housing.*

- ii. Application No: [24/00194/HOU](#)
 Location: 25 Buckland Gardens, Ryde, PO33 3AG
 Proposal: Demolition of shed; Proposed single storey side extension; alterations and conversion of garage to form workshop and storage.
 Parish: Ryde Ward: Ryde North West
 Decision Date: 16/04/2024

Ryde Town Council raised no objection to the application.

- iii. Application No: [24/00216/HOU](#)
Location: Solent House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Demolition of existing garage; proposed triple garage with garden store and store over
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 17/04/2024

Ryde Town Council raised no objection to the application, subject to the comments and recommendations from the Arborist being implemented and the design of the raft footing not impacting upon the Root Protection Area.

- iv. Application No: [24/00293/ADV](#)
Location: The Kebab House, 5 High Street, Ryde, PO33 2PN
Proposal: 1x externally illuminated fascia sign
Parish: Ryde Ward: Ryde North West
Decision Date: 19/04/2024

Ryde Town Council raised no objection to the application.

2. APPLICATIONS REFUSED

- i. Application No: [23/01838/FUL](#)
Location: 36 Nelson Street, Ryde, PO33 2EY
Proposal: Extensions at 1st and 2nd floor level on side elevation, three storey and single storey extensions on rear elevation and alterations to form 3 additional self-contained flats (total of 9 flats).
Decision Date: 03/04/2024
Parish: Ryde Ward: Ryde North West

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

- a) *There is adequate provision for waste storage.*
- b) *There is adequate provision for cycle storage.*
- c) *A contribution is made to the Solent Special Protection Area*
- d) *A contribution is made to Affordable Housing in relation to the three additional self-contained flats.*

- ii. Application No: [23/00669/FUL](#)
Location: 51 St Johns Wood Road, Ryde, PO33 1FL
Proposal: Alterations and change of use of ground floor of former army drill hall to form 2 dwellings
Decision Date: 16/04/2024
Parish: Ryde Ward: Ryde South East

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

- a) *The space on site reserved for parking for the proposed residential properties should be clearly identified on the plan.*

b) *There is provision for waste and cycle storage facilities and that they are clearly marked on the plan.*

c) *That a contribution to the Solent Special Protection Area (SPA) is made.*

59/24 ENFORCEMENT

The Place, Neighbourhood and Planning Officer advised that there had so far been no date set for a 'walkabout' around Ryde for members, officers and the IWC Planning Officers to identify any sites that could be classed as needing enforcement action. This was due to the IWC Officer who would be assigned to Ryde, currently working out his notice from another position. Once the officer was in place, the 12 month period of working for Ryde would commence.

60/24 COMMITTEE TITLES

Members were requested to consider approving the renaming of the committee.

Following internal meetings between officers and members it was proposed that the new name would be the Community Planning Committee. It was felt that this would be a more appropriate title.

Members were also reminded that two internal sub committees, the Place Plan and Regeneration Sub Committee and the Public Realm and Natural Environment Sub Committee would be amalgamated into one Sub Committee and titled the Development Strategy Sub Committee. Two examples of current greening projects that RTC was looking into was the redevelopment of Western Gardens into a more welcoming green space (which could become a project for the incoming Town Board) as well as the installation of Sustainable Drainage Systems (SuDS) to tackle the increasing issues of excess rainwater run-off.

Members were assured that both committees would look to cover all areas of greening / open spaces and adhere to the Town Councils Environment and Sustainability Policy (as all RTC committees and forums must do).

Members were also reminded that the new names would be included within the new Terms of Reference which was being discussed after this item and would all be subject to approval by all members at Annual Council on 14 May 2024.

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

RESOLVED:

THAT the following be agreed and recommended for approval at Annual Council on 14 May 2024:

- i. THAT the Place, Neighbourhood and Planning Committee be renamed as the Community Planning Committee.**
- ii. THAT the name of the new Sub Committee of the Community Planning Committee (an amalgamation of the Place Plan and Regeneration Sub Committee and the Public Realm and Natural Environment Sub Committee), be called the Development Strategy Sub Committee.**

61/24 TERMS OF REFERENCE (TOR)

Members considered the Terms of Reference for both the Community Planning Committee and the Development Strategy Sub Committee.

Both sets of ToR's were issued and published with the agenda. However, following email correspondence, both had been revised with suggested amendments highlighted in yellow (these can be accessed [HERE](#)).

There was some discussion around how the Place, Neighbourhood and Planning Committee (now the proposed had Community Planning Committee) would look at putting large project plans together, but then passed onto the internal Community Projects Task Force (which itself was subject to a review and name change) for approval, but then passed back to the Community Planning Committee for managing and reviewing.

However, it was noted that as the main 'Planning' Committee met on a three week basis, smaller projects that fell within its financial limits, could be agreed at a much quicker pace.

It was suggested that under 'Meetings' (paragraph 6) in the Community Planning Committees ToR, there should be a sentence added which advised that there would be standing items added to every agenda which reflected the committees strategic objectives. However, members were advised that this may prove to be problematic owing to the frequent manner in which the committee met, there may not always be something to update, which in turn could cause members of the public to attend for a specific item, only to be told there was nothing to report.

It also suggested that the wording of paragraph 10 (Delegated Authority) should use more uniform wording which would be consistent with the other bullet points in the section.

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

RESOLVED:

THAT the following be agreed:

Subject to the amendments discussed being made, the Terms of References for the Community Planning Committee and the Development Strategy Sub Committee be recommended for approval by all members at Annual Council on 14 May 2024.

62/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 21 May 2024 at 7.00pm (subject to the 2024-2025 committee dates being agreed at Annual Council on 14 May 2024).