

**Decisions on Planning Applications between 23 July 2024 – 13 August 2023**

**Officer Delegated Decisions by the Community Planning Officer and the Committees Coordinator in consultation with the Chair and Vice Chair of the Community Planning Committee.**

**The decisions listed below are to be ratified by members of The Community Planning Committee at its meeting on 3 September 2024.**

- i. Application No: [24/01008/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield  
Location: Elsie Bungalow, Marlborough Road, Ryde, PO33 1AA  
Proposal: Listed Building Consent for replacement door and sash window on west elevation

Observations

*The application seeks to replace a rotten timber door with a new wooden one as well as wooden sash window frames as like for like. We recommend approval as it will improve the appearance of the Grade II Listed building. There have been no objections from members of the public or statutory consultees.*

**RESOLVED:**

**THAT Ryde Town Council raises no objection**

- ii. Application No: [24/01060/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 67 Broadway Crescent, Binstead, Ryde, PO33 3QU  
Proposal: New boundary fencing

Observations

*This is for the removal of the current 6ft fence from the north perimeter of the garden and be relocated closer to the boundary line on the edge of the owned land as shown in the land registry. Additional work will take place to extend the fence east towards the front of the property and to connect to the front of the house building, moving the east fence from its current position but remaining at 6ft as it currently stands. All work remains within the owned property causing no obstruction to public right of way or the highway. The application would allow more sunlight to enter the garden thus reducing damp and allowing better growth of the grass and shrubberies. There have been no objections raised by any statutory consultees or members of the public.*

**RESOLVED:**

**THAT Ryde Town Council raises no objections.**

- iii. Application No: [21/02564/OUT](#)  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Former Hosiden Besson, Binstead Road, Ryde, PO33 3NL  
Proposal: Outline for construction of 23 dwellings; alterations to access, parking/garaging, and associated landscaping and drainage works (revised plans and flood risk assessment submitted) (revised description) (readadvertised application).

#### Observations

*This is a resubmission of an application that was first submitted in December 2021 and was recommended for refusal by the then Planning, Environment and Regeneration Committee on 1 February 2022 over issues around parking and road safety, as well as a lack of detail for cycle provision and waste storage facilities.*

*This new application appears to have addressed the concerns raised by Island Roads as they have given conditional approval. However, there is one objection by a member of the public around concerns over potential overloading of the drainage system in Binstead, leading to fears of further flooding of the area in times of heavy rain. The Flood Risk Assessment however does advise that control measures are put in place to mitigate such fears and Southern Water has also recommended conditional approval (although they are not a statutory consultee).*

*We would recommend approval, subject to the conditions from Island Roads, the Flood Risk Assessment and Southern Water being met. Additionally, we should also insist that approval is only granted subject to there being waste and cycle storage areas put in place as well as there being a contribution to the Solent SPA and Affordable Housing. Finally, we should also stipulate that an updated Preliminary Ecological Assessment is carried out to ensure there is no disturbance to any potential vulnerable wildlife such as badgers.*

#### **RESOLVED:**

**THAT Ryde Town Council raises no objection to the application, subject to the following:**

- a) All of the conditions set by Island Roads are fully met.**
- b) That all the measures set out in the Flood Risk Assessment report and the recommendations from Southern Water are put in place prior to the start of any development.**
- c) An updated Preliminary Ecological Assessment is carried out to identify any potential risk to vulnerable wildlife.**
- d) Sufficient cycle and waste storage is provided for all dwellings.**
- e) A contribution to affordable housing and the Solent SPA is made.**

- iv. Application No: [24/01115/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3-4 Melville Street, Ryde, PO33 2AE  
Proposal: Listed Building Consent for proposed demolition of rear flat roof extension & roof terrace; proposed internal alterations and proposed courtyard garden

Observations

*The accompanying Heritage Statement has stated that the removal of the non-original flat roof extension is considered beneficial to the heritage asset, as the extension does not contribute positively to the building's character. The proposed works are designed to improve the appearance of the property while preserving its historical significance.*

*It also states that the replacement of the door a timber-framed sash window and the creation of a paved courtyard will enhance the visual appeal of the property. It goes on to say that the proposed changes will improve the building's appearance, thus contributing positively to the Ryde Conservation Area as well as enhancing privacy for the surrounding and neighbouring properties, mitigating any overlooking issues that are currently caused by the terrace.*

*There are no objections from any members of the public or statutory consultees.*

**RESOLVED:**

**THAT Ryde Town Council raises no objection to the application**

- v. Application No: [24/01116/ADV](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Illuminated fascia sign

Observations

*This application is from Ryde Fish Bar (Opposite the Esplanade Bus Station) and wishes to have individual lettering on a back board to be inserted in the existing fascia frame. The letters would be illuminated by down lighters.*

*We recommend conditional approval subject to the applicant confirming that the proposals meet the requirements of the Shop Front Design Guide, a Supplementary Planning Document (SPA).*

*There are no objections from any members of the public or statutory consultees.*

**RESOLVED:**

**THAT Ryde Town Council raises no objection to the application subject to the applicant confirming that the proposals meet the requirements of the Shop Front Design Guide (a recognised SPA).**

- vi. Application No: [24/01118/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 72 West Street, Ryde, PO33 2QQ  
Proposal: Change of use of health clinic on lower ground floor to additional accommodation to existing residential dwelling (72B West Street)

Observations

*The dwelling is a non-listed building outside the conservation area.*

*There are no objections from any members of the public or statutory consultees.*

**RESOLVED:**

**THAT Ryde Town Council raises no objection to the application.**

- vii. Application No: [24/01126/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: 36 High Park Road, Ryde, PO33 1BT  
Proposal: Proposed orangery and raised patio to the rear/side

Observations

*The owner wishes to demolish the shed (now demolished) and create an orangery that will provide a sitting room, creating an improved connection with the rear garden.*

*The Design and Access Statement concludes that the proposal has been considered by way of being sympathetic to the existing architecture and has been designed in such a way as to have no adverse impact on the immediate surrounding neighbouring buildings and area.*

*Materials have been chosen to best match and be sympathetic with the existing building.*

*The dwelling is non-listed and sits outside the Ryde St Johns Conservation Area.*

*There are no objections from any members of the public or statutory consultees.*

**RESOLVED:**

**THAT Ryde Town Council raises no objection to the application.**

- viii. Application No: [24/01132/RVC](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: Greenfield Court, West Hill Road, Ryde, PO33 1NA  
Proposal: Variation of condition 2 on [23/01420/FUL](#) to amend design of the replacement UPVC windows on the rear (east) elevation

### Observations

*This was originally considered by the then Place, Neighbourhood and Planning Committee in September 2023 and a conditional recommendation for approval was agreed, subject to the style of the windows being of a heritage nature to match the surrounding properties. This property lies within the Ryde St Johns Conservation Area; however it is a relatively new build and therefore non-listed.*

*We recommend that the original recommendation for conditional approval is maintained.*

### **RESOLVED:**

**THAT as stated in previous applications, Ryde Town Council raises no objection subject to the style of the windows being of a heritage nature to match the surrounding properties.**