

**RYDE PLANNING APPLICATIONS CONSIDERED OFFICER UNDER DELEGATED POWERS**

**COMMUNITY PLANNING COMMITTEE**

Applications discussed via email correspondence between Cllr Simon Cooke (Chair), Jon Baker (Ryde Town Council Committees Coordinator), Cllr Diana Conyers (Vice Chair) and Chris Turvey (Community Planning Officer).

Owing to the 2024/25 Christmas / New Year break and leading up until the next scheduled meeting of the Community Planning Committee on 28 January 2025, 11 planning applications received since the last committee meeting held on 17 December 2024 were considered under delegated powers by the Community Planning Officer, and the Committees Coordinator in consultation with the Chair and Vice Chair of the Community Planning Committee.

**NOTE** – Members of the Community Planning Committee would be required to ratify the following resolutions at the next meeting scheduled for 28 January 2025.

- i. Application No [24/01404/FUL](#)  
Parish(es): Ryde Ward(s): Ryde South East  
Location: 17 St Johns Hill, Ryde, PO33 1EU  
Proposal: Demolition of buildings; Proposed residential development of 9 houses with parking and alterations to existing access

**Matters considered.**

This is a revised application of the original and now expired ([P/00169/15](#)) submission which was proposed on 11 February 2015. On 10 April 2015, RTC's Planning Committee recommended conditional approval, subject to:

- a) The properties fronting to St Johns Hill to have a wall no higher than 60cms in order to maintain and maximise highway visibility.
- b) That mitigation and measures are implemented and agreed with Southern Water to ensure that the site has a net reduction in water run off to prevent any additional water entering Monkton Mead Brook and thereby increasing the risk of flooding downstream.
- c) That further exploration of potential contamination is conducted in accordance and compliance with Environmental Health guidelines.

This latest application adds one more house to the scheme and changes the access point from St Johns Road (the current entrance to Ryde Demolition) to St Johns Avenue, which would be a safer option as it does not allow for access and egress on to a busy main road, sited on a bend.

There are a number of comments from local residents opposing the new application, with the main reason for opposition being the new proposed road layout which feeds into St Johns Avenue. The main objections to these proposals are to do with road safety and the removal of a safe turning space which was a condition of a previous planning approval on an adjacent site. Although the turning space has been removed, Island Roads are satisfied that the plans have not made the road system as a whole unsafe in terms of traffic usage. In addition, there is some concern regarding construction vehicles causing issues in this narrow highway.

Island Roads have therefore given conditional approval, subject to the following:

- a) Construction Management Plan - to address measures to prevent material being deposited on the highway as a result of any operations on the site and that parking, loading, unloading, circulation and turning of all construction vehicles to include for operative vehicles within the confines of the site throughout the build process.
- b) Access - Development shall not begin until details of the enhancements (provision of tactile paving) to the existing access off St Johns Avenue have been approved in writing by the Local Planning Authority; and no dwelling shall be occupied until those improvements have been completed in accordance with the approved details.
- c) Pedestrian Access - No dwelling shall be occupied until the means of access for pedestrians between the car parking area and each dwelling has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Additionally, Ryde Town Council would request that any risk of surface water run-off is addressed by roads being suitably covered with a permeable surface, reducing the burden on drainage systems. Any storm water drainage on the properties should be connected into a dedicated storm water system.

Furthermore, RTC would request that as part of any approval, a contribution to affordable housing is made as well as to the Solent Special Protection Area (SPA).

Other public objections are mainly not Material Considerations which include legality issues over the proposed new entrance route. For the application to be validated, land ownership certificates covering the whole site must be completed. This enables the planning application to be decided but any permission granted would not override the property rights of the neighbour should they subsequently prove to be the landowner.

Regarding the overall issue of housing Ryde Town Council should whenever possible, encourage the building of homes on brown field sites.

**RESOLVED:**

**THAT, Ryde Town Council agrees to the application, subject to the following:**

- a) That all conditions set by Island Roads in their report are fully met.
- b) That any risk of surface water run-off is addressed by roads being suitably covered with a permeable surface, reducing the burden on drainage systems. Any storm water drainage on the properties should be connected into a dedicated storm water system.
- c) That there is a contribution made to affordable housing for Ryde.
- d) That there is a contribution made to the Solent SPA.

- ii. Application No: [24/01700/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Maple House, St Georges Road, Ryde, PO33 3AS  
Proposal: Demolition of garage; two storey rear extension and single storey side extension; proposed dormers at second floor level on rear elevation; alterations to include raised rear terraces (amended plans)(readadvertised application)

**Matters considered.**

This is a readadvertised application which was originally considered at the Community Planning Committee meeting on 26 November 2024.

At that meeting the committee raised no objection to the application. However, since this readadvertised application with amended plans was submitted, three members of the public had raised concerns which included the following:

- Overlooking into properties.
- Oversized development.
- Potential Issues around noise from an air conditioning unit
- Flat roof of second floor terrace not in keeping with the area

Members should note that at the meeting held on 26 November 2024, they were asked to consider the application owing to the adoption of the flat roof and the sheer size of the proposed development.

There were no comments from any statutory consultees.

**RESOLVED:**

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

**That the window in the dressing room on the first floor is glazed with obscure glass and that the air-conditioning units meet acceptable noise levels, ideally below 40db.**

- iii. Application No: [24/01838/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley & Elmfield  
Location: 102 Marlborough Road, Ryde, PO33 1AN  
Proposal: Retention of single storey rear extension.

**Matters considered.**

This does not appear to hinder the neighbouring property and is a straightforward rear extension. No concerns have been raised by any statutory consultees or members of the public.

**RESOLVED:**

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

- iv. Application No: [24/01840/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 120 And 120A High Street, Ryde, PO33 2SU  
Proposal: Alterations and change of use of ground floor into two studio apartments; demolition of rear lean-to and first floor extensions, to be replaced by single storey rear extension to include excavation work; two new openings to the rear elevation to form Juliette balconies for two upper flats.

**Matters considered.**

This is an application to create new housing at the upper end of the Ryde High Street,

There had been no objections raised from Environmental Health, Island Roads or any members of the public.

Ryde Town Council has on many occasions encouraged and supported such developments at the upper end of Ryde High Street and should do so again with this application, subject to their being a contribution to affordable housing in Ryde, a contribution to the Solent SPA and adequate cycle and waste provision.

**RESOLVED:**

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

- a) That there is adequate provision for cycle and waste storage.
- b) That there is a contribution made to affordable housing for Ryde.
- c) That there is a contribution made to the Solent SPA.

- v. Application No: [24/01852/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 14 Mayfield Road Ryde, PO33 3PP  
Proposal: Demolition of conservatory and utility; proposed single/two storey rear extension

**Matters considered.**

This application for a rear extension does not pose any issues of overlooking owing to it being single storey. There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, Ryde Town Council raises no objection.**

- vi. Application No: [24/01890/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Portsdown, Buckingham Close, Ryde, PO33 2DN  
Proposal: Replacement raised roof and removal of chimney to form additional accommodation at second floor level to include, dormer windows, Juliet Balcony, roof lights; alterations.

**Matters considered.**

This planning application that seeks permission to modernise, alter and extend (upwards) a detached property.

The Planning Statement indicates that the works would not be detrimental to the surrounding street scene, and it should be noted that the site falls outside of the Ryde Conservation Area.

There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, Ryde Town Council raises no objection.**

- vii. Application No: [24/01880/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 7 - 8 High Street, Ryde, PO33 2PN  
Proposal: Change of use to allow entire building to be used as a dental practice (Use Class E).

**Matters considered.**

This application for the former Barclays Bank building seeks to provide 10 dental surgery units within the entire building. The applicant is Damira Dental Surgeries that currently have two other practice in Cross Street, Ryde and another in East Cowes.

There are no changes proposed to the exterior of the building, except for the removal of old air conditioning units mounted to the rear (which does not require planning permission).

The Planning Statement encouragingly says that the new site was required in order to meet increased demand in the face of rising challenges for the NHS (so hopefully this larger facility would be taking in more NHS customers, which is desperately needed).

Whilst it is not a planning consideration, we could suggest that RTC raises no objections, but we would wish to see as many NHS patients as possible being registered at the practice.

There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, whilst Ryde Town Council raises no objections, it would like to see every effort made to register as many NHS patients as possible.**

- viii. Application No: [24/01908/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 Belvedere Street, Ryde, PO33 2JW  
Proposal: Installation of metal railings above existing brick boundary wall.

**Matters considered.**

This application is to install metal railings on top of the low brick walls along the Eastern boundary (adjacent the pavement) of the property with a matching single gate, largely comparable to the one at No.11 Belvedere Street.

The Heritage Statement advises that the proposal is in keeping with the prevailing style of the immediate area, does not have any negative impact on any Heritage Asset within a relevant distance from the property and the trees within the relevant proximity to the works would not be harmed by the proposed railings.

As the property at number 11 has similar railings and there have been no objections raised from statutory consultees as well members of the public, we see no material planning reasons as to why this should be refused.

There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, Ryde Town Council raises no objection.**

- ix. Application No: [24/01918/HOU](#)  
Parish(es): Ryde Ward(s): Ryde South East  
Location: 30 Great Preston Road, Ryde, PO33 1EE  
Proposal: Demolition of conservatory; proposed single storey rear extension; replacement roof to create additional living accommodation at first floor level to include dormer windows on south east, north east and north west elevations.

**Matters considered.**

This application looks to increase the living space of the building.

Whilst there are proposed dormer windows for the new roof, there does not appear to be any issues around overlooking into the neighbouring properties, owing to their being no adjacent windows. There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, Ryde Town Council raises no objection.**

- x. Application No: [24/01932/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 119 High Street, Ryde, PO33 2SU  
Proposal: Extension at second floor level to form a self-contained flat

**Matters considered.**

As with the application for 120 And 120A High Street, Ryde, PO33 2SU ([24/01840/FUL](#)) this application is situated at the top end of Ryde High street and would represent a welcome additional home. There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

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

- a) That there is adequate provision for cycle and waste storage.
- b) That there is a contribution made to affordable housing for Ryde.
- c) That there is a contribution made to the Solent SPA.

- xi. Application No: [24/01935/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 24 Church Road, Binstead, Ryde, PO33 3TA  
Proposal: Removal of porch; proposed single storey rear extension and additional outer skin to external walls, to include for change in materials.

**Matters considered.**

This application does not appear to hinder any neighbouring properties and as the proposed extension is single story, there are no issues around overlooking. There had been no objections raised from statutory consultees or any members of the public.

**RESOLVED:**

**THAT, Ryde Town Council raises no objection.**