



**MINUTES OF RYDE TOWN COUNCIL'S  
COMMUNITY PLANNING COMMITTEE MEETING  
HELD ON TUESDAY, 03 JUNE 2025 AT 7.00PM  
AT THE FORMER NATWEST BANK FOYER, 11 ST THOMAS'S SQUARE, RYDE.**

Members Present: Cllr Malcolm Ross (Chair), Cllr Diana Conyers (ex officio), Cllr Edward Day, Cllr Pippa Hayward, Cllr Jesse Higgins and Cllr Lou Temel,

Also in Attendance: Chris Turvey (Community Planning Officer) and Ilze van de Merwe (Apprentice and Minutes)

Members of public in attendance: 5

Members of the Press: 0

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**PUBLIC QUESTIONS**

**Q** A question was asked regarding an area of grass adjacent to the waterside pool had been dug up to allow for a car parking space.

**A** The Community Planning Officer said that he would make some enquiries about the land and report back to a future meeting.

**Q** A question was about the lack of an enforcement report in the agenda.

**A** The Community Planning Officer stated that the enforcement officer was on leave and would be bringing a full report to the next meeting.

**48/25 APOLOGIES**

Cllr Karen Lucioni (ex officio)

**49/25 ELECTION OF VICE CHAIRMAN**

After a show of hands Cllr Jesse Higgins was unanimously elected as vice chair of the Community Planning Committee.

**50/25 ELECTION OF DEVELOPMENT STRATEGY SUB COMMITTEE MEMBERS**

The following members were duly elected to the Planning Strategy Sub Committee:

- Cllr Pippa Hayward.
- Cllr Malcolm Ross.
- Cllr Diana Conyers (Ex Officio)
- Cllr Edward Day.
- Cllr Jesse Higgins
- Cllr Karen Lucioni (Ex Officio)

**51/25 DECLARATIONS OF INTEREST**

None declared.

**52/25 REQUESTS FOR DISPENSATIONS**

None requested.

### **53/25 COMMUNITY PLANNING COMMITTEE MEMBERSHIP**

The committee considered an option to reduce the number of members required for the planning committee to 5. This was proposed to reduce the minimum number of members required for a quorate meeting to 3. After consideration the committee decided unanimously that the committee should remain at 7 members.

### **54/25 MEMBERS QUESTIONS**

Cllr Diana Conyers asked a question about the notice boards on Western Gardens and the Interchange. It was decided to refer this to the Development Strategy Sub Committee so that they could review all notice boards in Ryde and plan a co ordinated and beneficial use for them.

### **55/25 MINUTES**

The minutes to the meeting held on 22 April 2025 were reviewed.  
After a proposer, seconder and a vote via a show of hands, the following was:

#### **RESOLVED:**

**THAT the minutes to the meeting held on 22 April 2025 be agreed.**

### **56/25 PLANNING APPLICATIONS**

The following planning applications were considered by the Committee:

- i. Application No: [25/00643/FUL](#)  
Parish(es): Ryde, Ward(s): Ryde West  
Location: 119 High Street, Ryde, Isle of Wight, PO33 2SU  
Proposal: Proposed extension at second floor level to form a self-contained flat (revised scheme)

The committee was informed that there had been a number of objections regarding this proposal. Amongst the possible material considerations were overlooking, loss of light, lack of cycle and waste storage, no contributions to the Solent SPA and no contribution to affordable housing.

#### **Ryde Town Council objects to this application on the following grounds:**

- 1. A loss of light to the neighbouring property**
- 2. A lack of cycle and waste storage**
- 3. No contributions to the Solent SPA**
- 4. No contributions to affordable housing**

- ii. Application No: [25/00481/FUL](#)  
Parish(es): Ryde, Ward(s): Haylands And Swanmore  
Location: Quest, 45 Weeks Road, Ryde, Isle of Wight, PO33 2TJ  
Proposal: Proposed alterations and replacement single storey rear/side extension

The committee was informed that this application was for a change of use to an HMO although as it was to have only 6 bedrooms it did not meet the threshold for requiring planning permission for that purpose.

The planning clerk explained that as a result of this no report was required from Island Roads regarding possible increase in traffic and the implications on parking in the area. Furthermore, no contributions were required for the Solent SPA.

The committee felt that the benefit of the extra accommodation outweighed the harm.

**Ryde Town Council raised no objection to the application.**

- iii. Application No: [25/00741/FUL](#)  
Parish(es): Ryde, Ward(s): Ryde Monktonmead  
Location: 51 - 52 High Street, Ryde, Isle of Wight, PO33 2RE  
Proposal: Retention of existing premises in Class E Use for proposed dental practice (ground floor Nos 51 and 52); retention of existing residential use (1st and 2nd floor No 51); change of use of 1st and 2nd floor from residential to Class E (No 52) for proposed dental practice.

The committee were disappointed that residential property was being removed however they felt that the proposed use was much needed and if it could be conditioned that the lost residential units could be replaced with NHS dentists this would be more palatable.

**Ryde Town Council raised no objection to the application subject to a condition which would make this dentist provide NHS treatment.**

The following planning applications were considered under delegated powers by the Community Planning Officer and the Chair and Vice Chair of the Committee, and they propose **no objection**.

- i. Application No: [25/00433/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Camden Cottage, 5 Nelson Place, Ryde, PO33 2ET  
Proposal: Demolition of two outbuildings; proposed new building to form ancillary accommodation
- ii. Application No: [25/00434/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Camden Cottage, 5 Nelson Place, Ryde, PO33 2ET  
Proposal: Demolition of two single storey extensions; proposed two replacement single storey extensions and alterations to include fenestration alterations to north elevation
- iii. Application No: [25/00454/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 52 Wellington Road, Ryde, PO33 3QR  
Proposal: Proposed single storey side extension to form garage
- iv. Application No: [25/00476/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Maple House, St Georges Road, Ryde, PO33 3AS  
Proposal: Air conditioning units in connection with scheme [24/01700/HOU](#)

*Note - Ryde Town Council proposes no objection to this application subject to the air-conditioning units meeting acceptable noise levels, ideally below 40db.*

- v. Application No: [25/00417/ADV](#)  
Parish(es): Ryde Ward(s): Ryde South East  
Location: Units 4 5 And 6, Endeavour Court, Nicholson Road, Ryde, PO33 1BD  
Proposal: 4 x externally illuminated fascia signs
- vi. Application No: [25/00463/FUL](#)  
Parish(es): Ryde Ward(s): Haylands & Swanmore  
Location: 47 Grenville Drive, Ryde, PO33 3JW  
Proposal: Continued use of room as a multi-use room including hair salon and residential accommodation
- vii. Application No: [25/00474/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 92B West Street, Ryde, PO33 2NN  
Proposal: Demolition of rear extension; proposed single storey side extension; alterations to include Juliet balcony to north elevation; new and replacement fenestration to north and west elevation; landscaping to include retaining wall; patio and alterations to boundary treatments
- viii. Application No: [25/00532/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 17 Prince Street, Ryde, PO33 2SF  
Proposal: Single/two storey side extension and alterations

## **57/25 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 14 APRIL 2025.**

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

### **1) APPLICATIONS APPROVED**

- i. Application No: [24/01819/CLPUD](#)  
Location: The Adelaide Care Home, Adelaide Place, Ryde, PO33 3DQ  
Proposal: Lawful Development Certificate for proposed replacement windows  
Parish: Ryde Ward: Ryde West  
Decision Date: 14/04/2025  
  
*Ryde Town Council did not comment owing to it being a Lawful Development Certificate*
- ii. Application No: [25/00248/HOU](#)  
Location: Mistletoe, 4 Wellwood Glade, Ryde, PO33 4HA  
Proposal: Retention of single storey rear extension and raised decking area  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 15/04/2025  
  
*Ryde Town Council raised no objection*
- iii. Application No: [25/00283/HOU](#)  
Location: 21 Kings Road, Binstead, PO33 3RX  
Proposal: Demolition of sunroom; proposed single storey rear extension and decking.  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 17/04/2025  
  
*Ryde Town Council raises no objection*

- iv. Application No: [25/00288/HOU](#)  
Location: 24 Church Road, Binstead, PO33 3TA  
Proposal: Demolition of garage: Proposed single storey side extension  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 22/04/2025

*Ryde Town Council raised no objection.*

- v. Application No: [25/00263/LBC](#)  
Location: 1 & 2 St Thomas Square, Ryde, PO33 2PJ  
Proposal: Listed Building Consent for proposed alterations to shop front, installation of window in the side elevation, removal of non-load-bearing metal stud walls and other internal alterations to amalgamate two units into one to facilitate café and takeaway use  
Parish: Ryde Ward: Ryde North West  
Decision Date: 24/04/2025

*Ryde Town Council raised no objection.*

- vi. Application No: [25/00262/RVC](#)  
Location: 1 & 2 St Thomas Square, Ryde, PO33 2PJ  
Proposal: Variation of conditions 2 and 5 on [24/01767/FUL](#) for alterations to elevations and revised opening hours  
Parish: Ryde Ward: Ryde North West  
Decision Date: 24/04/2025

*Ryde Town Council raises no objection*

- vii. Application No: [25/00368/LBC](#)  
Location: 5 Simeon Street, Ryde, PO33 1JQ  
Proposal: Listed Building Consent for replacement rear door and installation of detachable metal flood barrier on front elevation  
Parish: Ryde Ward: Ryde Monktonmead.  
Decision Date: 08/05/2025

*Ryde Town Council raises no objection*

- viii. Application No: [25/00434/HOU](#)  
Location: Camden Cottage, 5 Nelson Place, Ryde, PO33 2ET  
Proposal: Demolition of two single storey extensions; two replacement single storey extensions and alterations to include fenestration alterations to north elevation  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/05/2025

*Ryde Town Council raises no objection*

- ix. Application No: [25/00476/HOU](#)  
Location: Maple House St Georges Road, Ryde, PO33 3AS  
Proposal: Air Conditioning Units in connection with scheme [24/01700/HOU](#)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/05/2025

*Ryde Town Council raises no objection*

## 2) APPLICATIONS REFUSED

None

### 58/25 LICENSING APPLICATIONS

Application for a Pavement Licence for the following:  
The Veterans Hub, 162 High Street, Ryde, PO3302HT

**Ryde Town Council have no objection to this application.**

### 59/25 PUBLIC REALM

Cllr Conyers gave the committee details of the latest public realm project which had recently been completed. This was for a new bench on Spencer Road. The Planning Clerk informed the committee that there had been a request for a commemorative plaque to be fixed to the bench. As a result, it was decided that a protocol should be formulated for such requests. This would be carried out by the Planning Strategy sub-committee.

### 60/25 TO RECEIVE THE LATEST NEWS ON THE RYDE HIGH STREET HSAZ

The committee were given details of the latest news regarding the Ryde High Street HAZ which are included below.

*"The DfT has now provided the IWC with a contract of grant which mean they can move to awarding contracts for the delivery of specific parcels of Green Link work that can be progressed in the current financial year. The Ryde HAZ scheme is one of these and IWC remain committed to its delivery."*

*Given that the works include a significant amount of SUDS work it has been agreed that the works will be delivered in partnership with Southern Water. Southern Water will lead on the procurement of the works and to this extent have requested quotes for the work from Clancy Docwra. IWC are waiting to receive these quotes – it is hoped by the end of the month. The IWC are also waiting to understand exactly how much Southern Water is prepared to contribute towards the delivery of the works and ongoing maintenance of the SUDS infrastructure. RTC hope to have clarity on this towards the end of the month."*

### 61/25 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Wednesday, 25 June 2025.