

MINUTES OF RYDE TOWN COUNCIL'S
COMMUNITY PLANNING COMMITTEE MEETING
HELD ON TUESDAY, 15 JULY 2025 AT 7.00PM
AT THE FORMER NATWEST BANK FOYER, 11 ST THOMAS'S SQUARE, RYDE.

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

Also in Attendance: Chris Turvey (Community Planning Officer), James Brewer (Isle of Wight Council Planning Officer), Cllr Alex Lewington, Cllr Michael Lilley, and Ilze van de Merwe (Apprentice),

Members of public in attendance: 15

Members of the Press: 1

PUBLIC QUESTIONS

Q A question was asked regarding item 6, part 4 on the agenda on delegated decisions about 11 St Thomas' square and whether the best design had been chosen for value for money,

A The planning clerk said that it was down to Isle of Wight Council planners and must go to competitive tender. He said that he would write a written response.

Q A question was about an Enforcement update involving 155 and 158 Marlborough Road as gardens are overhanging and the buildings are falling into disrepair.

A The planning clerk said he would provide a written response as they had not yet had their Enforcement meeting.

Q A question was asked to provide reassurance that plans for Westacre Park would not go ahead, as well as whether it would be possible for the Council to facilitate a meeting between residents and Island Roads to discuss the situation. Multiple residents were concerned about the extra traffic and maintenance of properties, as well as Island Road's response to the public.

A The chair answered that the scheme was in process of going forward and that the committee could comment but would not be able to make any final decisions.

Q A question was regarding the Charcoal Grill (65 Union St) being painted bright blue which would not adhere to the shopfront design guides.

A The planning clerk said this would be noted and investigated.

62/25 APOLOGIES

Cllr Jess Higgins

63/25 DECLARATIONS OF INTEREST

None declared.

64/25 REQUESTS FOR DISPENSATIONS

None requested.

65/25 MINUTES

The minutes to the meeting held on 03 June 2025 were reviewed.
After a proposer, seconder and a vote via a show of hands, the following was:

RESOLVED:

THAT the minutes held on 03 June 2025 be agreed.

66/25 MEMBERS QUESTION TIME

Cllr Malcolm Ross asked a question regarding the murals on Appley seafront and when they would be finished with QR codes attached to them.

67/25 RATIFICATION OF OFFICER DELEGATED DECISIONS ON PLANNING APPLICATIONS RECEIVED FROM THE LOCAL PLANNING AUTHORITY (IWC)

The office delegated decisions were reviewed.

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

RESOLVED:

THAT the decisions were ratified.

68/25 A DISCUSSION WITH JAMES BREWER, IW COUNCIL PLANNING OFFICER.

A chance to receive the latest information and ask questions on the following subjects:

iii. Draft Island Planning Strategy:

- Public consultation was done in 2018 and 2021, which was then submitted to the government. Planning inspectors then must go through this. They decided the plan was not sound, and there were four key areas of work which would have to be conducted at the end of May with a 6-month period to do the work. The most critical area of work was that housing numbers needed to increase, and they must be affordable.

- The next consult would be December/January. The decision would then be Summer 2026, but if not approved, a new plan would have to be started straight away. It was noted that this information was free to look at on their website.
- Cllr Diana Conyers noted that RTC had revised their position statement based on the previous IPS and asked what they would need to do now to update the statement. James advised to wait to see the work on the IPS in the next six months. The planning clerk also stated that there were no further applications for the position statement.
- Cllr Pippa Hayward asked what the estimate of the housing numbers were and what proportion of housing sat where, as well as the balance between brown and green spaces. James explained that the housing numbers currently were 453 p/a, but that number would need to increase to 700. He also explained that there were not enough brown spaces to use, and these would also be more expensive to develop due to contaminations, etc.

iv. West Acre Park:

- The status was that the original plan had been cancelled, and the new one would have be decided by the Isle of Wight Council.
- Surveys were noted to be online, and the consultation period was still active with it ending at the end of July.
- Cllr Diana Conyers asked whether the whole scheme was open to comment or only the specific changes that had been mentioned in the plan. James answered that it was the whole scheme.
- A member of the public asked whether extra traffic had been taken into consideration involving the new Aldi outlet by Tesco's, as well as asked whether it was conditional that the main road infrastructure would be realised before building work. James answered that the cumulative impact had been thought of within the approved applications and that traffic modelling was considered.

v. Pennyfeathers:

- The status was that there was no live scheme/application but would be expected later in the year.
- Cllr Pippa Hayward asked what the history of the space was and asked about the material concerns involving sewage, rainfall, etc, and what the process was.

69/25 PLANNING APPLICATIONS

The committee considered the following applications:

i. Application No: [20/01061/FUL](#)

Parish(es): Ryde, Nettlestone And Seaview. Ward(s): Ryde Appley And Elmfield Land South Of Appley Road North Of Bullen Road And, Nettlestone And Seaview.

Location: East Of Hope Road (West Acre Park) Ryde Isle Of Wight

Proposal: Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 473 new dwellings (single and two storey dwellings (inclusive of 35%

affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 472 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed two public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements (Addendums to Environmental Statement, Transport assessment, Flood Risk Assessment, Ecology and Nature Conservation, Tree Survey and Arboricultural Impact Assessment, Air Quality Assessment, Sequential Test and revised Noise and Vibration chapter and Revised Plans to remove multi-use path No 1) (readvertised application)

The committee was informed that the application was the same as previously with some minor changes. Amongst the considerations were the road infrastructure, concerns about the junction, the proposed Aldi Supermarket, Rosemary Vineyard and financial constraints. It was also decided that the planning clerk would try to invite someone from Island Roads to discuss their plans and that he would also put together a separate comment on highways.

RESOLVED:

Ryde Town Council understands the pressing needs for housing and the merits of this application in terms of its affordable housing offer, new accessible cycling and walking links and the open public green space. However, given the concerns expressed by councillors and residents regarding the local road network, Ryde Town Council objects on the following grounds:

- 1) There is no coordinated highways plan to accommodate all the proposed developments which are coming forward in the immediate area. Alongside the already known and identified developments at Rosemary Lane, Nicholson Road and Pennyfeathers there will be additional pressures at the proposed new Aldi site to add to the issues presently caused by the MacDonald's entrance.**
- 2) The financial contribution from this site may not, on its own, be enough to achieve the substantial Junction improvements which are required to manage the increase in traffic flow. Contributions from the other sites at Rosemary Lane, Nicholson Road and Pennyfeathers and the land that it released would enable the creation of a new purpose build road network.**

3) In addition, all pertinent comments submitted previously still stand.

ii. **Application No: [25/00903/FUL](#)**

Parish(es): Ryde: Ward(s): Ryde North West

Location: 38 Union Street, Ryde, Isle Of Wight, PO33 2LJ

Proposal: Proposed alterations and conversion of vacant block to form 5 1 bedroom apartments at lower ground floor, first floor and second floor levels and retail space at ground floor level to include extension at second floor level on rear elevation, changes to fenestration and removal of chimney

RESOLVED:

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

- 1) The cycle storage area identified in the plan may not be sufficient to take 4 cycles without blocking access to the proposed residences.**
- 2) There is provision for waste storage.**
- 3) The financial proposal for off-site affordable housing should be ring fenced for the provision of affordable housing in Ryde.**

The following planning applications (except item iv) have been considered under delegated powers by the Chair of the Committee, the Vice Chair and the Community Planning Officer and they **propose no objections**:

i. **Application No: [25/00772/RVC](#)**

Parish(es): Ryde: Ward(s): Ryde West

Location: 3A Nelson Crescent, Ryde, Isle Of Wight, PO33 3QN

Proposal: Variation of condition 2 on 21/01850/HOU to allow addition of two obscured dormers to side elevation.

ii. **Application No: [25/00867/RVC](#)**

Parish(es): Ryde: Ward(s): Ryde South East

Location: 112 Great Preston Road, Ryde, Isle Of Wight, PO33 1DD

Proposal: Variation of condition 1 on 23/01971/HOU to allow for alteration to the raised deck area on the rear elevation

iii. **Application No: [25/00848/HOU](#)**

Parish(es): Ryde: Ward(s): Ryde Monktonmead

Location: 43 Monkton Street, Ryde, Isle Of Wight, PO33 2BB

Proposal: Demolition of single storey rear extension and raised terrace; proposed single and two storey rear extension with raised terrace and Juliet balcony.

iv. **Application No:** [25/00884/FUL](#)

Parish(es): Ryde, Ward(s): Ryde North West
Location: NatWest Bank, St Thomas Square, Ryde, Isle Of Wight, PO33 2PL
Proposal: Proposed render to all elevations of building and to the curtilage wall adjacent to west elevation; alterations including colour of existing windows and window decoration material; proposed new window openings; proposed new entrance door on south elevation; timber cladding to existing canopy; proposed stairs to lower ground from Lind Street to improve pedestrian access. (Ryde Town Council would not comment on this as it is the applicant)

v. **Application No:** [25/00894/FUL](#) and [25/00895/LBC](#)

Parish(es): Ryde. Ward(s): Ryde North West
Location: Prince Consort, 19 St Thomas Street, Ryde, Isle Of Wight, PO33 2DL
Proposal: Refurbishment of offices on lower ground floor and alterations and conversion of upper ground floor to form two residential units.

70/25 DECISIONS TAKEN

The following taken by the Isle of Wight Council's Planning Department since the last Community Planning Committee meeting on 3 June 2025 were noted:

1) APPLICATIONS APPROVED

- i. Application No: **25/00474/FUL**
Location: 92B West Street Ryde Isle Of Wight 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
Parish: Ryde Ward: Ryde North West

Ryde Town Council raised no objection.

- ii. Application No: **25/00454/HOU**
Location: 52 Wellington Road Ryde Isle Of Wight PO33 3QR
Proposal: Proposed single storey side extension to form garage; hardstanding and brick retaining wall (revised description) (revised plan)
Parish: Ryde Ward: Ryde West

Ryde Town Council raised no objection

- iii. Application No: **25/00611/LBC**
Location: Biscoes Solicitors 67 Union Street Ryde Isle Of Wight PO33 2LN
Proposal: Listed Building Consent for alterations to ground floor shop front, proposing the removal of the existing three panes of glass with door with the replacement of one larger glass shopfront and entrance door

Parish: Ryde Ward: Ryde North West

Ryde Town Council raises no objection

- iv. Application No: **25/00535/HOU**
Location: 52 Marlborough Road Ryde Isle Of Wight PO33 1AE
Proposal: Demolition of conservatory; proposed two storey rear and side extension and alterations
Parish: Ryde Ward: Ryde Appley And Elmfield

Ryde Town Council raised no objection.

- v. Application No: **25/00643/FUL**
Parish: Ryde Ward: 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)

Ryde Town Council raised no objection.

- vi. Application No: **23/00579/RVC and 23/00580/RVC**
Parish: Ryde Ward: Binstead And Fishbourne
Location: Land At Ryde House Off Binstead Road Ryde Isle Of Wight PO33
Proposal: Variation of condition 3 on P/00164/17 to allow alterations to footpath at eastern end of Ryde House Drive

Ryde Town Council raised no objection.

2) APPLICATIONS REFUSED

- i. Application No: **21/02564/OUT**
Parish: Ryde Ward: Binstead And Fishbourne
Location: Former Hosiden Besson Binstead Road Ryde Isle Of Wight PO33 3NL

Proposal: Outline for construction of 21 dwellings; alterations to access, parking/garaging, and associated landscaping and drainage works (revised plans) (revised description).

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

- a) *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*

On the submission of further details by the developer Ryde Town Council commented as follows on the 5 September 2025:

Ryde Town Council maintains its original comments sent on 13 August 2024, but would also like the following additional observations to be taken into account:

- a) *The Flood Risk Assessment and Surface Water Drainage Strategy prepared for this site in April 24 states the following:*

"Historical Flood Events"

4.5.9. The EA have no records of historical flooding having affected the site or the surrounding area. 2010 Isle of Wight SFRA mapping shows no historical flooding of the Binstead Stream.

4.5.10. No further records of flooding at the site previously have been provided." This statement does not include the latest flood event from October 2023 when the road and the site immediately to the east of this site were flooded. This may or may not have a bearing on the evaluation of the flood risk for the development site which is classified as Flood Zone 1.

Details of this flood event should be highlighted in the report so as to assure local residents that its causes have been addressed and not compounded by the proposed development.

- b) *The applicant has very recently (after the deadline for comments on 27 August 2024) provided a Development Viability Report for the site which gives data and information regarding the amount of affordable housing contribution that they will be able to provide. The suggestion in the report is that the site is unviable if it includes a provision for affordable housing. This is down to several factors including site conditions and construction costs.*

The developer has not made provision for the usual 35% of affordable housing on site nor have they offered an off-site contribution. The IWC will have to evaluate this position and see if they agree. House values appear to have been compared to the Ryde House development, which is executive housing, but at the same time this development includes affordable housing.

Ryde Town Council would always prefer affordable housing to be provided on site. Where this is not possible, any off-site contribution for housing development in the Ryde area should be spent on affordable housing in Ryde

71/25 DEVELOPMENT STRATEGY SUB COMMITTEE – APPROVED NOTES FOR INTERNAL MEETINGS HELD ON 27 MARCH 2025

The Development Strategy Sub Committee notes were reviewed and noted by the committee.

72/25 ENFORCEMENT UPDATE

The committee noted the Enforcement Update.

73/25 DELEGATED DECISIONS DURING AUGUST

The committee were required to agree that during August 2025 and until the next scheduled meeting, the planning clerk and committees coordinator in consultation with the Chair and Vice Chair would have the authority to make any decisions on Planning, Licence Applications and any other urgent decisions required by the committee. Any major applications received, or major urgent decisions may need to be the subject of an Extra-Ordinary Meeting of the committee before the next scheduled Planning meeting.

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

RESOLVED:

THAT the committee agreed to Officer delegated decisions are made during August and until the next scheduled meeting in consultation with the Chair and Vice Chair.

74/25 PUBLIC REALM APPLICATIONS

None submitted.

75/25 DATE AND TIME OF NEXT MEETING.

The next scheduled meeting would be on Tuesday 16 September 2025 at 7pm.