



## **NOTES ON PLANNING ENFORCEMENT UPDATE MEETING**

### **Tuesday 9 September 2025 at 2pm**

### **In the Breakout Room, RTC Offices, Lind Street, Ryde**

#### **Present:**

Jon Baker (Committees Coordinator), Cllr Diana Conyers (Mayor), Cllr Jess Higgins (CP Vice Chair), Nick Hurt, (Enforcement Officer), Cllr Malcolm Ross (CP Chair), Chris Turvey (CP Officer).

#### 1) Ryde Town Hall

Nick Hurt (NH) had spoken to the IWC's Senior Planning Officer and the situation at the Town hall was being monitored monthly. Various photographs had been taken of the building and there could be a case for issuing a Section 215 notice (an order that provides a Local Planning Authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area).

NH stated that the owner needed to be actively encouraged to carry out the relevant works in order to get the building into an acceptable condition in order for it to potentially be brought back into use. A schedule of works will be sent to the owner. NH stressed that the IWC's Planning / Heritage Officers want to actively help in bringing the building back into use.

There was a suggestion that an independent building surveyor could be brought in to carry out a full examination of the building. The last one was carried out 18 months ago and a new report could evaluate its safety and to ensure works are carried as quickly to protect the Grade ii listed building. It was unclear however whether RTC or IWC would need to meet the costs of such a report.

**ACTION – Chris Turbey (CT) would investigate the possible option of using the services of a Building surveyor.**

One potential buyer had already made a Pre Planning Application (an optional consultation service with the local planning authority to discuss a proposed development before submitting a formal planning application) on part of the building, so, there is potential for at least part of the Town Hall to be utilised.

Internally the building whilst not in a great condition, was still salvageable, but it was deteriorating quickly.

NH advised that whilst there would be a schedule of works issued to the owner, there was no specific timescale regarding the issuing of a Section 215 notice. The owner would be given reasonable time, but the situation would be monitored.

There was also a suggestion that the Ryde Neighbourhood Board could help facilitate in some way in order to expedite any works, but there were no guarantees of this.

However, as a last resort, should there be no effort made to carry out all the required works by the owner, then the IWC could intervene, carry out the works and then bill the owner, or there may even be a case for a CPO being issued.

## 2) Royal York Hotel

NH reported that he had tried to contact the owner in order to engage with him about the future of the building, but to date there had been no response.

A planning application was approved in 2014 ([P/01512/13](#)) for the creation of flats and a hotel with a later variation ([P/01289/14](#)). Technically the work did commence as per the condition, a year after the approval of the main application.

It therefore appears that whilst work did commence, there has been no great progress with the owner doing the minimum required over the last 10 years.

NH advised that the IWC needs to engage with the owner and offer as much help as possible in order to expedite the works needed to bring the building into an acceptable condition. At present the structural integrity of the building is poor with its internal deteriorating, and only the main front entrance is reasonably acceptable. The rest of the building (George Street side and to the rear) is very poor.

A Section 215 notice may be needed if the owner continues not to engage. As with the suggestion regarding the Town Hall, the services of a building surveyor could again be used, but costs and who would meet them would need to be established.

If such a report deems the building to be unsafe and requiring urgent works, then a Section 215 notice should be issued in order to carry out remedial works without the owners permission.

Again, the owner should be given a reasonable timescale to carry out such works. Ultimately, if no works are carried out then the IWC as with the Town Hall can carry out the works in to order to make it safe as well as protect the integrity of the Grade ii listed building and then bill the owner.

**ACTION - CT would look into the possible option of using the services of a Building surveyor.**

3) Commodore Cinema

The owner has been contacted and told that the ringfenced money which had been obtained through the HSHAZ grant funding scheme needs to be utilised with the works carried out as a matter of urgency. The George Street side still hasn't been done and looks very untidy. Again, a Section 215 notice may be needed if the owner does not carry out the agreed works.

4) 14 St Thomas's Street

This house continues to raise concerns from local residents. The outside is overgrown with building materials strewn about. Inside the empty building there still appears to be many items being stored. The property sits within the Ryde Conservation Area, so it is having a negative impact on the area.

NH advised that the property had not met the threshold for a change of use (i.e., storage), even though the whole building seems to be used for such. The building cannot be registered empty if it continues to store items.

RTC is keen to see the property being brought back into residential use. NH will investigate further and report back.

5) Upton road – Former Chapel and Scout Hall

Cllr Ross reported that the former Scouts Hut and Chapel situated in Upton Road, Haylands had been given planning permission in 2009 to be converted into living accommodation to include study and bedrooms ([P/00336/09](#)), but has since fallen into disrepair, with broken windows evident and with no residents living within.

NH would look into the matter and report back.

6) Bullen Road

There had been a complaint about a new opening along Bullen Road situated just up from the former Westridge Construction yard which has been created in the last 4-5 years. There is poor visibility and a potential for an accident to occur. There has been no planning permission given (no application was even made).

NH would investigate and report back.

7) 155-158 Marlborough Road / Westridge Cross Houses

These continue to cause great concern to residents and RTC. Currently the buildings remain in the same poor state and the neighbour of 158 is becoming increasingly frustrated as he wishes to sell his property but cannot do so for his asking price owing to the condition of next door. The history of these two properties is complex.

An application to demolish 155 was submitted in December 2019, RTC objected ([19/01520/FUL](#)) and the application was withdrawn.

In June 2020, an application was submitted for proposed improvements to Westridge Junction to include land from 155 and 158 Marlborough Road ([20/00855/FUL](#)). Again, RTC objected on the grounds that the proposed carriageway design was not part of a comprehensive road and traffic plan for the area. Approval was given by the IWC in June 2021, but the three year period for work to commence has since expired.

Then in April 2025 an application submitted for the conversion of garages to form self-contained additional accommodation and to which RTC once again objected ([25/00533/FUL](#)). The outcome of the application has not yet been decided on.

There has also been unconfirmed news that the elderly owner of the properties has passed away, leaving the situation still up in the air.

NH was asked to investigate further and that something needed to be done, even if it's just to make both properties (and gardens) tidy and no longer eyesores.

**ACTION - CT would contact Mike Dennis representing the owner to see if the matter can be resolved quickly, preferably before the revised Pennyfeathers application (to which these properties have been connected to) is submitted.**

#### 8) Union Street Cases

- i. 47-48 Union Street (Morrisons Daily) – The owners had been contacted, and a schedule of works have been agreed to address the condition of the exterior above the shop. Owners have been advised that any works would need to be subject to a Listed Building Consent application.
- ii. 38 Union Street (former HSBC Bank) – A planning application had been submitted to convert all floors into five one bedroom flats but was refused. NH would investigate further about improving the listed building's exterior.
- iii. 74 Union Street (FUBAR) – the owner has been warned of a section 215 notice being issued over the condition of the upper exterior, in particular the rotting wooden window frames with some being boarded up.

The owner has been given eight weeks' notice. Failure to comply will see a Section 215 notice being issued along with a schedule of works.

It was noted that the Bar itself had closed for business and that any potential new lease holder / owner interested in the downstairs business would be put off by the condition of the building, forcing the current owner to carry out the works needed.

- iv. 64 Union Street (above Anthony Linhart the Salon) – This involves two flats above the salon. A schedule of works has been sent to the owner who is yet to respond.

#### 9) New Cases

- i. High Street/ Newport Street Junction (Job Centre Plus) – Cllr Higgins asked NH to look into the property which has drawn complaints from some residents over its poor condition (particularly from Newport Street). NH will investigate.
- ii. 8. Castle Street (Garages and Yard) – A Members of the public has raised concerns around a possible change of use for the yard.

In March 2010 a planning application was submitted and granted for the demolition of garage and timber store, proposed construction of end of terrace house with courtyard ([P/00303/10](#)). RTC raised no objection.

However, in December 2011 a second application for the same site was submitted for the Demolition of the garage; proposed two storey building to form shop and store on ground floor with flat overhead ([P/01838/11](#)). RTC objected to this application stating that the original application for residential use was more suited to the area.

No work has been carried out since both applications were granted and the applications should have now expired.

NH stated that a Section 215 notice has been issued to the owner over the condition of the garage and store, which has become considerable much worse in recent years. A suggestion could be to demolish them all, which could open up possible residential accommodation opportunities.

#### 10) Vectis Hall

CT stated that IWC officers were visiting the site later in the week. A report on the buildings future would be taken to a meeting of RTC's Full Council before the end of 2025.