



**MINUTES OF RYDE TOWN COUNCIL'S COMMUNITY PLANNING
COMMITTEE MEETING HELD ON TUESDAY, 16 SEPTEMBER 2025 AT
7.00PM IN THE FOYER, 11 ST THOMAS'S SQUARE, RYDE.**

Members Present: Cllr Malcolm Ross, Cllr Diana Conyers, Cllr Jess Higgins, Cllr Alex Lewington and Cllr Lou Temel

Also in Attendance: Jon Baker (Committees Coordinator), and Chris Turvey (CP Officer).

Members of public in attendance: 4

PUBLIC QUESTION TIME

Q – A member of the public asked if the archway above the entrance to the Eastern Gardens (near the Pavillion) was being refurbished as it was still in a poor condition.

A – The Community Planning Officer advised that a meeting with the Isle of Wight Council had taken place, and they had assured Ryde Town Council that the structure was safe. They were currently obtaining quotes on the restoration work.

Q – A further question was asked around the deteriorating condition of the iron railings and steps leading to above the western side of the pavilion.

A – it was noted that the Community Planning Officer would raise the matter with the Planning Enforcement officer and report back as soon as an answer was made available.

Q – A member of the public asked about whether an update regarding 155 and 158 Marlborough Road had been received as requested at the meeting held on 15 July 2025. A second question was asked if the notes to the Enforcement meeting held on 9 September 2025 would be published and if all future enforcement meeting notes could be published ahead of the subsequent Community Planning Committee meetings.

A – The Community Planning Officer responded by saying that he had tried to contact the agent responsible for the two houses but had received no response. The matter had been discussed with the Enforcement Officer at the last meeting on 9 September 2025 and the discussion was reported in the notes to that meeting. These would be published online after the Community Planning meeting. Ryde Town Council understands the elderly owner has since passed away, and a state of probate was now in effect. RTC but would however continue to try and engage with the agent responsible and endeavour to pursue a satisfactory conclusion to the long standing issue which is causing great concern to local residents.

Q – Another member of the public asked about whether the notice board with the damaged Perspex and map located outside the Esplanade Train and Bus Interchange can be repaired or replaced.

A – The Chair stated that this and other Notice Boards around Ryde would be addressed later in the meeting.

82/25 APOLOGIES

Apologies were received from Cllr Edward Day and Cllr Pippa Hayward.

83/25 DECLARATIONS OF INTEREST

None declared.

84/25 REQUESTS FOR DISPENSATIONS

None requested.

85/25 MINUTES

The minutes to the Extraordinary Meeting held on 27 August 2025 were reviewed.

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

RESOLVED:

THAT the minutes to the Extraordinary Meeting held on 27 August 2025 be agreed.

86/25 RATIFICATION OF OFFICER DELEGATED DECISIONS TAKEN IN AUGUST 2025

Members reviewed the officer delegated decision that were made, in consultation with the Chair and Vice Chair, during August 2024, owing to there being no meetings that month.

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

RESOLVED:

THAT the Officer Delegated Decisions made in consultation with the Chair and Vice Chair during August 2025, be ratified.

87/25 MEMBERS QUESTION TIME

The Chair asked whether the Local Planning Authority (Isle of Wight Council) took on board Ryde Town Councils comments with regard to planning applications such as adding conditions of cycle and waste storage provision. The Community planning Officer stated that such conditions are usually met, but there was no guarantee that this would always be the case.

88/25 PLANNING APPLICATIONS

The following planning applications were considered by the Committee:

- i. Application No: [25/01141/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 - 33 Union Street (Fumo Restaurant), Ryde, PO33 2LE
Proposal: Installation of railings to form enclosed outside seating area.

Prior to the debate, members of the public were invited to comment. One member of the public asked why the Isle of Wight Councils Parking Services had not been invited to comment, given the loss of two parking spaces, and revenue, that would be as a result of the application being approved. Another member of the public also expressed concern over the loss of two parking spaces, affecting those with mobility issues the hardest. Union Street was the heart of the town, playing a key role in the local economy. The loss of parking spaces would undermine the National Planning Policy Framework (NPPF) objectives which emphasises the importance of town centres as vibrant, sustainable places that promote a range of uses.

A suggestion was made that as the restaurant was closed largely during the day, a compromise arrangement could be that parking outside the premises is suspended after 5 pm, allowing the applicant to use the outside area for patrons during this time. This would then allow parking for shoppers up until 5pm and still allow the restaurant to use the space after.

The Chair thanked members of the public for their comments and then initiated the debate.

Members were advised that the proposal sought to acquire "under licence from the Isle of Wight Council" an area of the Union Street highway to be used as an outside seating area for patrons of Fumu. The area would be raised to pavement level and fenced in with a heritage style iron fencing. The proposal would mean the loss of two parking spaces, but this type of development was in line with the Chamber of Commerce's "Ryde Masterplan 10 March 2015".

Members were reminded that the same request had been granted and supported by Ryde Town Council for a restaurant further down Union Street on the left hand side and also that a restaurant and bar have had a similar outside area for many years.

At present there were two other sites where this arrangement was already in use or had been given permission. The committee needed to consider whether the loss of these two parking spaces would be detrimental to Ryde businesses. It could be argued that more of these type of applications would make Ryde more populated in the evenings and give other shops a reason to extend their opening hours.

On the matter of a compromise being made around suspending parking outside the premises after 5pm to allow for patrons use, the committee was advised that on Saturdays the restaurant opened at midday.

The Chair, whilst recognising the concerns raised around the loss of the two parking spaces, was of the opinion that given the many spaces that accommodates car parking in Union Street, the impact would be minimal. Another member, whilst also recognising the loss of parking for two vehicles, believed that a precedent had been set with the two other establishments, and that it would be difficult to justify objecting to one, whilst not to others.

Whilst there had been seven members of the public objecting, Island Roads had recommended conditional approval.

Following a proposer and seconder, and a vote via a show of hands, where two had voted for refusal and three for approval, it was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application.

- ii. Application No: [25/01208/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 39 Pellhurst Road, Ryde, PO33 3BS
Proposal: Proposed demolition of existing conservatory and lean-to extension; replacement single storey, flat roof extension and internal alterations.

Owing to a revised application being submitted, this item was withdrawn and would be addressed at the next scheduled meeting.

- iii. Application No: [25/01203/FUL](#) (LBC No [25/01204/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 45 Union Street, Ryde, PO33 2LF
Proposal: Proposed Change of Use from restaurant (CE(b)) on first and second floors to three 1 bedroom residential flats (C3(a)); replacement commercial extraction system

This application was for permission to convert the upper floors over the Ryde Tandoori Restaurant into three residential apartments. Access would be from the rear of the building in Church Street and occupy the first and second floors.

Members were advised that such an application would be generally welcomed by Ryde Town Council and subject to meeting the legislation is usually supported. However, this application was lacking in a few areas including the following:

- No provision for cycle storage is mentioned within the proposal
- No provision for waste storage is mentioned within the proposal (there is provision shown on the pavement outside, but this would not usually be acceptable in current day developments).

Members, whilst welcoming much needed residential homes, were somewhat concerned that the means of access to the three proposed flats is via a door to the rear in Church Lane. This access then ascends an existing staircase to a first floor corridor which runs over the ground floor commercial kitchen. The access then goes outside on to the existing flat roof and through a door to the two first floor flats and up a spiral staircase to a third flat on the second floor. This means of escape may be unsuitable and the Hampshire and Isle of Wight Fire and Rescue Service should be consulted prior to any decision being made.

Members were of the opinion that should the application be approved, it would need to address the shortfalls identified by Ryde Town Council.

Following a proposer and seconder, and a vote via a show of hands, it was:

RESOLVED:

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

- a) That the Fire Officer is satisfied with the application with regards to fire safety.**
- b) That space is identified within the property for cycle storage.**
- c) That space is identified within the property for waste storage.**

The following planning applications were considered under delegated powers by the Community Planning Officer, the Chair and Vice Chair and the Community Planning Officer:

- i. Application No: [25/00481/FUL](#)
Parish(es): Ryde Ward(s): Haylands & Swanmore
Location: Quest, 45 Weeks Road, Ryde, PO33 2TJ
Proposal: Change of use from C3 (dwellinghouse) to C4 (house in multiple occupation), replacement single storey side extension and boundary treatments, alterations to fenestration, and cycle store (revised plans) (readvertised application)

Ryde Town Council previously raised no objections. It is proposed that it raises no objections to this revised application, subject to the conditions set by the Hants & IW Fire and Rescue Service and by Environmental Health and there is adequate waste storage.
- ii. Application No: [25/01176/HOU](#)
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 1 Quarr Place, Binstead, Ryde, PO33 4EW
Proposal: Two storey extension
- iii. Application No: [25/01214/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 43 Monkton Street, Ryde, PO33 2BB
Proposal: Demolition of single storey rear extension and raised terrace; proposed single storey rear extension with raised terrace and alterations to fenestration (revised).
- iv. Application No: [25/01230/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Abbey Way, Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Proposed 3 dormer windows on front elevation.

RESOLVED:

THAT Ryde Town Council raised no objection to the above four applications (taking into account the conditions proposed for number (i) .

89/25 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 15 JULY 2025.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [25/00716/HOU](#)
Location: 29 Harding Road, Ryde, PO33 1EQ
Proposal: Demolition of existing extension; Proposed single storey rear extension.
Parish: Ryde Ward: Ryde South East
Decision Date: 08/07/2025

Ryde Town Council raised no objection

- ii. Application No: [25/00725/RVC](#)
Location: 85 West Street Ryde, PO33 2NW
Proposal: Variation of conditions 3 and 4 on [19/00693/FUL](#) to allow provision of 4 open days held on a Saturday throughout the year.
Parish: Ryde Ward: Ryde North West
Decision Date: 10/07/2025

Ryde Town Council raised no objection

- iii. Application No: [25/00741/FUL](#)
Location: 51 - 52 High Street, Ryde, PO33 2RE
Proposal: Retention of existing premises in Class E Use for proposed dental practice (ground floor No's 51 & 52); retention of existing residential use (1st & 2nd floor No 51); change of use of both floors from residential to Class E (52) for proposed dental practice.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 14/07/2025

Ryde Town Council raised no objection to the application subject to a condition which would ensure that the dental practice provides NHS treatment.

- iv. Application No: [25/00728/FUL](#)
Location: 165 High Street, Ryde, PO33 2HS
Proposal: Change of use from retail to a restaurant, installation of external flue on north(side) elevation; installation of new external fire door
Parish: Ryde Ward: Ryde North West
Decision Date: 16/07/2025

Ryde Town Council raised no objection

- v. Application No: [25/00433/HOU](#)
Location: Camden Cottage, 5 Nelson Place, Ryde, PO33 2ET
Proposal: Demolition of two outbuildings; new building to form ancillary accommodation.
Parish: Ryde Ward: Ryde North West

Decision Date: 23/07/2025

Ryde Town Council raised no objection

- vi. Application No: [25/00570/HOU](#)
Location: 3 Colenutts Road, Ryde, PO33 3HS
Proposal: Retention of a single storey rear extension.
Parish: Ryde Ward: Haylands & Swanmore
Decision Date: 30/07/2025

Ryde Town Council raised no objection

- vii. Application No: [25/00730/FUL](#)
Location: 61A Union Street, Ryde, PO33 2LG
Proposal: Alterations/installation of railings to form enclosed outside seating area.
Parish: Ryde Ward: Ryde North West
Decision Date: 31/07/2025

Ryde Town Council raised no objection

- viii. Application No: [25/00867/RVC](#)
Location: 112 Great Preston Road, Ryde, PO33 1DD
Proposal: Variation of condition 1 on [23/01971/HOU](#) to raised deck/rear.
Parish: Ryde Ward: Ryde South East
Decision Date: 08/08/2025

Ryde Town Council raised no objection

- ix. Application No: [25/00821/FUL](#)
Location: Ryde Fire Station, Nicholson Road, Ryde, PO33 1BE
Proposal: Replacement doors on south and north elevations.
Parish: Ryde Ward: Ryde South East
Decision Date: 14/08/2025

Ryde Town Council raised no objection

- x. Application No: [25/00870/CLPUD](#)
Location: 30 Quarry Road, Ryde, PO33 2TZ
Proposal: Lawful Development Certificate for proposed loft conversion
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 18/08/2025

Ryde Town Council were not invited to comment owing to it being a Lawful Development Certificate.

- xi. Application No: [25/00894/FUL](#) (Listed Building Consent No: [25/00895/LBC](#))
Location: Prince Consort, 19 St Thomas Street, Ryde, PO33 2DL
Proposal: Refurbishment of offices on lower ground floor and alterations and conversion of upper ground floor to form two residential units
Parish: Ryde Ward: Ryde North West
Decision Date: 22/08/2025

Ryde Town Council raised no objection

- xii. Application No: [25/00961/HOU](#)
Location: 8 Westfield Park Ryde Isle Of Wight PO33 3AB
Proposal: Replacement raised roof to create additional accommodation; alterations to fenestration including Juliette balconies to rear elevation and changes to external materials/finishes
Parish: Ryde Ward: Ryde North West
Decision Date: 27/08/2025

Ryde Town Council raised no objection

- xiii. Application No: [25/00946/FUL](#)
Location: Olive Hill Farm, Upton Road, Ryde, PO33 3LA
Proposal: Retention of dwelling as built (approved under 22/02211/FUL) including altered access; farm track; alterations and conversion of building to form ancillary accommodation; landscaping including walled garden and greenhouse
Parish: Ryde Ward: Haylands & Swanmore
Decision Date: 02/09/2025

Ryde Town Council objected to the application owing to the concerns raised by Island Roads in their report which highlights the great risk of harm to users of the highway which would subsequently increase the dangers that currently exist.

2. APPLICATIONS REFUSED

- i. Application No: [25/00848/HOU](#)
Location: 43 Monkton Street, Ryde, 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.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 30/07/2025

Ryde Town Council raised no objection

- ii. Application No: [25/00856/CLPUD](#)
Location: 28 Dover Street, Ryde, PO33 2AG
Proposal: Lawful Development Certificate for proposed replacement windows
Decision Date: 12/08/2025
Parish: Ryde Ward: Ryde North West

Ryde Town Council were not invited to comment owing to it being a Lawful Development Certificate.

- iii. Application No: [25/00903/FUL](#) (LBC No [25/00904/LBC](#))
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Alterations and conversion of vacant block to form 5, 1 bedroom apartments at ground, first and second floor levels. Retail space at ground floor level to include extension at second floor level on rear elevation, changes to fenestration and removal of chimney
Decision Date: 27/08/2025

Parish: Ryde Ward: Ryde North West

Ryde Town Council had no objection to the application subject to the following:

- a) *The cycle storage area identified in the plan may not be sufficient to take 4 cycles without*
- b) *blocking access to the proposed residences.*
- c) *There is no provision for waste storage.*
- d) *The financial proposal for off-site affordable housing should be ring fenced for the provision of affordable housing in Ryde.*

- iv. Application No: [25/00970/1APA](#)
Location: 10 Waterloo Crescent Binstead Ryde Isle Of Wight PO33 3QP
Proposal: Prior approval for replacement rear conservatory
Decision Date: 29/08/2025
Parish: Ryde Ward: Ryde West

Ryde Town Council were not consulted on this Prior Approval Application

90/25 DEVELOPMENT STRATEGY SUB COMMITTEE – APPROVED NOTES FOR INTERNAL MEETING HELD ON 19 JUNE 2019

Members noted the approved notes of the meetings of the internal subcommittee.

91/25 ITEMS DISCUSSED AT THE DEVELOPMENT STRATEGY SUB COMMITTEE MEETING HELD ON THURSDAY, 11 SEPTEMBER 2025

i. Accessibility Audit of Ryde

Members noted that an Accessibility Audit for had been proposed by an outside consultant.

It was agreed at the Development Strategy Sub Committee Meeting that the Community Planning Officer would put together a targeted specification for an audit and then initiate a tendering process in order to ensure best procurement practice was adhered to.

ii. Notice Boards Audit of Ryde

Members were advised that following discussions with the Isle of Wight Council, all of the notice boards in and around Ryde had been adopted by Ryde Town Council. An audit of all boards had been carried out with their locations and conditions identified.

Notice boards would be split into two categories. One would be to display Ryde Town Council's business and activities, and the other would be to provide information to tourists. There could also be QR codes on some boards which would allow people to access more detailed information.

Regarding the notice board near the entrance to Ryde Pier (which was raised during public questions), the damaged Perspex and map would be removed, with a new map added as soon as possible.

iii. Commemorative Plaques on Public Realm Furniture

Members noted that a recent audit of public benches had been carried out, mainly at eastern gardens and along the arm of the Marina, in order to ascertain the condition of the benches and how many had commemorative plaques on them, sponsored by members of the public.

A policy had been created and was tabled for members which outlined the conditions and procedures for the installation of commemorative plaques on benches in public spaces managed by Ryde Town Council (or with the express permission of the Isle of Wight Council). The policy would be reviewed every three years.

After a proposer and seconder, the following was:

RESOLVED:

THAT Ryde Town Council's Commemorative Bench Plaque Policy, be agreed.

iv. George Street Community Waste Bins

Following many years of residents of Upper George Street raising concerns around the unsightly gull sacks that were being left hanging on rails outside properties, Ryde Town Council had designed a proposed enclosed timber container for the provision of four large Biffa bins (1,100 litre each). The properties on George Street that are the target of the proposal were numbers 68, 70, 72 and 74. All were bedsits and out of the total of 24 properties, 19 were basement flats.

In response, the Isle of Wight Council stated that each property, no matter how small, would need to be allocated the contractually agreed amount of waste collected which would be the same amount for a small bedsits as it would be for a three bedroom house. This therefore means that a total of 9 x 1100 litre bins plus 1 x 660 1 litre bin (food waste) would be required, which would be way beyond the proposed and scheme and would require much more than the two parking spaces to site such an amount. Such a loss of so many parking spaces would not be allowed by the Isle of Wight Council.

Ryde Town Council would therefore attempt to find a way of making the proposed structure accommodate 48 gull sacks that would still only necessitate the removal of two parking spaces.

A further update would be provided in due course.

92/25 ENFORCEMENT UPDATE

The committee were provided an update of the latest activity since the previous meeting.

The notes to the meeting can be accessed [HERE](#) and also on the Town Councils website:

<https://www.rydetowncouncil.gov.uk/town-council/minutes-and-agendas/#43-737-wpfd-16-september-2025-p2>

It was noted that since the Enforcement Officer had been employed by Ryde Town Council, many cases throughout the High Street, Union Street and George Street had been successfully resolved. However, high profile cases such as the Former Royal York Hotel and Ryde Town Hall were still causing concern. Ryde Town Council would continue to push for a successful outcome, but members were advised that it was proving to be more difficult than anticipated.

A suggestion was made and agreed by members that the former Ice Rink / Ryde Arena could be raised at the next internal Enforcement meeting.

93/25 PUBLIC REALM APPLICATION

There were no applications to consider.

94/25 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 7 October 2025 at 7.00pm.

DRAFT