



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON  
TUESDAY 17 DECEMBER 2019 AT THE TOWN COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Nancy Farrel and Cllr Phil Jordan

In Attendance: Jon Baker (Planning Administrator) and Chris Turvey (Planning Clerk)

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## **258/19 APOLOGIES**

Apologies were received from Cllr Lucioni, Cllr Chapman, Cllr Michael Lilley, Cllr Malcolm Ross and Cllr Ian Stephens

## **259/19 DECLARATIONS OF INTEREST**

None

## **260/19 MINUTES**

The minutes to the previous meeting were reviewed.

It was noted that with regard to minute 255/19, the resolution should be prefaced with "THAT the Committee recommend to Full Council".

### **RESOLVED:**

**THAT, subject to the above, the minutes of the meeting held on held on the 26 November 2019 be approved and signed by the Chair.**

## **261/19 MEMBER QUESTIONS**

No question were raised.

## **262/19 PROGRESS ON ACTION TAKEN**

The following was noted:

- The High Street Heritage Action Zone Ryde for Stage 2 (Programme Design) was due to be submitted by the end of the year.
- The committee was advised that unfortunately the Town Council had been unsuccessful in securing the Heritage Horizon funding for the redevelopment of Ryde Town Hall / Theatre.

## 263/19 PLANNING APPLICATIONS

The IWC have changed their search facility for viewing Planning Applications which have been submitted after the 1 April 2019. If you wish to view an application, please follow the weblink below each item.

- i. Application No: [19/01400/FUL](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: Land Adjacent 11, Quarr Close, Binstead  
Proposal: Proposed dwelling (revised scheme)

**RESOVED:**

**Ryde Town Council objected to the application on the basis that although the building falls just outside the tree protection area, the Planning Committee were of the opinion that there was still a possibility of a negative impact on the surrounding trees.**

- ii. Application No: [19/01402/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 2 Sherbourne Avenue, Ryde  
Proposal: Proposed single storey extension on front and side elevations with associated alterations

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- iii. Application No: [19/01420/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Land Rear Of 12 Union Street  
Proposal: Proposed detached dwelling with integral garage and vehicular access

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- iv. Application No: [19/01421/HOU](#)  
Parish(es): Ryde Ward(s): Binstead And Fishbourne  
Location: 30 Parkway, Binstead  
Proposal: Proposed single storey side extension

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- v. Application No: [19/01356/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: 7 Royal Walk, Ryde

Proposal: Proposed alterations and two storey side extension and single storey rear extension

- vi. Application No: [19/01427/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 Westwood Road, Ryde  
Proposal: Proposed single storey extension; alterations to include dormer on rear elevation (revised scheme)

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- vii. Application No: [19/01339/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 91 George Street, Ryde  
Proposal: Proposed alterations to low level brickwork border wall and provision of powder coated guard rails over with access gate; replacement entrance door

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- viii. Application No: [19/01461/HOU](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Preston Cottage  
Brading Road, Ryde  
Proposal: Closure of existing vehicular access; formation of vehicular access, new access road & parking area

**RESOVED:**

**Ryde Town Council raised no objection to this application**

- ix. Application No: [19/01462/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Yarborough, Augusta Road, Ryde  
Proposal: LBC for removal of porch/portico; proposed porch/portico; painting of house and porch/portico.

## **264/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

Members noted the following appeal decisions.

### **1. PLANNING DECISIONS**

#### **a) APPLICATIONS APPROVED**

- i. Application No: [19/00746/LBC](#)  
Location: 22 Monkton Street Ryde Isle of Wight PO33 2BZ  
Parish: Ryde Ward: Ryde North East

Proposal: LBC for replacement windows, masonry repairs and decoration and replacement front boundary wall  
Decision Date: 20/11/2019

*Ryde Town Council strongly supported this application and welcomes proposals which seek to reinstate heritage features and prevent their loss within a proposal as outlined in RTC's Position Statement.*

- ii. Application No: [19/00803/RVC](#)  
Location: Land South of Westridge Farm and To Rear Of 10 To 38 Circular Road Off Hope Road Ryde Isle of Wight  
Parish: Ryde Ward: Ryde East  
Proposal: Variation of conditions 2, 3, 6, 7 and 8 on [P/00760/16](#) to allow alterations to interior floor layouts and exterior elevations, amendments to footprints, house types and layout  
Decision Date: 22/11/2019

*Ryde Town Council raised no objection to this application, subject to the number of houses, their size in terms of bedrooms and the amount of parking and open space remaining comparable with the original application.*

- iii. Application No: [19/01044/RVC](#)  
Location: Binstead Primary School Hazlemere Avenue Binstead Ryde, Isle of Wight, PO33 3SA  
Parish: Ryde Ward: Binstead And Fishbourne  
Proposal: Variation of condition 2 on P/00184/19 to allow reduction in temporary accommodation to 1 x double and 1 x single & relocate; removal of condition 3 on P/00184/19 as no longer applicable  
Decision Date: 25/11/2019

*Ryde Town Council raised no objection to this application*

- iv. Application No: [19/01117/CLEUD](#)  
Location: Quarrhurst Quarr Road Binstead Ryde Isle of Wight PO33 4EL  
Parish: Ryde Ward: Binstead And Fishbourne  
Proposal: Lawful Development Certificate for confirmation of commencement of planning permission P/00963/15 through construction of entrance access apron  
Decision Date: 25/11/2019

*Ryde Town Council raised no objection to this application*

- v. Application No: [19/01135/HOU](#)  
Location: 3 Wykeham Close Binstead Ryde Isle of Wight PO33 3ST  
Parish: Ryde Ward: Binstead And Fishbourne  
Proposal: Proposed garage extension  
Decision Date: 25/11/2019

*Ryde Town Council raised no objection to this application*

b) APPLICATIONS REFUSED

There were no applications refused for Ryde.

**2. TREE DECISIONS**

- i. Site: 23 Alexandra Road Ryde Isle of Wight, PO33 1LT  
LPA Ref No.: [19/01202/TW](#)  
Conservation Area: Ryde St Johns  
Tree Works: Apple tree as situated in application is to be felled to near ground level  
Decision – No Objection
- ii. Site: Boundary of Ryde Academy Pell Lane Ryde, Isle of Wight  
LPA Ref No.: [19/01098/TW](#)  
Tree Preservation Order carried out to a minimum of BS3998 2010  
Tree Works: The 14 oak trees, 1 ash and a hawthorn situated as detailed in the application are to be crown cleaned removing dead dying and dangerous branches and the crowns pruned to prevent obstruction of traffic and pedestrians by the branches.  
Decision – Granted

**RESOLVED:**

**THAT Ryde Town Council noted the decisions taken by the IW Council.**

**265/19 LICENCE APPLICATIONS**

There were no applications to consider.

**266/19 RYDE PLACE PLAN**

Members were advised that the next Regeneration Working Group which was due to take place on Monday, 16 December 2019 and where the Place Plan would be discussed, had now been rescheduled for Monday 13 January 2020. The Place Plan would therefore be considered at the next Planning Committee on Tuesday, 28 January 2020.

**267/19 POSITION STATEMENT REVIEW**

Following discussions with the Clerks, it was agreed that non Planning Committee members could become members of an informal Working Group to review the Position Statement with a view to making any possible changes.

With regard to the Island Housing Needs Assessment Survey, this would be included on the agenda at the next meeting on 28 January 2020 and members would be sent a copy when it is made available.

**RESOLVED:**

**THAT the Planning Clerk contact all councillors via email to invite those wishing to become a member of the Position Statement Working Group**

## **268/19 2020 – 2021 IWC BUDGET IWALC CONSULTATION**

The Planning Committee Chair provided a report of the meeting held on 4 December 2019. The meeting held at the IWC's Westridge facility was chaired by the the IWC Leader.

The report was circulated to members for noting.

## **269/19 PROPOSED REMOVAL OF AN ADDITIONAL 26 PUBLIC TELEPHONE CALL BOX ON THE ISLE OF WIGHT**

The committee noted that British Telecom in consultation wit the Isle of Wight Council were removing a number of public telephone call boxes owing to their decline in use. The Isle of Wight Council therefore extended consultation to all Island Town and Parish Councils for any comment.

One affected the Ryde area. This was situated on the corner of Well Street and Surrey Street and members were requested to submit any concerns at the loss of the box. No concerns were noted.

## **270/19 PUBLIC REALM - FIVEWAYS SHELTER**

Members were advised that the Fiveways Shelter on the corner of John Street and Newport Street was being refurbished by means of a joint venture between Ryde Town Council (RTC) and the IWC, with £1,000 being provided by the IWC. RTC would provide the remaining £3,000.

The revised facility would include improved flower beds and a additional storage facility for tools etc. It would also improve the seating facilities as well as aim to reduce incidents of anti social behaviour.

### **RESOLVED:**

**THAT the funding for the redevelopment of the Fiveways Shelter be agreed.**

## **271/19 DATE OF NEXT MEETING**

### **RESOLVED:**

**THAT the next meeting of the Planning Committee will be held on Tuesday, 28 January 2020 at 7pm in Ryde Town Council Chambers.**