



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 30 MAY 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Diana Conyers (Chair), Cllr Tom Hanley, Cllr Jess Higgins, Cllr Richard May, and Cllr Jenna Sabine.

Also in Attendance: Liz Dutton (Committee Administrator) and Chris Turvey (Place, Neighbourhood and Planning Officer).

1 Members of The Public

PUBLIC QUESTIONS

A question was asked by a member of the public as to why there had been no planting carried out around the Eastern Gardens old fountain. It was noted that the Isle of Wight Council would be contacted as they were responsible for the planting in that area.

The same member of the public asked why the sand was so high along the Marina wall. It was noted that it was being cleared on a regular basis and was due to be cleared again in a week or two.

66/23 CHAIR FOR THE MEETING

Owing to the absence of both the Chair and the Vice Chair, it was necessary to elect a Chair for the meeting. After a nomination and seconder, the following was:

RESOLVED:

THAT Cllr Diana Conyers be elected as Chair for the meeting.

Cllr Conyers thereupon took the Chair.

67/23 ELECTION OF VICE CHAIR

Cllr Diana Conyers was nominated and seconded for the position of Vice Chair of the Place, Neighbourhood and Planning Committee. Following a vote via a show of hands the following was:

RESOLVED:

THAT Cllr Diana Conyers be elected as the Vice Chair of the Place, Neighbourhood and Planning Committee.

68/23 APOLOGIES

Apologies were received from Cllr Simon Cooke, Cllr Jo Elliott, and Cllr Malcolm Ross.

69/23 DECLARATIONS OF INTEREST

None received.

70/23 REQUESTS FOR DISPENSATIONS

None requested.

71/23 MINUTES

The minutes to the previous meeting held on 9 May 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 9 May 2023 be agreed.

72/23 MEMBERS QUESTION TIME

Cllr Conyers raised the matter of 'Bird Aware' installing a viewing board along the western end of Ryde beach to display information of the wildlife in the area. It was noted that any information board would need planning approval.

73/23 PLANNING APPLICATIONS

The following planning applications were considered under delegated powers by the Chair and the Place and Neighbourhoods Officer, and they proposed no objections:

- i. Application No: [23/00672/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 to 6 Roundhouse Mews, George Street, Ryde, PO33 2JD
Proposal: Replacement windows
- ii. Application No: [23/00704/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Natwest Bank, St Thomas Square, Ryde, PO33 2PL
Proposal: Removal of existing external signage, 1no. night safe and 1no. ATM and infill with material to match the existing elevation
- iii. Application No: [23/00716/14JPA](#)
Parish(es): Ryde Ward(s): Ryde West
Location: Ryde Academy, Pell Lane, Ryde, PO33 3LN
Proposal: Prior approval for the installation of solar panels on the flat roofs facing south
- iv. Application No: [23/00714/LBC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, PO33 2LJ
Proposal: Listed Building Consent for works in connection with the removal of modern counters in the banking hall

- v. Application No: [23/00735/FUL](#) (LBC Application No [23/00736/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Proposed alterations to include changes to railings around basement windows, replacement side and front gates, removal of gravel at front and replacement block paving, repainting of building
- vi. Application No: [23/00746/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 1, 34 St Thomas Street, Ryde, PO33 2DL
Proposal: Change of window openings at ground floor level on front elevation
- vii. Application No: [23/00762/HOU](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: 47 Colenutts Road, Ryde, PO33 3HT
Proposal: Proposed replacement single storey rear extension
- viii. Application No: [23/00800/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 50 High Park Road, Ryde, Isle Of Wight, PO33 1BX
Proposal: Proposed Conservatory on rear elevation
- ix. Application No: [23/00837/HOU](#)
Parish(es): Ryde Ward(s): Ryde West.
Location: 21 Adelaide Place, Ryde, Isle Of Wight, PO33 3DJ
Proposal: Proposed single storey side extension revised scheme)

RESOLVED:

THAT Ryde Town Council raises no objection to the above ten applications.

74/23 TREE REMOVAL APPLICATION

Members considered the following application:

Application No: [23/00785/TW](#)

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

Proposal T1; Holm oak (Quercus Ilex) - Remove to ground level. Ganoderma at base, a fungus that causes widespread decay within the trunk.

Location Land adjacent 28A Pound Mead, Ryde, Isle of Wight.

Members agreed that the tree would need to be removed, however, in order to mitigate the loss, a new tree that would not present any threat to the surrounding properties should be planted in its place.

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

RESLOVED:

THAT Ryde Town Council raised no objection to the application, subject to it being mitigated with the planting of a new tree in its place.

75/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 18 APRIL 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [23/00423/HOU](#)
Location: 2 Quarr Place, Binstead, Ryde, PO33 4EW
Proposal: Retention of raised decking/seating area and walkway to steps.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 03/05/2023

Ryde Town Council raised no objection to this application.

- ii. Application No: [23/00281/LBC](#)
Location: 31 The Strand, Ryde, PO33 1JF
Proposal: Listed Building Consent for replacement of 4 sash windows on rear elevation
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 10/05/2023

Ryde Town Council raised no objection to this application.

- iii. Application No: [23/00333/HOU](#)
Location: Daisy Lodge, Swaylands Close, Ryde, PO33 1FA
Proposal: Alterations, conversion, and extension of garage to form, additional living accommodation; proposed single storey side extension,(revised scheme)
Parish: Ryde Ward: Ryde Appley And Elmfield
Decision Date: 11/05/2023

Ryde Town Council raised no objection to this application.

- iv. Application No: [22/02304/FUL](#) (LBC Application No [22/02305/LBC](#))

Location: The Crown Hotel, 10 St Thomas Square, Ryde, PO33 2PJ
Proposal: Proposed alterations to ground floor street frontage
Parish: Ryde Ward: Ryde North West
Decision Date: 11/05/2023

Ryde Town Council raised no comment owing to it being a HSHAZ application.

- v. Application No: [23/00482/FUL](#)
Location: The Kebab House 5 High Street Ryde Isle Of Wight PO33 2PN
Proposal: Proposed alterations to shop front
Parish: Ryde Ward: Ryde North West
Decision Date: 18/05/2023

Ryde Town Council raised no objection.

- vi. Application No: [23/00466/3MAPA](#)
Location: 37 High Street Ryde Isle Of Wight PO33 2HT
Proposal: Prior approval for change of use of first and second floor from commercial to form 2 flats
Parish: Ryde Ward: Ryde North West
Decision Date: 16/05/2023

Ryde Town Council raised no objection subject to the following:

- a) There is sufficient waste storage provision.*
- b) There is sufficient cycle storage provision.*
- c) A contribution to the Solent Special Protection Area (SPA) is made.*

2. APPLICATIONS REFUSED

- i. Application No: [23/00427/FUL](#)
Location: Land Between Westridge Garage & St Johns Graveyard, Great Preston Road Ryde.
Proposal: 6 dwellings to include formation of vehicular access and parking to rear (revised scheme) (revised plans).
Parish: Ryde Ward: Ryde South East.
Decision Date: 03/05/2023.

Ryde Town Council objects to the application on the following grounds:

- a) Road safety is compromised owing to the close proximity of the proposed site entrance to the Westridge Cross junction.*
- b) Pedestrian safety is compromised owing to there being no evidence of a complete footpath between the site entrance and Westridge Cross junction.*
- c) There are still outstanding findings regarding the evidence of dormouse's inhabiting the area.*
- d) The close proximity of St Johns Cemetery, which is also an important ecological green space, to the proposed site would compromise its position as being a place of private contemplation.*
- e) The ownership or control of part of this development is still uncertain and has a crucial and pivotal effect on the findings of Island Roads. Any decision should be delayed until this issue is satisfactorily decided.*

76/23 LICENCING APPLICATION

The following application for a premises licence was considered:

Premises Licence Application Warriors Festival Smallbrook Stadium, Ashey Road, Ryde – Application Number [23/00651/LAPNEW](#).

Members were advised that the festival would be a one-day charity event organised by 'The Wight Brainy Bunch' who provide emotional and financial support to families affected by brain tumours.

There would be a number of local bands and tribute acts performing throughout the day and the event would take place between the hours of 11am and 11pm.

There had been no comments submitted from members of the public or any statutory consultees (such as Environmental Health or The Police).

The committee raised no concerns around the application.

77/23 PUBLIC CONSULTATIONS

Members were requested to consider a response to the following Government consultations:

- i. New Infrastructure Levy to replace Community Infrastructure Levies (CIL's) and (on the Island Section 106 agreements) to support *affordable housing, schools, GP surgeries, green spaces, and transport infrastructure connectivity that local communities expect to come with new development.*

<https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy>

Members noted the report of the Place, Neighbourhood and Planning Officer and agreed with the points made such as the lack of clarification of how money would be filtered down to Town and Parish Councils, not allocating the same level of funds to affordable housing as the current system does and not taking into account falling house prices (as the amount allocated is calculated on the end value of the property).

It was noted that the National Association of Local Councils (NALC) had been invited to feed into the consultation and members agreed to authorise the Place, Neighbourhood and Planning Officer to submit comments into the consultation process on Ryde Town Councils behalf.

RESOLVED:

THAT Ryde Town Council submit the following comments on the proposed infrastructure levy:

- i. **Ryde Town Council have concerns regarding the lack of clarity as to how much would be filtered down to Town and Parish Councils**
- ii. **Ryde Town Council consider it essential that a commitment to ring fence at least as much towards affordable housing as previously in S106/CIL**
- iii. **Although the scheme appears to yield more due to increases in house prices over the length of a development owing to the calculation being taken from end value of property, this may not always be the case. There seems to be no provision for falling house values or abandoning of large housing schemes.**
- iv. **Some developments can take more than 10 years to complete so are local authorities in a position where they can bankroll infrastructure changes over that period or will the government step in to plug the gap? Maybe they could pay out as each phase of a development completes. This would be the fairer and safer way of guaranteeing payment.**

- ii. Environmental Outcomes Reports to replace EU-derived Strategic Environmental Impact Assessment processes.

<https://www.gov.uk/government/consultations/environmental-outcomes-reports-a-new-approach-to-environmental-assessment>

Owing to the consultant being unable to attend the meeting, this would be deferred and possibly discussed via email with any response being reported back to the next meeting.

78/23 PUBLIC REALM APPLICATIONS

With regard to the two new 'Welcome to Ryde' road signs situated coming into Ryde at Binstead and on the Tesco Roundabout on the Brading Road, the application was ongoing. The design of signage had been agreed with money ringfenced for both signs.

On the issue of the new heritage style railings that had been fitted along the length of Ryde Pier as part of the overall Interchange Project, concerns were raised around the large gap at the railings bottom which posed a risk to young children falling through. Ryde Town Council would therefore contact the Isle of Wight Councils Strategic Manager for Regeneration, Infrastructure and Transport and ask for it to be addressed.

79/23 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on held on Monday, 19 June 2023 at 7.00pm.

DRAFT