



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON MONDAY, 19 JUNE 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Tom Hanley, Cllr Richard May, Cllr Malcolm Ross, and Cllr Jenna Sabine

Also in Attendance: Jon Baker (Committees and Place Plan Coordinator) and Chris Turvey (Place, Neighbourhood and Planning Officer).

2 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding Ryde Town Council adopting a policy on its position on the installation of UPVC window frames in properties within a Conservation Area. The Chair advised that the Town Council was in the process of reviewing the Ryde Place Plan and the issue of a policy could be discussed at the next meeting of the Ryde Place Plan and regeneration Sub Committee.

Another question was asked around the new pedestrian walkway on Ryde Pier (as part of the Ryde Transport interchange development) and specifically the condition of the wooden boards appearing to be deficient and a potential trip hazard as well as the continued unsafe nature of the hand railings. It was however noted that the railings fitted had been through the consultation process and Ryde Town Council had objected to the original suggested curved railings and requested that straighter Heritage ones are fitted.

The Place, Neighbourhood and Planning Officer stated that he would contact the Isle of Wight Council's Strategic Manager for Regeneration Infrastructure and Transport to enquire if a safer option for the railings could be considered, as well as the current status of the wooden boards. In addition, an enquiry would also be made around the lack of waste bins along the length of the pier.

78/23 APOLOGIES

Apologies were received from Cllr Jess Higgins and Cllr Jo Elliott.

79/23 DECLARATIONS OF INTEREST

None received.

80/23 REQUESTS FOR DISPENSATIONS

None requested.

81/23 MINUTES

The minutes to the previous meeting held on 30 May 2023 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 30 May 2023 be agreed.

82/23 MEMBERS QUESTION TIME

Cllr Ross referred to two tree saplings in Coronation Gardens that had not survived and asked if these could be replaced as soon as possible. The Place, Neighbourhood and Planning Officer would ensure that this would be done.

83/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

Application No: [23/00922/FUL](#)

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

Location: 18 Newport Street, Ryde, PO33 2QB

Proposal: Demolition of disused workshop building and the construction of a terrace of three townhouses with forecourt parking.

Members were advised that the Ryde Society had submitted an objection highlighting the loss of part of Ryde's history and the replacement with something that did not reflect the area's past heritage.

Island Roads raised concerns around a visibility issue, although this was somewhat complex because the only access into Newport Street and past the proposed development was via Station Street. This right turn into Newport Street would therefore slow down passing traffic significantly (although there was no supporting data on this).

The properties were described as being two storey, although they all have three floors. The extra bedroom in the roof meant that the parking as outlined in the plans were not sufficient to meet the requirements for parking provision. There was also no provision for cycle or waste storage identified on the plans as well as no provision mentioned for any payments towards the Solent SPA and affordable housing.

Whilst members were mindful of the need for additional housing, they were concerned about the overdevelopment of the site and believed that two-bedroom properties would be more suitable and would require less parking provision.

They also believed that the proposed major changes to the former Victorian blacksmiths building should echo as much of the heritage details as possible of the previous buildings (such as the solar panels which are included for the roof should also mimic the heritage of the property by appearing to be slate rather than traditional solar panels on top of the roof).

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

RESOLVED:

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

- a) **Overdevelopment of the site (However, councillors considered that two-bedroom properties may be more acceptable).**
- b) **Insufficient parking provision for the proposed three properties.**
- c) **Loss of the heritage characteristic of a former Victorian Blacksmiths building.**
- d) **Proposed installation of traditional photovoltaics as opposed to a more sympathetic slate style type.**
- e) **No indication of any financial contribution to the Solent Special Protection Area (SPC) contained in the application.**
- f) **No contribution to affordable housing is referred to in the application.**
- g) **No provision for waste storage or cycle provision is referred to in the application.**

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: [23/00795/HOU](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF
Proposal: Proposed roof mounted solar panels and velux window.
- ii. Application No: [23/00803/HOU](#) (LBC No [23/00804/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 George Street, Ryde, PO33 2EW
Proposal: Proposed single storey rear extension
- iii. Application No: [23/00869/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 7 Somerset Road, Ryde, PO33 1BU
Proposal: Demolition of rear extension; proposed single storey rear extension
- iv. Application No: [23/00898/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield
Location: 21 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed single storey rear extension; alterations
- v. Application No: [23/00188/FUL](#)
Parish(es): Ryde Ward(s): Ryde West
Location: Land Adjacent To Clark Masts 20, Ringwood Road, Binstead, PO33 3PA
Proposal: Proposed 2 terrace of 4 houses with associated parking (revised/additional plans - updating levels, providing sections, and adjusting the layout - and tree report submitted)(readvertised application)
- vi. Application No: [23/00728/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 6, Shaplans Mews, 35 Union Road, Ryde, PO33 2DA
Proposal: Proposed replacement of windows with UPVC and replacement front door.

- vii. Application No: [23/00952/HOU](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: 32 Lower Highland Road, Ryde, PO33 1DX
Proposal: Single storey side and rear extensions
- viii. Application No: [23/00580/RVC](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Land At Ryde House off Binstead Road, Ryde, PO33 3FE
Proposal: Variation of condition 3 on [P/00164/17](#) to allow alterations to drive and lay-by.

RESOLVED:

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

84/23 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: [23/00564/HOU](#)
Location: 24 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of conservatory; proposed first and ground floor extension and alterations (revised scheme)
Parish: Ryde Ward: Ryde North West

Ryde Town Council raised no objection to this application.

- ii. Application No: [23/00588/ADV](#)
Location: The Kebab House, 5 High Street, Ryde, PO33 2PN
Proposal: Proposed non illuminated projecting sign
Parish: Ryde Ward: Ryde North West

Ryde Town Council raised no objection to this application.

- iii. Application No: [23/00636/CLPUD](#)
Location: 10 Buckland Gardens, Ryde, PO33 3AG
Proposal: Lawful Development Certificate for demolition of conservatory; proposed single storey rear extension
Parish: Ryde Ward: Ryde North West
Decision Date: 01/06/2023

Ryde Town Council made no comment owing to it being a Lawful Development Certificate.

- iv. Application No: [23/00562/HOU](#)
Location: 7 Marlborough Close, Ryde, PO33 1AP
Proposal: Demolition of existing garage; Proposed single storey side extension (revised scheme)
Parish: Ryde Ward: Ryde Appley And Elmfield
Decision Date: 05/06/2023

Ryde Town Council raised no objection to this application.

- v. Application No: [23/00545/HOU](#)
Location: 12A Lind Street, Ryde, PO33 2NQ
Proposal: Proposed replacement flat roof with pitched roof.
Parish: Ryde Ward: Ryde North West.
Decision Date: 07/06/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [23/00546/LBC](#)
Location: 12A Lind Street, Ryde, PO33 2NQ
Proposal: Listed Building Consent above housing application
Parish: Ryde Ward: Ryde North West
Decision Date: 07/06/2023

Ryde Town Council raised no objection to this application.

85/23 NATIONAL ASSOCIATION OF LOCAL COUNCILS (NALC) – PLANNING SURVEY

Members were presented with a suggested response to a NALC request for Town and Parish councils to submit planning case studies to provide examples of what local councils are responsible for. This would go on to form part of a dedicated NALC planning webpage.

Ryde Town Council has therefore chosen to use its development of its position Statement for its submission. The following response was therefore proposed:

In 2020 Ryde Town Council developed a Position Statement setting out the Town Council's position on planning matters. This Statement was formulated by Ryde Town Council's Planning Committee as an attempt to positively inform the Isle of Wight Council's emerging Island Planning Strategy prior to the document being submitted for consultation.

This Position Statement included the Town Council's position on the following:

- *Heritage including protection of heritage assets.*
- *The local economy of Ryde*
- *Housing including delivery and affordable housing.*
- *Infrastructure including the road network.*
- *The environment including ecology and flood risk.*

Many of our recommendation were adopted in full and the benefit was that, during the consultation process, nothing that Ryde Town Council regarded as crucial to be included in the Island Planning Strategy had been omitted.

At present Ryde Town Council are considering any amendments that may be required to further inform the emerging Island Planning Strategy.

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

RESOLVED:

THAT the above response to the NALC Planning Survey be agreed.

86/23 PUBLIC REALM APPLICATIONS

There were no applications to consider.

With regard to 'The Welcome To Ryde' road signs which were approved earlier in the year, members were advised that they were still in the design stage but should be ready soon.

The advertising banners for the for the Esplanade North Walk were in the process of being put in place. Despite some issues, the Town Council assistance was being provided from a local cleaning company who has a suitable Cherry Picker to help erect the banners.

87/23 DATE AND TIME OF NEXT MEETING

RESOLVED:

THAT the next meeting is held on held on Tuesday, 11 July 2023 at 7.00pm.

DRAFT