



**RYDE TOWN COUNCIL**  
**PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE**  
**HELD ON TUESDAY, 11 JULY 2023**

**DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 19 JUNE 2023**

**PLANNING DECISIONS**

1) **APPLICATIONS APPROVED**

- i. Application No: [23/00627/HOU](#)  
Location: 1 West Street, Ryde, PO33 2NX  
Proposal: Proposed external alterations to finishes  
Parish: Ryde Ward: Ryde North West  
Decision Date: 12/06/2023

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

- ii. Application No: [23/00676/HOU](#)  
Location: 81 St Johns Road, Ryde, PO33 2RP  
Proposal: Proposed single storey rear extension; alterations to front bay window; conversion of shed to utility room.  
Parish: Ryde Ward: Ryde Monktonmead  
Decision Date: 12/06/2023

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

- iii. Application No: [23/00688/HOU](#)  
Location: 63 Spencer Road, Ryde, PO33 3AF  
Proposal: Single storey extension on front elevation and two storey extension on rear elevation; proposed addition of windows to the side elevation at first floor level  
Parish: Ryde Ward: Ryde North West  
Decision Date: 13/06/2023

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

- iv. Application No: [23/00673/HOU](#)  
Location: 9 Wykeham Close, Binstead, Ryde, PO33 3ST  
Proposal: Proposed single storey rear extension  
Parish: Ryde Ward: Binstead And Fishbourne  
Decision Date: 14/06/2023

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

- v. Application No: [23/00716/14JPA](#)  
Location: Ryde Academy, Pell Lane, Ryde, PO33 3LN  
Proposal: Prior approval for installation of solar panels on the flat roofs facing south.  
Parish: Ryde Ward: Ryde West  
Decision Date: 15/06/2023

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

- vi. Application No: [23/00714/LBC](#)  
Location: 38 Union Street, Ryde, PO33 2LJ  
Proposal: LBC for works in connection with the removal of modern counters inside.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 16/06/2023

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

- vii. Application No: [23/00372/FUL](#)  
Location: Walled Garden, Bullen Road, Ryde, PO33 1FA  
Proposal: Demolition of agricultural building; Construction of a single storey dwelling (revised scheme)  
Parish: Ryde Ward: Ryde Appley and Elmfield  
Decision Date: 19/06/2023

*Ryde Town Council objected to the application on the following grounds:*

- a) *That the proposed revised building, with its sprawling appearance, is out of scale to the site on which it will sit contrary to policy DM2.*
- b) *The proposed brickwork and large glazed panels do not compliment the heritage style of the existing surroundings contrary to policy DM2.*
- c) *The Class Q permitted development which was confirmed on the original footprint of the old agricultural building has become a key to unlocking the ability to have a much larger more obtrusive building on the site. Ryde Town Council believe that this is not an appropriate development for a site of this nature and sensitivity.*
- d) *There is no provision for cycle storage contrary to the Guidelines for Parking Provision as Part of New Developments SPD.*
- e) *There is no provision for waste recycling and storage contrary to the Guidelines for Recycling and Refuse Storage in New Development SPD.*
- f) *The development, as approved and proposed is outside of the settlement boundary by a significant margin.*
- g) *There is no provision within the application for contribution to the Solent SPA.*
- h) *There is no provision towards affordable housing contributions contrary to the Affordable Housing Contributions SPD (This could be around £27,000).*

- viii. Application No: [23/00307/RVC](#)  
Location: Land Between 24a/24b, Bellevue Road & East Street, Ryde PO33 2AR.  
Proposal: Variation of condition 2 on [19/00156/RVC](#) to allow alterations to include change of material from brick to decorated render at ground and first floor levels, removal of decorative string course, increase in fascia depth and soffit width, lift window sills on south elevation, replacement of 2 sets of bi-fold doors with French doors at lower ground floor level on north elevation, replacement of 2 French doors with bi-fold doors at ground floor level on north elevation, removal of privacy screens on north, west and east elevations, removal of lower ground floor window on east elevation, reduction in width and change to high level window at ground floor level on east elevation, new door at lower ground floor level on east elevation, alterations to size of ground floor window on east elevation, increase in bargeboard projection/overhang on north elevation, removal of first floor window on west elevation  
Parish: Ryde Ward: Ryde Monktonmead  
Decision Date: 20/06/2023

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

- ix. Application No: [23/00746/FUL](#)  
Location: Flat 1, 34, St Thomas Street Ryde, PO33 2DL  
Proposal: Change of window openings at ground floor level on front elevation  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/06/2023

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

- x. Application No: [23/00735/FUL](#) (LBC Application No [23/00736/LBC](#))  
Location: 85 West Street, Ryde, PO33 2NW  
Proposal: 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  
Parish: Ryde Ward: Ryde North West  
Decision Date: 21/06/2023

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

- xi. Application No: [23/00762/HOU](#)  
Location: 47 Colenutts Road, Ryde, PO33 3HT  
Proposal: Replacement single storey rear extension  
Parish: Ryde Ward: Haylands and Swanmore  
Decision Date: 21/06/2023

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

- xii. Application No: [23/00672/FUL](#)  
Location: 3 To 6 Roundhouse Mews, George Street, Ryde, PO33 2JD  
Proposal: Replacement windows  
Parish: Ryde Ward: Ryde North West  
Decision Date: 22/06/2023

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

- xiii. Application No: [23/00637/LBC](#)  
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF  
Proposal: Listed Building Consent for proposed solar panels to roof and new conservation roof light.  
Parish: Ryde Ward: Haylands And Swanmore  
Decision Date: 26/06/2023

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

- xiv. Application No: [23/00795/HOU](#) (LBC No: [23/00637/LBC](#))  
Location: Haylands Manor, Corbett Road, Ryde, PO33 3LF  
Proposal: installation of Solar Panels to roof and new conservation roof light.  
Parish: Ryde Ward: Haylands And Swanmore  
Decision Date: 26/06/2023

*Ryde Town Council raised no objection to these applications.*

- xv. Application No: [23/00704/FUL](#)  
Location: Natwest Bank St Thomas Square, Ryde, PO33 2PL  
Proposal: Removal of existing external signage, one night safe and one ATM and infill with material to match the existing elevation.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 27/06/2023

*Ryde Town Council raised no objection to these applications.*

- xvi. Application No: [22/02211/FUL](#)  
Location: Aldermoor Farm, Upton Road, Ryde, PO33 3LA  
Proposal: Demolition of barns; construction of single dwelling on Unit 3 (revised plans)  
Parish: Ryde Ward: Haylands And Swanmore  
Decision Date: 28/06/2023

*Ryde Town Council raises no objection to the application, subject to the following:*

- a) *The requirements of Island Roads being met, and payments in respect of the Solent SPA are made.*
- b) *There should be no increase in surface water runoff.*

- xvii. Application No: [23/00131/HOU](#)  
Location: Little Swaylands, Swaylands Close, Ryde, PO33 1FA  
Proposal: Proposed detached outbuilding  
Parish: Ryde Ward: Ryde Appley And Elmfield  
Decision Date: 29/06/2023

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

- xviii. Application No: [23/00837/HOU](#)  
Location: 21 Adelaide Place, Ryde, PO33 3DJ  
Proposal: Proposed single storey side extension (revised scheme)  
Parish: Ryde Ward: Ryde West  
Decision Date: 29/06/2023

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

## 2) APPLICATIONS REFUSED

None