



RYDE TOWN COUNCIL
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 12 SEPTEMBER 2023

DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 11 JULY 2023

PLANNING DECISIONS

1) **APPLICATIONS APPROVED**

- i. Application No: [23/00800/HOU](#)
Location: 50 High Park Road, Ryde, PO33 1BX
Proposal: Proposed conservatory on rear elevation
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 03/07/2023

Ryde Town Council raised no objection to this application.
- ii. Application No: [23/00869/HOU](#)
Location: 7 Somerset Road, Ryde, PO33 1BU
Proposal: Demolition of rear extension; proposed single storey rear extension
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 06/07/2023

Ryde Town Council raised no objection to this application.
- iii. Application No: [23/00898/HOU](#)
Location: 21 Grasmere Avenue, Ryde, PO33 1NU
Proposal: Proposed single storey rear extension; alterations
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 07/07/2023

Ryde Town Council raised no objection to this application.
- iv. Application No: [23/00403/HOU](#)
Location: 13 Spencer Road Ryde, PO33 2NY
Proposal: Infill extension, garage conversion and alterations, external rendering; detached building to form home office (revised scheme)
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- v. Application No: [23/00803/HOU](#) (LBC application No [23/00804/LBC](#))
Location: 31 George Street, Ryde, PO33 2EW
Proposal: Single storey rear extension; complete refurbishment of existing dwelling to include retention of timber windows and front door set; first floor bedroom part separated to create new wc / shower room.
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- vi. Application No: [23/00804/LBC](#))
Location: 31 George Street, Ryde, PO33 2EW
Proposal: Listed Building Consent for above application.
Parish: Ryde Ward: Ryde North West
Decision Date: 13/07/2023

Ryde Town Council raised no objection to this application.

- vii. Application No: [23/00547/FUL](#)
Location: Flat 2, 70 West Hill Road, Ryde, PO33 1LW
Proposal: Replacement windows on side and rear elevations
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 21/07/2023

Ryde Town Council raised no objection to this application.

- viii. Application No: [23/00952/HOU](#)
Location: 32 Lower Highland Road, Ryde, PO33 1DX
Proposal: Proposed single storey side and rear extensions
Parish: Ryde Ward: Ryde South East
Decision Date: 26/07/2023

Ryde Town Council raised no objection to this application.

- ix. Application No: [23/01000/HOU](#)
Location: Praesmowr, 5 Royal Walk, Ryde, PO33 1NL
Proposal: Cladding to side elevations and replacement cladding on front elevation
Parish: Ryde Ward: Ryde Appley and Elmfield
Decision Date: 01/08/2023

Ryde Town Council raised no objection to this application.

- x. Application No: [23/00978/LBC](#)
Location: 85 West Street, Ryde, PO33 2NW
Proposal: Listed Building Consent for demolition of wall/removal of toilet on first floor
Parish: Ryde Ward: Ryde North West
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xi. Application No: [23/01043/CLEUD](#)
Location: Tredegar House, 15 Wood Street, Ryde, PO33 2BS
Proposal: Lawful Development Certificate for use of lower ground floor and part of upper ground floor as three-bedroom flat (C3 use class) and part of upper ground floor and first floor as a 9-bedroom (sui generis) HMO.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xii. Application No: [23/00929/HOU](#)
Location: 4 Ringwood Road, Binstead, Ryde, PO33 3NU
Proposal: Formation of vehicular access and hardstanding
Parish: Ryde Ward: Ryde West
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xiii. Application No: [23/01012/FUL](#)
Location: Unit 1A Nicholson Road, Ryde, PO331BQ
Proposal: Proposed detached building to provide additional office accommodation
Parish: Ryde Ward: Ryde South East
Decision Date: 07/08/2023

Ryde Town Council raised no objection to this application.

- xiv. Application No: [23/01009/CLEUD](#)
Location: Land at Palmer House & Nelson Mansions, off Castle Street, Ryde, PO33 2EE
Proposal: Lawful Development Certificate to establish compliance with condition no.1 on P/00287/18 to confirm a legal commencement of works for this development
Parish: Ryde Ward: Ryde North West
Decision Date: 08/08/2023

Ryde Town Council raised no objection to this application.

- xv. Application No: [23/01025/HOU](#)
Location: 32 Brookfield Gardens, Ryde, PO33 3NP
Proposal: Demolition of shed; proposed single storey side extension
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 18/08/2023

Ryde Town Council raised no objection to this application.

- xvi. Application No: [23/01071/HOU](#)
Location: 24 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed raised rear decking and alterations
Parish: Ryde Ward: Ryde North West
Decision Date: 18/08/2023

Ryde Town Council raised no objection to this application.

- xvii. Application No: [23/00922/FUL](#)
Location: 18 Newport Street, Ryde, PO33 2QB
Proposal: Demolition of disused workshop building and the construction of a terrace of three townhouses. (readvertised application)
Parish: Ryde Ward: Ryde North West
Decision Date: 21/08/2023

Ryde Town Council are very conscious of the need for new housing and as a result support this application subject to the following:

- a) Parking - *There appears to be a complete change of mind with Island Roads approach to the parking requirements included in this application. The parking requirement outlined by Island Roads for No. 23/00922/FUL as stated pre revised application was that: "Officers have reviewed all of the comments provided and have further considered the proposed access in its established context. Officers conclude that based on local knowledge a no parking solution for this development would not be acceptable due to existing capacity issues in respect of local car parks and on-street parking. As such, therefore there is a need to secure on-site parking. It is Officers' view that although the site would not have the ideal level of visibility, given the circumstances of this area which include Newport Street being one-way, the proliferation of other residential accesses which are substandard in terms of visibility, the apparent low-speed "sense of place" of Newport Street and the removal of historic traffic from the local network that would have been associated with the former use, on balance the proposed arrangement would not have an unacceptable level of impact in respect of highway safety." Island Roads stated that on-site parking was very much needed which Ryde Town Council agree with, but they also mentioned visibility splays which for this junction in particular are not relevant owing to vehicles not being able to approach the junction from Newport Street. Vehicles can only approach from Station Street where they would be pulling away from a standstill only ten metres from the on-site parking.*

The revised application offers no on-site parking or includes a Parking Provision Assessment. However, Island Roads have no objection. Their comments include the following: "No car parking is proposed and therefore I can confirm that this proposal is not in compliance with this standard. Notwithstanding this, it is noted that although the site is located in Zone 2, that it is directly adjacent Zone 1 whereby it could be argued that parking provision need not be provided or the shortfall in parking is not a significant material consideration due to its locality to town centre infrastructure." Ryde Town Councils position on parking is that on-site parking should be provided as in the original application but the need for visibility splay adherence should be ignored in this instance as there is no passing traffic which could cause concern.

- b) Photovoltaic Panels on Roof - *Ryde Town Council agree the principle of including solar energy solutions wherever possible however, within a conservation area an effort should be made to use solar tiles that mimic slate roof tiles such as the ones in the following link to reduce the impact on the character of the conservation area.*
<https://smartlyenergy.com/solar-energy/solar-tiles>
- c) Solent Special Protection Area (SPA) - *Appropriate contributions should be made to the Solent SPA*

xviii. Application No: [23/01020/FUL](#)

Location: Former Ryde Youth and Community Centre, 97 High Street, Ryde, PO33 2SZ
Proposal: Change of use from D1 to E(e) for provision of medical or health services.
including disabled access ramp (revised plan) (revised description) (readvertised)
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 30/08/2023

Ryde Town Council raises no objection to the application; however, it does request that the IWC make a condition that approval is dependent on the dental practice offering NHS treatment.

2) APPLICATIONS REFUSED

Application No: [23/01065/FUL](#)

Location: Land Between 61 and 63, Bettsworth Road, Ryde, PO33 3EN
Proposal: Proposed pair of semi-detached dwellings
Decision Date: 10/08/2023
Parish: Ryde Ward: Haylands and Swanmore

Ryde Town Council believes that whilst the applicant has endeavoured to address many of the issues which were identified within the submitted comments and has listed these in the planning statement. Ryde Town Council agreed that a number of their issues had been addressed, however it still objects to this application on the following grounds.

- a) *The Parking Provision Assessment included in this revised application was short of detail as to the time of day and date that the observations were made. Members of the planning committee expressed concerns regarding the data as they were of the opinion that parking was a huge problem in the area.*
- b) *Insufficient parking provision which is inconsistent with the guidelines set out in Policy DM17 Sustainable Travel of the Isle of Wight Core Strategy.*
- c) *No indication of any contribution to the Solent Special Protection Area (SPA).*