



RYDE TOWN COUNCIL
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 3 OCTOBER 2023

DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 12 SEPTEMBER 2023

PLANNING DECISIONS

1) **APPLICATIONS APPROVED**

- i. Application No: [23/01144/HOU](#)
Location: 3 Beatrice Close, Binstead, Ryde, PO33 3PB
Proposal: Two storey side extension (revised scheme)
Parish: Ryde Ward: Ryde West
Decision Date: 05/09/2023

Ryde Town Council raised no objection.

- ii. Application No: [23/00728/HOU](#)
Location: 6 Shaplunds Mews, 35 Union Road, Ryde, PO33 2DA
Proposal: Replacement of windows with UPVC and replacement front door
Parish: Ryde Ward: Ryde North West
Decision Date: 06/09/2023

Ryde Town Council raised no objection.

- iii. Application No: [23/00641/FUL](#) (LBC Application No [23/00642/LBC](#))
Location: 29 - 30 Cross Street, Ryde, PO33 2LL
Proposal: Mixed use to create generic space for creative workspace, retail, display, performance, cafe, and community uses including the refurbishment, extension and alterations comprising of a new external terrace and screened plant roof; new windows and doors in the rear facade, reinstatement of roof lights in existing openings; replacement of asbestos based roofing; alteration to hard landscaping; entrance refurbishments and external lighting (revised plans)(revised description)
Parish: Ryde Ward: Ryde North West
Decision Date: 08/09/2023

Ryde Town Council did not comment on the applications owing to its connections to the high Street Heritage Action Zone

- iv. Application No: [22/01876/FUL](#) (LBC Application No [23/00136/LBC](#))
Location: Cornelia Heights 93 George Street, Ryde, PO33 2JE
Proposal: Change to mixed use comprising bed and breakfast accommodation and six flats ; internal and external alterations, to include changes to fenestration, new balconies
Parish: Ryde Ward: Ryde North West
Decision Date: 08/09/2023

Ryde Town Council raises no objection to the application subject to an agreement to the following:

- a) *A contribution to the Solent Special Protection Area (SPA) for the new flats and the holiday accommodation.*
- b) *Provision of cycle racks sufficient for the number of residences.*
- c) *Provision of a waste bin storage area sufficient for all units.*

- v. Application No: [23/00730/HOU](#) (LBC Application No [23/00731/LBC](#))
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS
Proposal: Removal and re-building of section of boundary wall along Trinity Street & Bellevue Road
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 08/09/2023

Ryde Town Council raised no objection.

- vi. Application No: [23/01070/FUL](#)
Location: 35 - 36 High Street, Ryde, PO33 2HT
Proposal: Alterations to shop front.
Parish: Ryde Ward: Ryde North West
Decision Date: 11/09/2023

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

- a) *As the proposed development is located within a Conservation Area, a timber door as opposed to a composite or aluminium door should be fitted.*
- b) *Any alterations to a shop front sited within the High Street Heritage Action Zone (HSHAZ) should align with the HSHAZ Shop Front Design Code*

- vii. Application No: [23/00146/HOU](#)
Location: St Johns Lodge Appley Road, Ryde, PO33 1NE
Proposal: Replacement windows and single storey rear extension
Parish: Ryde Ward: Ryde Appley And Elmfield
Decision Date: 13/09/2023

Ryde Town Council supported part of this application and objects to another part as a split decision as set out below:

Ryde Town Council wishes to comment on the elements of the proposal as follows:

a) *Windows - Ryde Town Council objects to the proposal to exchange the existing timber windows with leaded glazing for aluminium frames with no leaded feature. This proposal does not meet the article 4 guidance for retaining the character of the building.*

b) *Extension - Ryde Town Council supports the proposal to add an extension to the rear of the building.*

viii. Application No: [23/01232/HOU](#)

Location: 18 Arnold Road, Binstead, Ryde, PO33 3RJ

Proposal: Demolition of side additions; Proposed single storey extension to rear & side

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 14/09/2023

Ryde Town Council raised no objection.

ix. Application No: [23/01240/HOU](#)

Location: 24 Quarry Road, Ryde, PO33 2TX

Proposal: Demolition of conservatory; proposed single storey side extension

Parish: Ryde Ward: Ryde Monktonmead

Decision Date: 15/09/2023

Ryde Town Council raised no objection.

2) APPLICATIONS REFUSED

i. Application No: [23/01211/HOU](#) (LBC Application No [23/01212/LBC](#))

Location: 9 The Strand Ryde, PO33 1JD

Proposal: Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area (revised scheme)

Decision Date: 11/09/2023

Parish: Ryde Ward: Ryde Monktonmead

Ryde Town Council raised no objection.

ii. Application No: [23/01198/HOU](#)

Location: St Georges House, Sea Close, Ryde, PO33 3SW

Proposal: Ext to existing garage to form double garage with storage at first floor level.

Decision Date: 11/09/2023

Parish: Ryde Ward: Ryde North West

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

a) *That the conditions as set out in the Island Roads Report are met*

b) *That the recommendations as set out in the Arborist report are met. Furthermore, rainwater drainage from the existing shed roof should also be diverted to the proposed French Drains.*

c) *That there are no objections from the Isle of Wight Council's Tree Officer.*

- iii. Application No: [23/01255/FUL](#)
Location: 34 High Street, Ryde, PO33 2HT
Proposal: Replacement bay windows at first floor, sash window to second floor and front door serving first floor flat.
Decision Date: 18/09/2023
Parish: Ryde Ward: Ryde North West

Ryde Town Council objected to the application based on the proposed use of UPVC window frames as opposed to timber.