



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 3 OCTOBER 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr Diana Conyers, Cllr Richard May (Mayor), and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committees and Place Plan Coordinator) Keith Herbert (Southern Water), Chani Kind (Surfers Against Sewage), Cllr Michael Lilley, Will Taylor (Empty Homes Consultant) and Chris Turvey (Place, Neighbourhood and Planning Officer).

24 Members of The Public.

PUBLIC QUESTIONS

A question was asked whether Ryde Town Council had contributed to funding for the “Splace” initiative. It was confirmed that no funding had been provided.

113/23 APOLOGIES

Apologies were received from Cllr Tom Hanley, Cllr Jess Higgins, Cllr Jo Elliott, and Cllr Jenna Sabine.

114/23 DECLARATIONS OF INTEREST

None received.

115/23 REQUESTS FOR DISPENSATIONS

None requested.

116/23 MINUTES

The minutes to the previous meeting held on 12 September 2023 were reviewed.

It was noted that regarding minute reference 106/23 (iii), paragraph 4, it stated incorrectly that the “IWC Officers acknowledged that the current Ryde Place Plan could be adopted by the Isle of Wight Council as an SPD (Statutory Planning Document), which could form the basis of a Neighbourhood Plan”. This should have stated that the Position Statement could be adopted as an SPD which would be placed in order of hierarchy second behind a Neighbourhood Plan (the approval of which would be subject to a local referendum). Once adopted its contents would be used as a material consideration in planning applications.

RESOLVED:

THAT, subject to the above amendment the minutes to the meeting held on 12 September 2023 be agreed.

117/23 SEWAGE DISCHARGE INTO ISLAND WATERS

Members were first provided with a presentation from Surfers Against Sewage around the issues on sewage and foul water discharge into the sea as well as other areas such as plastic pollution and Net Zero, including the adoption of ocean-based solutions by 2030 which was all an integral part of their Manifesto.

The statistics around sewage being discharged into the sea regarding Ryde were that out of a total duration of 2,336 hours, there had been a spillage total of 1,598 hours between March 2021 and March 2022. 1,305 of these hours had been recorded at Appley alone.

To help alleviate any future discharges which were caused by drains and sewers being overwhelmed by heavy rainfall, installation of Sustainable Urban Drainage was suggested where Swales, Gutter Gardens, Bio Retention Areas, Soakaways and Channels could be put in place to assist in preventing such deluges.

Surfers Against Sewage were encouraged by the Town Councils Position Statement which highlighted their commitment to addressing the lack of green spaces within the town and the overall duty of care placed on the protection of the environment.

The presentation would be circulated to all members following the meeting and would be made available to the public on the Town Councils website. It would also be accessed via this [LINK](#) and be attached to and form part of these minutes.

Southern Water explained the difficulties of managing the combined sewers (which the Isle of Wight have had in place for many decades) when there is very heavy rainfall and there is no option but to release the foul water into the sea. However, they reaffirmed their commitment to working with Surfers Against Sewage and assured members that some £35million had been set aside to help tackle the problems. Such commitment included the installation of various forms of Sustainable Urban Drainage as well as a distribution to households of water butts which would collect and slowly release rainwater from roofs over a period of some three to four hours.

There was also a commitment from Southern Water to increase the amount of water being pumped from the underground water tank at Appley to the Sandown Treatment Plant as soon as possible in order to help alleviate the problems at Appley. However, before this could happen it would need to ensure that it would not result in increases in spills in Sandown.

It was noted that regarding any planning applications, whilst potential drainage and flooding were seen as important considerations when submitting any plans, Southern Water (as with any UK water service provider) were not regarded as a statutory consultee which meant they do not have as much influence in the determination of applications as they believe they should have in order to help provide advice and guidance in minimising any risks around inadequate water clearance.

Members thanked both guest speakers for their informative presentation and agreed that Ryde Town Council should endeavour to make every effort in lobbying for the improved management of waste water as well as all environmental matter which affect the town.

The committee also agreed to support the Water But scheme and encourage its uptake as well as support any measures in making Southern Water and important statutory consultee for planning applications.

118/23 MEMBERS QUESTION TIME

The Chair asked that whilst Southern Water were not considered as a Statutory consultee, could they approach Ryde Town Council with any comments. It was noted that this could be looked into.

119/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/01476/OUT](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead / Haylands and Swanmore
Location: Land South of 10-72 Alfred Street off Quarry Road, Ryde, PO33 2TS.
Proposal: Outline application for residential development with means of access

Members were advised that the outline application was to consider in full the proposed road network serving the site and the principle of development on it. Other details such as house design would be left to a later Reserved Matters Application. The site was included in the 2018 Strategic Housing Land Availability Assessment (SHLAA).

Regarding statutory consultee comments, Island Roads had identified several areas where the application was lacking in detail which included details of land drainage and parking issues. Rights of Way had requested a list of conditions which would guarantee the continued access to the nature reserve during construction and occupation.

25 members of the public had objected to the proposal on the following grounds:

- The threat to the ecology of the Nature Reserve.
- The risk of flooding.
- Increase in traffic.

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

RESOLVED:

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

- a) **In an area immediately adjacent to a Nature Reserve one would expect to see some reference to the resident species of flora and fauna and how to protect them from the effects of this development. Various measures should be outlined to mitigate the considerable harm that will be caused by this proposal.**

- b) The prominent Eucalyptus Tree T2 and the group of trees G5 are to be removed. It is Ryde Town Council's contention that the tree T2 is a prominent feature in the area and should be retained. That along with the group G5 may form a habitat for many rare species and their removal could have a major impact.
- c) The allotments site adjacent to this proposal would be cut off from the Nature Reserve causing the allotments to feel hemmed in by development.
- d) The flood risk states that the site is subject to moderate-high groundwater flooding and although RTC welcomes the Sustainable Urban Drainage (SUDS) solution there is still some concern that it will be ineffective in a groundwater flooding event.
- e) The increase in traffic is referenced in the Island Roads report however this road is usually single lane access due to parking and is crossed by a higher than usual number of pedestrians, sometimes pushing barrows, owing to the large number of allotment sites. These pedestrians include young people who work the plots and others attending the Network Ryde allotment site.

- ii. Application No: [23/01293/FUL](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore.
Location: Land at Rosemary Copse, Smallbrook Lane, Ryde, PO33 4BH.
Proposal: Proposed open storage area.

Members were advised that Ryde Town Council officers found it very difficult matching the plans submitted with the application and the plans to the existing Lawful Development Certificate.

After a proposal, 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:

- i. The plans submitted show the extent of the current works however the area which has been applied for as an extra storage area is already occupied and this application does not include other areas on the site which have also been occupied.
- ii. No regard has been given to the wildlife in this area. This is clearly shown by the absence of an Ecology Report.
- iii. Any water courses which run across this site are at a high risk of pollution by the activities that are carried out on the site. There are no proper measures in place to intercept oils and other liquids from entering nearby rivers and streams.

(The full objection with an aerial view as outlined above can be viewed via this [LINK](#).)

- iii. Application No: [23/01570/HOU](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore.
Location: 5 Grenville Drive, Ryde, PO33 3JN.
Proposal: Formation of balcony on front elevation; alterations to fenestration.

Members were advised that the balcony could potentially overlook the front gardens of the homeowners' neighbours and could possibly overlook the rear garden of the property on the opposite side of the road, however on viewing an aerial image of the site on Google Maps, these concerns were alleviated.

There were no comments submitted from statutory consultees or members of the public.

Members believed that after considering the comments around the aerial pictures of the site, the height of the balcony should not be a cause for concern.

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

RESOLVED:

THAT Ryde Town Council raised no objection.

- iv. Application No: [23/01582/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 50-51 Monkton Street, Ryde, PO33 2BB
Proposal: Alterations and change of use of shop and living accommodation into two self-contained dwellings.

Members were advised that the site lays, in part within a flood zone and an adequate flood risk had been carried out and attached to the application.

Island Roads had no objection subject to conditions being placed to guarantee proper visibility. There had been no comments submitted from members of the public.

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

RESOLVED:

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

- a) **A contribution to the Solent Special Protection Area (SPA) is made.**
- b) **There is sufficient provision of Cycle Racks.**
- c) **There is sufficient provision of waste storage areas.**
- d) **A contribution to affordable housing is made.**
- e) **The conditions set out by Island Roads are met.**
- f) **There is no increase in surface water run-off.**

- v. Application No: [23/01535/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of conservatory; Proposed alterations, single storey extensions and new roof to provide accommodation within new roof space.

The proposal would, when compared with the already approved plans, increase the likelihood of overlooking for the neighbouring properties.

There had been two comments submitted by members of the public: one regarding overlooking and one concerning an outstanding enforcement notice about trees on the site.

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

RESOLVED:

THAT Ryde Town Council object to this application owing to the removal of the existing outbuilding to the rear of the property, which partially forms a screen, overlooking would be a major concern to the neighbouring properties.

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: [23/01530/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Milmega, Park Road, Ryde, PO33 2BE
Proposal: Alterations and change of use from warehouse (Class B8) to multi-disciplinary veterinary clinic (Class E) with associated parking and service areas.
- ii. Application No: [23/01548/HOU](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Fairways, Quarr Road, Binstead, PO33 4EL
Proposal: Replacement of boundary fence and gates on northern boundary of site
- iii. Application No: [23/01608/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 11 Pellview Close Ryde, PO33 3TU
Proposal: Single storey side extension to enlarge shower room to make wheelchair accessible, plus new external wheelchair ramping

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

RESOLVED:

THAT Ryde Town Council raised no objection to the above three applications.

120/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 19 JUNE 2023

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

PLANNING APPLICATION 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 Shaplans 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.

RESOLVED:

THAT Ryde Town Council noted the decisions raised by the Isle of Wight Council.

121/23 EMPTY BUILDINGS, HOUSING NEEDS SURVEY AND ENFORCEMENT

Following agreement at the previous meeting, members discussed further empty buildings in Ryde and the best way to deal with any potential enforcement issues.

On the matter of empty buildings and enforcement, it was proposed and seconded that Ryde Town Council employs the services of an external consultant to assist in identifying such places and advising on the best course of action. This would be done within the confines of the committee's budget.

It was noted that not all homes which appeared empty actually were and it would be beneficial to request a list of numbers as well as the amount of recorded homeless people in Ryde from the Isle of Wight Council to provide some further context. Updates on progress would be provided at future meetings.

With regard to the ongoing issues around enforcement and how Ryde Town Council could best address urgent cases (The Royal York being the most prominent and biggest cause of public concern), the option of utilising the Environmental Protection Act 1990 s82 was discussed again. Should this not prove to be successful then matters of concern would be passed onto the Isle of Wight Council for them to honour their obligations around duty of care. Following a vote via a show of hands the following was:

RESOLVED:

THAT the employment of an external consultant, to assist and advise on the issues around empty homes and enforcement, be agreed.

122/23 PUBLIC REALM MATTERS

Members were advised on the following:

i. Pilot Scheme For A Community Waste Bin For George Street Residents

Following concerns raised by residents around Gull Waste Sacks being left on pavements and railings ahead of collection, it was noted that a meeting was being convened on 5 October 2023 between the Chair, Vice Chair, Officers, and residents of George Street to discuss proposals around finding solutions.

A report on the outcomes of the meeting would be brought back to the next meeting.

123/23 DATE AND TIME OF NEXT MEETING

Members noted that the next meeting will be held on Tuesday, 24 October 2023 at 7.00pm.