



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 24 OCTOBER 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jo Elliott, Cllr Tom Hanley, and Cllr Malcolm Ross.

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

3 Members of The Public.

PUBLIC QUESTIONS

A question was asked regarding the High Street Heritage Action Zone (HSHAZ) project and the latest lack of consultation around its current status. It was noted that the issue had been raised by the Chair with the HSHAZ Project Manager and it was agreed that they will be invited to the next meeting to provide an update on the scheme to all members of the committee.

124/23 APOLOGIES

Apologies were received from Cllr Charles Chapman and Cllr Richard May.

125/23 DECLARATIONS OF INTEREST

None received.

126/23 REQUESTS FOR DISPENSATIONS

None requested.

127/23 MINUTES

The minutes to the previous meeting held on 3 October 2023 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 3 October 2023 be agreed.

128/23 MEMBERS QUESTION TIME

Following discussions with ward residents, Councillor Hanley enquired about the removal of some trees at the Marlborough Road allotment site and why they had been taken down?

Members were advised that the trees had, following an inspection by a tree surgeon, been deemed as being in a poor condition, and needed to be removed on the grounds of safety.

(N.B.

Following the meeting the tree report was accessed by the Place, Neighbourhood and Planning Officer and it stated that the dead and dying wood was removed from two trees and that any poorly managed limbs were cut back to prevent further infection. One Ash tree was felled as it was suffering from 'Ash Die Back' and the report stated that it "posed potentially a serious risk to life and property".)

Cllr Ross asked that when looking to procure any future information signs, could AJ Wells, an Island Company be considered owing to the high quality and long-lasting nature of the renowned. The committee were advised that the company would be included in any future considerations.

129/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/01420/FUL](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: Greenfield Court, West Hill Road, Ryde, PO33 1NA
Proposal: Proposed replacement of existing single glazed timber sash windows to UPVC double glazed Sash Windows.

This application was for timber window frames to be changed to UPVC frames on the front elevation of the building. This would not usually be acceptable to Ryde Town Council as it has a policy of objecting to this such modifications in a Conservation Area.

However, this building had no architectural merit, so the committee agreed to raising no objection to this particular scheme provided the windows were of heritage type to match the rest of the street scene.

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

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

RESOLVED:

THAT Ryde Town Council raised no objection to the application subject to the style of the windows being of a heritage nature to match the surrounding properties.

- ii. Application No: [23/01728/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Planet Ice, Quay Road, Ryde, PO33 2HH
Proposal: Change of use from ice rink to distillery with visitor attraction including ancillary bar and restaurant.

This application was for a change of use of the building that was previously used as an ice rink, known as Planet Ice (Ryde Arena).

Isle of Wight Distillery Ltd are a successful Island company who are seeking to relocate the facility and open up to the public in a different sustainable way to its current facility in Pondwell. Isle of Wight Distillery had previously consulted with Ryde Town Councils Place, Neighbourhood and Planning committee members who expressed their support for the scheme, subject to viewing the planning application which was now before them.

One statutory consultee, Island Roads, had raised no objections and there had been no comments submitted by members of the public.

The issue of access and egress into the site from the Esplanade was raised and specifically the new Interchange cycle lane which crosses Quay Road junction, leading into the proposed development. It was suggested that a sign be fitted to make motorists aware of cyclists crossing the junction.

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

RESOLVED:

THAT the following be agreed:

- i. Ryde Town Council raises no objection to the application.**
- ii. As the transport statement made no mention of the new road layout and cycle lane which is in place as a result of the transport interchange alterations, Ryde Town Council requests that consideration be given to the siting of a road sign leading in and out of Quay Road to make motorists aware of cyclists crossing that junction in both directions.**

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: [22/02121/HOU](#) (Listed Building Application No [22/02122/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 28 Melville Street, Ryde, PO33 2AN
Proposal: Demolition of garage, outbuilding, and greenhouse; revision to existing vehicular access and formation of parking area including alteration to boundary wall (revised floor plan and elevation drawing; revised description) (re-advertised).
- ii. Application No: [23/01614/RVC](#)
Parish(es): Ryde Ward(s): Haylands and Swanmore
Location: 1 Denham Cottages, Weeks Road, Ryde, PO33 2TR
Proposal: Variation of condition 2 on [21/00369/HOU](#) to allow amendments to the appearance of the approved extension (no objections raised at the online virtual Planning, Environment and Regeneration meeting held on 21 March 2021).
- iii. Application No: [23/01628/ADV](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: Milmega Park Road, Ryde, PO33 2BE
Proposal: Installation of 2x illuminated fascia signs and 1x non-illuminated post sign for newly located Pet Doctors Veterinary Practice (App No [23/01530/FUL](#) – no objections raised at the PNP Committee meeting held on 3 October 2023).

RESOLVED:

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

130/23 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: [22/00801/HOU](#)
Location: 4 Nelson Place, Ryde, PO33 2ET
Proposal: Replacement windows in side / north elevation and rear / east elevation (revised plan)
Parish: Ryde Ward: Ryde North West
Decision Date: 25/09/2023

Ryde Town Council raised no objections to the application but did request that any application for timber window replacements in a Conservation Area under Article 4 direction are not replaced with UPVC frames.

- ii. Application No: [23/01335/ADV](#)
Location: M&Co (Now Poundland), 160 - 161 High Street, Ryde, PO33 2HU
Proposal: Proposed 1x externally illuminated fascia sign
Parish: Ryde Ward: Ryde North West
Decision Date: 03/10/2023

Ryde Town Council raised no objection to the application.

- iii. Application No: [20/02119/FUL](#)
Location: 87 - 87A High Street, Ryde, PO33 2SZ
Proposal: Change of use and alterations to form 5 flats
Parish: Ryde Ward: Ryde South
Decision Date: 04/10/2023

Ryde Town Council raised no objection to the application, subject to the appropriate Solent Protection Area (SPA) payments being agreed.

- iv. Application No: [22/02277/HOU](#)
Location: 5 Stoneham Cottages, Cemetery Road, Binstead, Ryde, PO33 3RF
Proposal: Alterations including two and single storey side/rear extensions and installation of dormer window at rear (revised scheme / plans) (revised description) (readvertised application)
Parish: Ryde Ward: Binstead and Fishbourne
Decision Date: 10/10/2023

Ryde Town Council raised no objection to the latest re-advertised application.

- v. Application No: [23/00980/LBC](#)
Location: Ryde Pier Esplanade Ryde, PO33 2HE
Proposal: Listed Building Consent for installation of safety signage and lifebuoys
Parish: Ryde Ward: Ryde North West
Decision Date: 10/10/2023

Ryde Town Council raised no objection to the application.

2. APPLICATIONS REFUSED

None

RESOLVED:

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

131/23 UPDATES ON LATEST INTERNAL SUB COMMITTEE MEETINGS

Members were provided with updates on the following from the Chair and Vice Chair:

i. Public Realm and Natural Environment Sub Committee

- *George Street Waste Collection Issues* - There had in the past been numerous complaints regarding the use of gull sacks within the Ryde Conservation Area which were left hanging from the railings of various properties throughout the week. Members were advised that a meeting had been held between the Chair, Vice Chair, Place, Neighbourhood and Planning Officer and some residents / landlord of George Street where a potential solution was discussed. This involved the removal of all gull sacks and replacing them with large 1,100 litre recyclable waste and non-recyclable waste wheelie bins. The Isle of Wight Council had been approached about the proposals and an update would be given at the next meeting.
- *Bird Aware and Welcome to Ryde Signs* – The Committee was advised that these were still ongoing and that a further update would be provided in due course.

ii. Place Plan and Regeneration Subcommittee

It was noted that the Ryde Position Statement was to be reviewed (subject to Committee approval) with a view to making it a Supplementary Planning Document (SPD) for the Isle of Wight Council. With regard to the Ryde Place Plan, the Subcommittee discussed there being a summary update of the document as opposed to a full review.

The subcommittee also considered the possibility of there being an Investment Board set up to help manage the future funds that Ryde would be receiving in the shape of the £20m Government Levelling Up investment funding.

132/23 RYDE TOWN COUNCIL POSITION STATEMENT REVIEW

Members were requested to formally agree to the process of the review and any updating of the Town Councils Position Statement.

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

RESOLVED:

THAT the review and updating of Ryde Town Councils Position Statement be agreed.

133/23 NOTIFICATION FROM THE ISLE OF WIGHT COUNCIL AROUND PROPOSED CHARGES FOR THEIR ENFORCEMENT SERVICES

Members noted the recent correspondence, including prices, from the Isle of Wight Council highlighting the opportunities for Town and Parish Councils to contribute towards funding for further Planning Enforcement capacity in 2024-2025 and beyond.

Members agreed that this should be discussed further at the next meeting in order for it being considered as part of the 2024/2025 budget setting, should Ryde Town Council consider using the services in the future.

It was also agreed that more information should be obtained from Newport and Carisbrooke Community Council around their successful cases and any costs involved.

Additionally, it was suggested that Ryde Town Council could work in collaboration with other nearby Town and Parish Councils should it decide to pursue the services of an Isle of Wight Council Enforcement Officer.

The Place, Neighbourhood and Planning Officer would put together a report setting out the enforcement issues in Ryde, the costs and what level of officer support would be best suited for Ryde and the councils resources.

Members were however reminded of the committees' agreement at the previous meeting to employ the services of an empty homes consultant and that their services should be utilised as much as possible.

134/23 DATE AND TIME OF NEXT MEETING

Members noted that the next meeting will be held on Tuesday, 14 November 2023 at 7.00pm.