



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 14 NOVEMBER 2023 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

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

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

10 Members of The Public.

PUBLIC QUESTIONS

There were no public questions raised at this point although some comments were raised later in the meeting regarding specific agenda items.

135/23 APOLOGIES

Apologies were received from Cllr Charles Chapman, Cllr Simon Cooke, and Cllr Richard May

136/23 DECLARATIONS OF INTEREST

None received.

137/23 REQUESTS FOR DISPENSATIONS

None requested.

138/23 MINUTES

The minutes to the previous meeting held on 24 October 2023 were reviewed.

RESOLVED:

THAT, the minutes to the meeting held on 24 October 2023 be agreed.

139/23 HIGH STREET HERITAGE ACTION ZONE (HSHAZ) PROJECT

The Ryde HSHAZ Project Manager provided members with an update on the current status of the HSHAZ Project since its inception in 2020 and the remaining plans until its conclusion later in 2024.

One area which was highlighted was the High Street Pedestrianisation. This had been much anticipated and was due to start imminently. The surface would be more akin to a proper pedestrian zone as opposed to a road and would be similar to that along the Esplanade as per the Isle of Wight Councils Conservation Officers recommendations.

The Pedestrian Zone Improvements included:

- Physical changes to the high street to encourage full pedestrianisation.
- Full resurfacing from Garfield Road to Star Street.
- Partnering with Southern Water for Sustainable Drainage Systems (SuDS).
- Removing the visual presence of a carriageway / footway divide, by incorporating same colour surfacing throughout.

On the issue of installing SuDS, members were advised that this was becoming a very important feature of many Town Centres up and down the country as Climate Change leads to more frequent and heavy rainfall.

SuDS are a form of raingarden (or large scale planted areas) which collect rainwater, stored in underground tanks. Water would then be released into the main system at a slower rate, reducing the number of storm overflows which discharge into rivers and coasts. There would be eight raingardens, incorporating some trees, positioned to attenuate as much surface water as possible.

All plants would be sustainable, reducing the requirement for watering. SuDS would also be an effective mechanism to discourage unnecessary (and illegal) driving through the pedestrian zone.

Southern Water's Pathfinder scheme approached the Ryde HSHAZ team for collaboration on Ryde High Street and Southern Water would cover all costs associated with the inclusion of SuDS.

The next steps in the HSHAZ project would be:

- Confirm costs and delivery timeline with Highways and Island Roads.
- 3D Visualisations for Public / Stakeholder Engagement and Press Coverage.
- Work to promote Ryde as 'Open for Business' during the works.

Members were advised that the timeline of the HSHAZ Project was due to finish at the end of March 2024, however an extension into the summer of 2024 had been agreed for building works.

The Chair thanked the HSHAZ Project Manager for the latest update.

140/23 MEMBERS QUESTION TIME

None

141/23 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/01793/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 39 Westfield Park, Ryde, PO33 3AB
Proposal: Demolition of dwelling; proposed replacement dwelling

Members considered an application for the demolition of one house and be replaced with a new property. There were seven local residents, who were in attendance to demonstrate their objections to the application.

Prior to the debate by members there was concerns raised by a member of the public, who was a resident of Westfield Park, around the height, design and mass and scale of the proposed house as well as doubts as to the accuracy of the design of the building.

Regarding the footprint of the proposed building, members were advised that it would cover the area of each floor. The car port and any landscaping were not usually counted as residential space, as it is included as amenity space.

The footprint of the proposed new building would be 85% bigger than the existing building.

Members agreed that whilst the building was not necessarily out of character to other buildings of a similar design within the area, there was some concern around its mass.

There was a total of 10 public objections lodged with the Isle of Wight Council. Island Roads had raised no objections.

It was also noted that the Isle of Wight Councils Tree Officer had given conditional approval on the basis of ensuring appropriate soft landscaping was provided for the development, in the interests of visual amenity and to comply with policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

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

RESOLVED:

THAT Ryde Town Council are not against the principle of redevelopment on this site, however, Ryde Town Council objects to the application on the following grounds:

- i. **The proposed new building seeks to establish the roof line of the proposed building at the same height as the chimney on the existing building. Ryde Town Council consider that the roof on the new building should be no higher than the roofline of the existing building on the applicant's site.**

- ii. **The mass of the proposed new building will be increased, when compared with the existing building, by a minimum of 75%. Ryde Town Council considers that this will make the building and site feel cramped and the building would appear overbearing in this setting. Ryde Town Council further feels that the scale and mass of this proposal should be reduced to more closely match the other properties in the area.**

- ii. Application No: [21/02244/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 20 - 21 High Street, Ryde, PO33 2HW
Proposal: Conversion of part of ground floor and first and second floors to 5 flats to include first and second floor extension, alterations to building fenestration and shopfront, and relocation of existing air conditioning units (revised plans) (revised description) (revised site address) (re-advertised application).

Members were reminded that this application had previously been considered in January 2022 where it was decided to recommend approval subject to there being sufficient waste storage provision, appropriate payments to the Solent Special Protection Area (SPA) and sufficient cycle storage for each of the five properties. The recommended approval was within the HSHAZ area, which would align with Ryde Town Councils support of any plans to convert upper floors in a retail building into residential provision.

Whilst the original plans indicated a space allocated for waste storage, the revised application did not provide any suggestion of such provision. There also remained no indication of cycle storage provision and a payment to the Solent SPA. The Isle of Wight Councils Environment Officer did not go on to say anything about the omission of waste storage or the effect it would have on the scheme. Furthermore, Environmental Health had no adverse comment or objection to the original proposal which included waste storage.

Southern Water provided their standard reply as the connection to the sewers was not a material consideration.

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 latest plans have removed the waste storage utility but not identified where they are being relocated to.**
- ii. **There is no provision in the plans for cycle storage contrary to the “Guidelines for parking Provision as part of New developments.” SPD**
- iii. **There is no provision for a contribution to affordable housing.**
- iv. **There is no provision for a Solent SPA contribution for the 5 residential units.**

- iii. Application No: [23/01103/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: China Garden, 58 The Strand, Ryde, PO33 1JD
Proposal: Replacement windows.

This application was for replacement windows for a property in the Ryde Conservation area. The existing preference for such works was that they should be replaced like for like (i.e., timber frames for timber frames).

The existing windows frames were a mixture of modern plastic, aluminium, and original wood. The application sought to replace all of the remaining wooden frames with UPVC heritage style windows, retain all of the existing aluminium frames and match them with aluminium on the upper bays.

Members were advised that the building next door which was of a more modern design had all UPVC heritage style sash windows.

Members agreed that whilst UPVC window frames were not ideal in a Conservation Area, given that the neighbouring property had frames made of such material, an alternative way of preserving the character of the area was to replace all of the upper floor windows with UPVC heritage frames on the principal elevations to show a more uniform approach.

There had been no objections from members of the public or any statutory consultees.

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 application; however, it would like to suggest the following:

A better alternative ways of preserving the character of the area would be to replace all of the upper floor windows with UPVC heritage frames on both principal elevations to show a more coordinated, joined up approach. The existing aluminium frames are out of keeping with the character of the conservation area and although Ryde Town Council understands that the owner is under no duty to replace these, having all of the upper floor windows in heritage style UPVC would be a much better solution.

- iv. Application No: [23/01890/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 34 High Street, Ryde, PO33 2HT
Proposal: Proposed replacement bay windows at first floor, sash window to second floor and front door serving first floor flat (revised scheme).

Members were advised that this application was originally for retrospective approval of works to replace wooden window frames on the principal elevation with UPVC window frames. They were also reminded that Ryde Town Council objected to the proposal in August 2023 and the application was subsequently refused by the Isle of Wight Council.

After consultation with the Isle of Wight Council, the owner agreed to remove the UPVC cladding and the trickle vents from the prominent bay window.

The owner further agreed to replace the UPVC cladding with timber cladding matching the style that would have been there originally. Whilst the work had been completed a number of committee members and members of the public had expressed concerns as to the quality of the finished works.

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. That the remedial works as carried out have had a detrimental effect on the Ryde Conservation Area.**
- ii. That the works that have been carried out in the Ryde High Street Heritage Action Zone (HSHAZ) area are not in keeping with the HSHAZ scheme.**

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: [23/01390/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 38 Hamilton Road, Binstead, Ryde, PO33 3QZ
Proposal: Demolition of garage; proposed single storey side extension; retention of raised decking (revised description)(readadvertised application)
- ii. Application No: [23/01864/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 54 Wellington Road, Ryde, PO33 3QH
Proposal: Retention and completion of raised decking on rear elevation
- iii. Application No: [23/01887/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Time And Tide, St Georges Road, Ryde, PO33 3AS
Proposal: Proposed installation of new doors on front elevation and replacement window on side elevation
- iv. Application No: [23/01918/HOU](#)
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: Beachwood, Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Proposed single storey side extension.

RESOLVED:

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

142/23 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: [23/01403/HOU](#)

Location: 49 Newnham Road, Binstead, Ryde, PO33 3TE

Proposal: Single storey extension and detached outbuilding to form gym and overspill accommodation.

Parish: Ryde Ward: Binstead and Fishbourne

Decision Date: 20/10/2023

Ryde Town Council raised no objection to the application.

ii. Application No: [23/01441/RVC](#)

Location: Monsoon 133 – 134, High Street, Ryde, PO33 2RJ

Proposal: Variation of condition 2 on 22/00081/FUL to allow retention of retail units as built.

Parish: Ryde Ward: Ryde North West

Decision Date: 20/10/2023

Ryde Town Council raised no objection to the application.

iii. Application No: [23/01535/HOU](#)

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 (revised plans).

Parish: Ryde Ward: Ryde North West

Decision Date: 25/10/2023

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

Owing to the removal of the existing outbuilding to the rear of the property, which partially forms a screen, overlooking will be a major concern to the neighbouring properties.

iv. Application No: [23/01369/HOU](#)

Location: 36 Upton Road Ryde Isle Of Wight PO33 3HP

Proposal: Extend existing garage and conservatory with workshop at first floor level

Parish: Ryde Ward: Haylands And Swanmore

Decision Date: 26/10/2023

Ryde Town Council raises no objection to this application.

v. Application No: [23/01548/HOU](#)

Location: Fairways Quarr Road, Binstead, Ryde, PO33 4EL

Proposal: Replacement of boundary fence and gates on northern boundary of site

Parish: Ryde Ward: Binstead And Fishbourne

Decision Date: 03/11/2023

Ryde Town Council raised no objection to the application.

2. APPLICATIONS REFUSED

None

RESOLVED:

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

143/23 ENFORCEMENT ISSUES

As a result of members requesting further information around the offer from the Isle of Wight Council on the opportunity to buy in to the IW Council's Planning Enforcement Service, an update report was presented.

Prior to the debate a member of the public asked would the use of the Section 82 of the Environmental Protection Act be specifically to issue enforcement action around large cases such as the Royal York Hotel? Case studies seemed to indicate that it was more tailored for matters such as neighbourly disputes involving noise or smoke pollution.

It was noted that whilst this could be the situation in a lot of cases, the use of the act was still a first option which would at least show that the Town Council had the intent to solve an issue at a low cost. Other options would always be explored should the Section 82 method not prove fruitful.

The Place, Neighbourhood and Environment Officer presented his report which outlines the costs of such services provided by the Isle of Wight Council and how Newport and Carisbrooke Community Council had fared since they had procured such services.

It was noted that whilst the cost of an Enforcement Officer would be nearly £8,000 for one day per week over 52 weeks, the Isle of Wight Council had advised that in order to bring value to the service, a minimum period of two days per week would be required, meaning a cost to Ryde Town Council of nearly £16,000. The cost of a Senior or Principal Officers services would be even higher.

According to Newport and Carisbrooke Community Councils (NCCC) accounts and outlined in their Quarterly Enforcement Report, they had procured three days per week at a cost of £21,549. NCCC had compiled a list of 36 planning enforcement cases of which eight had been closed. Five cases were shops in the conservation area with issues about untidy frontages and three were illegal advertising banners.

It was noted that despite Ryde Town Council setting aside an annual budget of £10,000 over the course of several years to assist the Isle of Wight Council with some long-term issues, the offer of the money had not been taken up by the Isle of Wight Council and the enforcement issues had remained unresolved.

However, members agreed that as it was getting close to setting the 2024-2025 budget, the cost of two days of Isle of Wight Council Enforcement officer time should be included for discussion.

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

RESOLVED:

THAT the following be agreed:

- i. Ryde Town Council's Place, Neighbourhood and Planning Committee should prepare a list of current issues that they would like to see improvement on.**
- ii. Between now and 1st April 2024, RTC should utilise some of the Public Realm budget to engage the former IWC empty properties officer Will Taylor. RTC should employ him to carry out the identified enforcement work under section 82 of the Environmental Protection Act 1990 part 3.**
- iii. RTC should then evaluate this "inhouse" approach against the results seen in Newport utilising the IWC enforcement offer to see which gives best results and best value for money.**
- iv. Ryde Town Council should include in its 2024-2025 budget proposals a provision for two days of Isle of Wight Councils Enforcement Officer time for consideration.**

144/23 PROPOSED NEW ARRANGMENTS TO REPLACE GULL SACKS

As a result of there being no response from the Isle of Wight Council around Ryde Town Council's proposals around the removal of gull sacks in an area of George Street where they had been causing an extreme nuisance and replacing them with 1100L wheelie bins, the item was deferred until the next meeting.

145/23 DATE AND TIME OF NEXT MEETING

Members noted that the next meeting will be held on Tuesday, 5 December 2023 at 7.00pm.