



**MINUTES OF RYDE TOWN COUNCIL'S  
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE  
HELD ON TUESDAY, 5 DECEMBER 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, Cllr Jess Higgins, Cllr Richard May, and Cllr Malcolm Ross.

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

3 Members of The Public.

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**PUBLIC QUESTIONS**

A member of the public asked if anything could be done regarding the issue of people feeding pigeons in the High Street which was causing a nuisance to local residents and visitors alike. The same person also highlighted a faulty streetlight and what could be done to fix it.

The member of the public was advised that the matters would be reported to the relevant bodies under the auspices of the Isle of Wight Council.

**146/23 APOLOGIES**

Apologies were received from Cllr Charles Chapman.

**147/23 DECLARATIONS OF INTEREST**

None received.

**148/23 REQUESTS FOR DISPENSATIONS**

None requested.

**149/23 MINUTES**

The minutes to the previous meeting held on 14 November 2023 were reviewed.

**RESOLVED:**

**THAT, the minutes to the meeting held on 14 November 2023 be agreed.**

**150/23 MEMBERS QUESTION TIME**

Cllr Conyers asked what could be done about the constant overflowing of water following heavy rainfall along the roadside at the Esplanade Eastern Gardens.

It was noted that it was being caused by the build-up of sand from the beach and fallen leaves blocking the drains. It was the responsibility of the Isle of Wight Council to ensure the drains remained clear and prevent the water build up. Officers would contact the Isle of Wight Council to ensure this was carried out after any heavy rainfall.

Cllr Ross asked what the status was regarding the 'Welcome to Ryde' road signs. It was noted that this was still progressing, albeit slower than hoped. An update would be provided at the next meeting.

Cllr Hanley asked had there been any news regarding Ryde Town Councils involvement with the new toilet facilities at the Esplanade train station. All committee members were advised that this was a matter for Full Council and that when there were any further developments, all members would be duly advised.

## **151/23 PLANNING APPLICATIONS**

The following planning applications were considered by the committee:

- i. Application No: [23/01971/HOU](#)  
Parish(es): Ryde Ward(s): Ryde South East  
Location: 112 Great Preston Road, Ryde, PO33 1DD  
Proposal: Single storey sunroom extension and small decking area.

Prior to the debate a member of the public had expressed concerns around the application due to the fact that it was a retrospective submission and that there was no indication of the enforcement notice as outlined in the Planning and Access Statement as well as the appeal decision within the online documents for this current application.

Members noted that this application had been originally refused. Ryde Town Council recommended approval to the previous plans, on the provision that obscured glassed screening was to be installed to avoid any overlooking onto neighbouring properties. The latest application had removed the upper balcony altogether and lowered the roof line to below the brick detail, which was the main contention the planning inspectorate pointed out when the application went to appeal as the extension did not previously look compliant to the existing building.

There had been no comments submitted to the Isle of Wight Council from any members of the public or statutory consultees.

Members agreed that a lack of information did make it difficult to make any informed decision and that the original concerns around overlooking onto neighbouring properties had still not been fully addressed. Furthermore, confirmation that building regulations approval was also not forthcoming, added to the lack of information to which members could make a decision.

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

### **RESOLVED:**

**Ryde Town Council object to this application on the following grounds:**

- a) **Although this application has sought to address issues with the previous scheme, Ryde Town Council has a concern that the elevated position of the balcony would still cause overlooking of neighbouring properties.**
  - b) **In order to prevent any overlooking from within the building, Ryde Town Council would require assurance that the windows on both sides of the extension were glazed with obscure glass and not treated with an applied plastic opaque layer which could after time be removed.**
  - c) **It is therefore the opinion of Ryde Town Council that the issues outlined by the Planning Inspectorate in case number [APP/P2114/D/21/3271307](#) have not been fully addressed with this latest proposal.**
  - d) **Although not a planning consideration, building regulations approval would need to be sought for this development. If it has not, inspections under building regs on the footings and works up to Damp Proof Coursing (DPC) will now not be possible unless photographs of the works are available, or inspection holes are dug. Ryde Town Council consider that any further building should be halted until planning permission is obtained and any possible building regulation issues are successfully addressed.**
- ii. Application No: [23/01838/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 36 Nelson Street, Ryde, PO33 2EY  
Proposal: Proposed extensions at 1st and 2nd floor level on side elevation, three/single storey extension on rear elevation and alterations to form 3 additional self-contained flats (total of 9 flats)

This application was for alterations to the existing building including an extension to the rear to form a total of 9 flats (5 x 2 bed and 4 x 1 bed). The previous application [23/00094/FUL](#), proposed the demolition of the existing building, and was refused for two main reasons. Firstly, its size, design, and external appearance and secondly for its insufficient parking provision. In terms of impact on the conservation area, this application appeared to enhance the area by tidying up an unkempt building whilst conserving the character of the conservation area it was set in. Members therefore were requested to consider if the parking issue had been adequately resolved within the renewed application.

Island Roads had already agreed that the parking issue was not something that should prevent the application being granted due to the location being close to existing public transport routes and there was enough local parking to accommodate the additional demand.

Members agreed that the revised application was a much better proposal, negating the need to demolish the building and erect a new one. However, there was some discussion around access to the proposed floor plans. It was however established that they were contained in the Design, Access, Planning and Heritage Statement.

It was however agreed that whilst the new application addressed much needed housing for Ryde and was situated on a brownfield site, Ryde Town Council would need assurances that there would be adequate provision for waste and cycle storage. There would also need to be a contributions made to the Solent Special Protection Area (SPA) as well as to affordable housing for the three additional flats.

There had been no comments submitted from any members of the public.

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 following:**

- a) **There is adequate provision for waste storage.**
- b) **There is adequate provision for cycle storage.**
- c) **A contribution is made to the Solent SPA.**
- d) **A contribution is made to Affordable Housing in relation to the three additional self-contained flats.**

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: [23/01926/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 92B West Street, Ryde, PO33 2NN  
Proposal: Proposed garden room.
- ii. Application No: [23/01939/ADV](#) (LBC App No [23/01940/LBC](#))  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 47 - 48 Union Street, Ryde, PO33 2LF  
Proposal: Proposed 1x externally illuminated fascia sign.
- iii. Application No: [23/01820/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: 7 Royal Walk, Ryde, PO33 1NL  
Proposal: Demolition of conservatory and garage; proposed two storey side and rear extensions, single storey front and rear extensions; alterations to include cladding.
- iv. Application No: [23/01990/ADV](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 24 St Johns Road, Ryde, PO33 2RN  
Proposal: Non-illuminated wall mounted sign
- v. 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 for wheelchair access, plus new external wheelchair ramping; raised decking and retention of existing single storey rear conservatory (revised plan) (revised description) (readvertised application)

**RESOLVED:**

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

**152/23 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 14 NOVEMBER 2023**

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

## **PLANNING APPLICATION DECISIONS**

### **1. APPLICATIONS APPROVED**

- i. Application No: [22/01030/FUL](#)  
Location: Former Council Depot, Victoria Crescent, Ryde, PO33 1DG  
Proposal: Demolition of existing depot buildings, construction of 5 new dwellings.  
Parish: Ryde Ward: Ryde Appley and Elmfield.  
Decision Date: 06/11/2023

*Ryde Town Council raises no objection to this application.*

- ii. Application No: [23/01072/HOU](#)  
Location: Sandpipers, Buckingham Close, Ryde, PO33 2DN  
Proposal: Demolition of conservatory; proposed single storey front and side extension; replacement pitched roof to kitchen; alterations to include rear veranda with screen and cladding.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 07/11/2023

*Ryde Town Council raises no objection to this application.*

- iii. Application No: [23/01628/ADV](#)  
Location: Milmega Park Road, Ryde, PO33 2BE  
Proposal: Installation of 2x illuminated fascia signs and 1x non-illuminated post sign.  
Parish: Ryde Ward: Ryde Monktonmead.  
Decision Date: 15/11/2023

*Ryde Town Council raised no objection to this application.*

- iv. Application No: [23/01614/RVC](#)  
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.  
Parish: Ryde Ward: Haylands and Swanmore.  
Decision Date: 17/11/2023

*Ryde Town Council raised no objection to this application.*

- v. Application No: [23/01530/FUL](#)  
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.  
Parish: Ryde Ward: Ryde Monktonmead.  
Decision Date: 21/11/2023

*Ryde Town Council raised no objection to this application.*

## 2. APPLICATIONS REFUSED

Application No: [23/01570/HOU](#)

Location: 5 Grenville Drive, Ryde, PO33 3JN

Proposal: Formation of balcony on front elevation; alterations to fenestration

Decision Date: 13/11/2023

Parish: Ryde Ward: Haylands And Swanmore

*Ryde Town Council raised no objection to this application.*

### **RESOLVED:**

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

## **153/23 NATIONAL PLANNING FEES**

Members noted the following increases in National Planning Fees as advised by the Chief Planner of the Department for Levelling Up, Housing and Communities on 14 November 2023:

- Planning application fees increased by 35% for applications for major development.
- Planning application fees increased by 25% for applications for all other applications.

The new fees would come into effect from the start of 6 December 2023.

## **154/23 PLANNING ENFORCEMENT OPTIONS**

The Place, Neighbourhood and Planning Officer presented a report to members of the committee which advised on additional information obtained since the previous meeting which would help to further inform them in making a decision regarding Ryde Town Council's enforcement requirements.

Members were reminded that Newport and Carisbrooke Community Council had for the past year employed the services of Isle of Wight Council Enforcement Officers for three days per week and as reported at the previous meeting had some results regarding mostly shop front cases within their conservation area and some illegal advertising banners.

Whilst such cases were regarded as important, members agreed that there were larger, more pressing matters that needed addressing in Ryde such as the ongoing former Royal York Hotel, which continued to blight Ryde and upset residents. Smaller cases could possibly be addressed via other means including use of Section 82 of the Environmental Protection Act 1990.

The report provided four options for members of the committee to consider ahead of making any decision:

- Option 1 - Pay nothing and rely on the existing IW Council service – at no cost.
- Option 2 - Engage IWC's Enforcement Officers for two days a week – at a cost of £15,769.60 Minimum.
- Option 3 - Write to owners with untidy buildings and provide funding – at a cost of £10,000.00 Maximum.
- Option 4 - Improve Town Centre with £20 million levelling up fund – cost unknown.

It was agreed that further investigation into employing the services of Isle of Wight Councils Enforcement Officer should be considered. However, before any decision could be taken, Ryde Town Council would need to clearly outline what was expected of the Isle of Wight Council and that assurances would need to be given that such cases as the former Royal York Hotel would be robustly pursued with every effort made to ensure a satisfactory conclusion. There would also be a need to establish a specific action plan on the former Royal York Hotel and how the building could be restored to a condition that was of a satisfactory standard.

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

**RESOLVED:**

**THAT the following be agreed:**

- i. **The Place, Neighbourhood and Planning Officer writes to the Isle of Wight Councils Strategic Manager for Planning and Infrastructure Delivery to agree a meeting to discuss further the use of the Isle of Wight Councils Enforcement Officers.**
- ii. **Ryde Town Council makes it clear at any such meeting(s) what outcomes it requires as a result from any agreement to employ the services of Isle of Wight Councils Enforcement Officers. Specifically, a plan of action should be agreed on enforcement action for the former Royal York Hotel.**

**155/23 TOWN CENTRE BOUNDARY**

The Committee was presented with a report from The Place, Neighbourhood and Planning Officer which recommended including in the revised Ryde Position Statement the extension of the Town Centre Boundary which could benefit the town greatly by the following means:

- More housing designed into an area which owing to previous parking limitations would not have been viable.
- An increase in population near the town centre benefiting local business.
- Large problem buildings bought back into use which would lend themselves to creating small one and two bedroom accommodation which are cheap and greatly needed in the area.
- Suitable buildings used for sheltered accommodation aimed at older and/or disabled people who have no need for cars.

Ryde Town Council would always encourage the building on brown field sites for housing needs, but the current situation made it difficult owing to there being very little parking provision.

Compared to Ryde, Newport's boundary was much larger. Ryde on the other hand only included Union Street, the High Street and George Street. Therefore, bringing in other areas would provide much needed additional housing options.

Whilst there may not be so many parking places, this would not necessarily be a large problem as housing would be within easy reach of public transport and any accommodation would be provided with the appropriate cycle storage, all of which would fit Ryde's green agenda and reduce the towns carbon footprint. Use of hired electric vehicles such as bikes, scooters and possibly the introduction of a scheme for electric cars, much like the 'Zipcars' scheme used on the mainland, could be considered. After a proposal, seconder, and a vote via a show of hands, the following was:

**RESOLVED:**

**THAT the Place, Neighbourhood and Planning Officer contacts the Isle of Wight Council with a proposal to extend the Ryde Town Centre Boundary as part of the Ryde Position Statement which could be included in the current draft Island Planning Strategy.**

**156/23 DELEGATED DECISIONS OVER THE CHRISTMAS AND NEW YEAR PERIOD**

Owing to the forthcoming Christmas and New Year break, it was proposed that any items of business, including planning and licencing applications that required a decision between 6 December 2023 and the next scheduled meeting of the Place, Neighbourhood and Planning Committee on 16 January 2024, would be delegated to the Place, Neighbourhood and Planning Officer and the Committees and Ryde Place Plan Coordinator in consultation with the Chair and Vice Chair of the Place, Neighbourhood and Planning Committee. Should there be any major planning or licencing applications or any other items requiring an urgent decision during this period and there is insufficient time to wait until the 16 January 2024, then an Extra-Ordinary meeting of the Place, Neighbourhood and Planning Committee would be called to discuss the matter.

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

**RESLOVED:**

**THAT the following be agreed:**

- i. All decisions relating to any Place, Neighbourhood and Planning matters which needed to be taken between 6 December 2023 and 16 January 2024 be delegated to the Place, Neighbourhood and Planning Officer and the Committees Coordinator in consultation with the Chair and Vice Chair of the Place, Neighbourhood and Planning Committee.**
- ii. Any major planning or licencing applications or any other urgent matters requiring a decision during this period would be subject to an Extra-Ordinary meeting of the Place, Neighbourhood and Planning Committee.**

**157/23 DATE AND TIME OF NEXT MEETING**

Members noted that the next meeting will be held on Tuesday, 16 January 2024 at 7.00pm.