



## **RYDE PLANNING APPLICATIONS CONSIDERED OFFICER UNDER DELEGATED POWERS**

Applications discussed via email correspondence between Cllr Simon Cooke (Place, Neighbourhood and Planning Committee Chair), Jon Baker (Ryde Town Council Committees Coordinator), Cllr Diana Conyers (Place, Neighbourhood and Planning Committee Vice Chair) and Chris Turvey (Place, Neighbourhood and Planning Officer).

**Owing to the 2023/24 Christmas / New Year break and leading up until the next scheduled meeting of the Place, Neighbourhood and Planning Committee on 16 January 2024, six planning applications received since the last committee meeting held on 5 December 2023 were considered under delegated powers by 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.**

**NOTE – Members of the Place, Neighbourhood and Planning Committee would be required to ratify the following resolutions at the next meeting scheduled for 16 January 2024.**

- 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: Replacement of existing single glazed timber sash windows to UPVC double glazed Sash Windows; proposed dormers on east elevation (revised plans)(readadvertised application).

### **Matters considered.**

This revised 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 such modifications in a Conservation Area.

However, at the meeting of the PNP Committee held on 24 October 2023 members agreed that the building had no architectural merit, and consequently raised no objections provided that the windows were of heritage type to match the rest of the street scene.

There had been no comments submitted from any members of the public or statutory consultees when RTC considered the application.

### **RESOLVED:**

**THAT, as previously, Ryde Town Council raises 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: [23/01914/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West.  
Location: So...Yummy, 159 High Street, Ryde, PO33 2HT.  
Proposal: To remove an existing kitchen extract system (canopy, duct & fan) and replace with a new system (canopy, duct & fan).

**Matters considered.**

This application related to ground floor café premises called “So...Yummy” (currently not trading).

It was for the replacement of an existing extraction system, located along the side of and towards the rear of the property and was not prominently visible from the public thoroughfare. The Heritage Statement stated that the scheme would not result in any adverse impacts on the character or appearance of the property or on the special historic and architectural qualities of this part of the designated Conservation Area. There had been no comments submitted by any statutory consultees when RTC considered the application.

A member of the public raised concerns regarding the effects of the new flu design. Their concerns were around the ability of the new system to remove cooking smells from the area as well as fan noise. However, RTC believed the system had been designed to the current design standards which facilitated dissipation of any cooking fumes. The new fan was an internal one which should reduce noise.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**

- iii. Application No: [23/01984/FUL](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead.  
Location: 87A High Street, Ryde, PO33 2SZ.  
Proposal: Proposed alterations and change of use from café to residential.

**Matters considered.**

This application was for a former café situated at the top of Ryde High Street and RTC had previously supported such applications in the area as it was outside of the High Street Heritage Action Zone (HSHAZ) and would provide much needed brown field housing. There had been no comments submitted by any statutory consultees or members of the public when RTC considered the application.

A request for contributions to the Solent SPA and provisions for Cycle and Waste storage as well as a contribution to Affordable Housing should be a condition of the application being granted.

**RESOLVED:**

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

- a) **A contribution is made to the Solent SPA.**
- b) **A contribution is made for affordable housing.**
- c) **There is sufficient space allocated for Cycle and Waste storage.**

iv. Application No: [23/02139/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West.  
Location: 52 Wellington Road, Ryde, PO33 3QR.  
Proposal: Proposed loft conversion including dormer extension and roof windows.

**Matters considered.**

Consideration should be given to the proposed overlooking of the bathroom and that obscured glass was factored into the plans to avoid any intrusive overlooking onto the neighbouring property.

There had been no comments submitted by any statutory consultees or members of the public when RTC considered the application.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application, subject to the installation of obscured / frosted glass in the proposed bathroom.**

v. Application No: [23/02141/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West.  
Location: 24 Buckland Gardens, Ryde, PO33 3AG.  
Proposal: Proposed demolition of bungalow; Proposed replacement dwelling.

**Matters considered.**

The proposed application was essentially a 're-build' of the approved extension and alterations under Planning Permission ([23/01535/HOU](#)) dated 25/10/23. At the RTC PNP Committee meeting dated 3 October 2023, the committee objected on the grounds of the removal of the existing outbuilding to the rear of the property, which partially formed a screen, overlooking would be a major concern to the neighbouring properties.

Consideration therefore needed to be given on whether the application rectified the concerns. There had been no comments submitted by any statutory consultees or members of the public when RTC considered the application.

**RESOLVED:**

**THAT Ryde Town Council maintains its objection to the original application (23/01535/HOU), namely, that 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.**

- vi. Application No: [23/02168/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead.  
Location: 16 Player Street, Ryde, PO33 2JB.  
Proposal: Demolition of existing rear extensions; proposed two storey rear extension.

**Matters considered.**

There did not appear to be any issues regarding problems with overlooking.

There had been no comments submitted by any statutory consultees or members of the public when RTC considered the application.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application.**