

**INFORMAL NOTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 27 FEBRUARY 2024 AT 7.00PM
IN THE GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

**THE FORMAL MEETING OF THE PLACE, NEIGHBOURHOOD AND
PLANNING COMMITTEE WAS CANCELLED OWING
TO THE COMMITTEE BEING INQUORATE**

Members Present: Cllr Diana Conyers, (Chair), 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).

4 Members of The Public were in attendance.

Whilst this formal meeting was cancelled, the Chair agreed to an informal meeting being held in order for those present to hear the Planning Applications and any other business on the agenda. No decisions were made at this informal meeting. Any Planning application decisions would be made via delegated powers after the meeting by the Place, Neighbourhood and Planning Officer and the Committees Coordinator in consultation with the Chair and Vice Chair and would be ratified by the committee at the next scheduled meeting.

1. APOLOGIES

Apologies were received from Cllr Charles Chapman, Cllr Simon Cooke, and Cllr Jess Higgins.

2. PLANNING APPLICATIONS

Members discussed, informally, the following two planning applications which were due to be considered by the whole committee:

- i. Application No: [24/00152/HOU](#) (Listed Building Application No [24/00153/LBC](#))
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 37 Melville Street, Ryde, PO33 2AN
Proposal: Retention of external works undertaken involving first floor side extension, retention of new timber porch/hood and retention of new entrance door.

Members noted that the works, already carried out, were in keeping with the style of the surrounding area, however this was a listed building, and the protection of the heritage features would need to be addressed by the IWC Conservation Officer (IWCCO). Any comment that the IWCCO had to make on this application should be supported by the committee. The addition of a composite door or UPVC windows to the front elevation would usually be considered as unacceptable in planning terms.

The new door should be replaced with a door made of materials in keeping with those of the surrounding area.

As of the time of the meeting there had been no comments submitted from members of the public or statutory consultees.

- ii. Application No: [23/02258/FUL](#) (LBC Application No [24/00165/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: Toymaster, 9 Union Street, Ryde, PO33 2DU
Proposal: Part demolition of rear of existing shop; proposed pair of semi-detached dwellings to rear fronting onto Union Lane; proposed conversion of first and second floors of shop to form 4 flats; Alterations to shopfront and part of ground floor to provide access to proposed flats.

This application was for six residential properties, which members agreed were a much needed commodity for Ryde. However, storage for cycles and waste had only been identified for the two proposed town houses. There were no plans submitted for any waste or cycle storage space for the proposed four flats. Additionally, members noted that there was no amenity space identified in order to provide such adequate storage.

As of the time of the meeting there had been no comments submitted from members of the public objecting or supporting the application. Island Roads had recommended conditional approval based on the provision of a management plan during the construction phase which addressed the control of noise, dust, and vibration as well as security and the onsite delivery of tools and materials.

The decisions on the above two applications would be made via delegated powers and be ratified by all members of the committee at the next meeting.

3. RYDE POSTION STATEMENT UPDATE

Members were advised that on Monday, 19 February 2024, the Isle of Wight Councils Planning Lead on Policy, and Delivery met with the Chair, Vice Chair, Ryde Town Councils' Planning Officer, and Committees Coordinator to discuss the Draft Ryde Position Statement with a view of it becoming a Statutory Planning Document (SPD) for the Isle of Wight Council.

The meeting went well with the whole document reviewed and each policy discussed with some various minor amendments made. Once the document had been finalised and given member approval, it would be sent to the Isle of Wight Council for it to be considered as an SPD for the Island Planning Strategy (IPS). The IPS was scheduled to be considered at the Isle of Wight Councils March 2024 Full Council meeting and the Position Statement would be put out for public consultation for it to be adopted as an SPD.

Whilst some elements of the Position Statement were not directly applicable for planning purposes, as the document included many other elements such as regeneration and environmental aspects, much of it was and the IWC's Planning Lead on Policy, and Delivery was optimistic that it would be received positively.

Further updates on the Statement's progress would be provided to members in due course.

The following items would be carried forward to the next scheduled meeting of the committee to be officially noted or agreed:

1. MINUTES TO THE PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE MEETING HELD ON 6 FEBRUARY 2024.

To agree the minutes to the meeting held on 6 February 2024.

2. PLANNING APPLICATION APPEAL NOTICE

To formally note for the record the following appeal.

[23/01211/HOU](#) - Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area (revised scheme) for No 9, The Strand, Ryde, PO33 1JD.

3. RYDE REGENERATION WORKING GROUP APPROVED MINUTES TO THE MEETING HELD ON 20 NOVEMBER 2023

To formally note the approved minutes.

DATE AND TIME OF NEXT SCHEDULED MEETING

Tuesday, 19 March 2024 at 7.00pm.