



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 6 FEBRUARY 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

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

4 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding the Ryde Esplanade Interchange's planting and when they would be finished as well as the rusting of the bus shelters, despite only being in place since late summer 2023. The Place, Neighbourhood and Planning Officer advised that the Isle of Wight Council would be contacted for a response.

12/24 APOLOGIES

Apologies were received from Cllr Charles Chapman, Cllr Simon Cooke, and Cllr Jo Elliott

13/24 DECLARATIONS OF INTEREST

None received.

14/24 REQUESTS FOR DISPENSATIONS

None requested.

15/24 MINUTES

The minutes to the previous meeting held on [16 January 2024](#) were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 16 January 2024 be agreed.

16/24 MEMBERS QUESTION TIME

Cllr Ross again enquired about the progress of the 'Welcome To Ryde' road signs and when they would eventually be put in place, despite them being agreed to over a year

ago.

The Place, Neighbourhood and Planning Officer advised that the Isle of Wight Council had been approached on several occasions but to no avail. They would be contacted again with a request to expedite the issue as a matter of urgency.

17/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [23/02248/FUL](#)
Parish(es): Ryde Ward(s): Binstead and Fishbourne
Location: Macquarrie Quarr Road, Binstead, Ryde, PO33 4EL
Proposal: Demolition of dwelling and boat house; proposed detached dwelling, boat house, garage, and home gym.

The proposed building was considerably larger than the one that has been demolished, however some of the proposed outbuildings were smaller. The flood risk assessment shows that although the site was within a flood zone the buildings, with the exception of the boat house, were not.

There had been one public comment submitted to the Local Planning Authority (LPA - Isle of Wight Council) which made reference to the use of the private road for construction vehicles. However, members were advised that such concerns around access over private land could not be considered a material consideration.

Island Roads have no objection as the proposal has no implications on the highway network.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council raised no objection to the application, subject to the Boat House not being used for any habitation purposes.

- ii. Application No: [24/00020/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 29 Spencer Road, Ryde, PO33 3AA
Proposal: Proposed alterations to widen vehicular access and enlarge hardstanding.

Island Roads raised no objections subject to drainage details being agreed with the LPA.

Members were advised that there should be no increase in surface water run off as result of this proposal and that the existing hedge should be protected. Any work adjacent to the hedge should be carried out when there were no nesting birds. As this property fell within the Ryde Conservation area the new trellis fencing may be considered as being out of character with the other properties in the area and could set a precedent.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council objects to the application on the following grounds:

- a) **There is no assurance that the character of the frontage to the property would be preserved with the proposed new trellis fencing which if granted, could look out of place within the Conservation Area the property is situated in and therefore set a precedent for any possible future developments.**
- b) **There is no indication that any work carried out would not disrupt wildlife such as nesting birds within the existing hedge.**
- c) **There must not be any increase in stormwater run-off as result of this development.**

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: [23/02250/RVC](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 6 West Hill Road, Ryde, PO33 1LG
Proposal: Variation of condition 2 on [22/01269/HOU](#) to allow for alterations to rear first floor extension finish and construction of flat roof over; alterations to west elevation window.
- ii. Application No: [24/00052/FUL](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 49 The Strand, Ryde, PO33 1JE
Proposal: Works to boundary wall to include the removal of random stone capping, raising existing and creating new rendered piers with the installation of wrought iron railings between.
- iii. Application No: [24/00053/LBC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 49 The Strand, Ryde, PO33 1JE
Proposal: Listed Building Consent for works to boundary wall to include the removal of random stone capping, raising existing and creating new rendered piers with the installation of wrought iron railings between.
- iv. Application No: [24/00107/HOU](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: The Hollies, Trinity Street, Ryde. PO33 2AS
Proposal: Single storey extension on rear elevation including dormer to the first floor on rear elevation.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

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

18/24 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 5 DECEMBER 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [22/02121/HOU](#)
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).
Parish: Ryde Ward: Ryde Monktonmead.
Decision Date: 08/01/2024

Ryde Town Council raised no objections to the application.

- ii. Application No: [22/02122/LBC](#)
Location: 28 Melville Street, Ryde, PO33 2AN.
Proposal: Listed Building Consent for revision to vehicular access and formation of parking area including alteration to boundary wall; removal of internal wall (revised floor plan and elevation drawings; revised description) (readvertised).
Parish: Ryde Ward: Ryde Monktonmead.
Decision Date: 08/01/2024

Ryde Town Council raised no objections to the application.

- iii. Application No: [23/01960/CLPUD](#)
Location: Queens Keep East Hill Road, Ryde, PO33 1LL.
Proposal: Lawful Development Certificate f(LDC) or proposed installation of solar panels on flat roof area at the rear of the property.
Parish: Ryde Ward: Ryde Appley and Elmfield.
Decision Date: 12/01/2024

Ryde Town Council were not consulted owing to the application being for an LDC.

- iv. Application No: [23/01420/FUL](#)
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)(readvertised application).
Parish: Ryde Ward: Ryde Appley and Elmfield.
Decision Date: 12/01/2024

As previously stated, 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.

2. APPLICATIONS REFUSED

None

19/24 DRAFT REVISED RYDE POSITION STATEMENT

Members were presented with the latest draft of a revised Position Statement which updated the previous version, and which also aligns with the Isle of Wight Council's Draft Island Planning Strategy.

Members were happy to agree to the latest draft and for it to be the subject of a meeting between the Chair, Vice Chair, Officers of Ryde Town Council and the IWC's Planning Officers with a view to securing the Position Statement as a Statutory Planning Document (SPD).

The final version of the Position Statement would come back to members of the committee to be recommended to Full Council for final approval.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT the Draft Revised Position Statement be agreed.

20/24 PUBLIC REALM APPLICATION – TOWN PLANTERS

It was noted that the current planters in the town were showing signs of wear and no longer in keeping with the aesthetics the Town Council aimed to portray throughout the town.

Members therefore considered a request for funding for the following:

- Two Hanging baskets
- One Square planter
- One Five-tiered round planter
- 16 Three-tiered square planters
- Sixteen Quarto planters
- Three Promenade planters

This would be a cost-effective provisional solution until the completion of the High Street Heritage Action Zone (HSHAZ) works in the High Street. Following the installation of the new street furniture, a reassessment would be carried out with a clearer perspective gained on how to coordinate planters throughout the town. A budget could then be allocated for the upgrade of all inventories.

The cost of the project would be £2,568 (including £68 deliver) and drawn from existing budget.

Following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT the Public Realm Application for Town Planters, at a cost of approximately £2,568, be agreed.

21/24 HSHAZ – HIGH STREET TRAFFIC REGULATION ORDERS

Owing to insufficient information being obtained, this item was deferred until a future meeting.

22/24 RYDE REGENERATION WORKING GROUP – MINUTE TO SEPTEMBER 2023 MEETING

The approved minutes of the meeting held on 18 September 2023 were noted.

23/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 27 February 2024 at 7.00pm.