



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 19 MARCH 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

IMPORTANT NOTICE REGARDING THE ASKING OF QUESTIONS

DUE TO THE UPCOMING RYDE TOWN COUNCIL BY-ELECTION FOR THE RYDE APPLEY AND ELMFIELD WARD BEING HELD ON THURSDAY, 21 MARCH 2024 THIS MEETING WAS HELD UNDER PRE-ELECTION REGULATIONS, AND CONSEQUENTLY THERE WERE NO PUBLIC OR MEMBER QUESTIONS TAKEN AT THIS MEETING.

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Jo Elliott, 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

24/24 APOLOGIES

Apologies were received from Cllr Charles Chapman

25/24 DECLARATIONS OF INTEREST

Cllr Cooke declared an interest in the likelihood that Ryde Town Hall / Theatre was mentioned in later business as he was a Trustee of the Ryde Town Hall Trust.

26/24 REQUESTS FOR DISPENSATIONS

None requested.

27/24 MINUTES

The minutes to the meeting held on **6 February 2024** were reviewed (this was deferred from 27 February) .

RESOLVED:

THAT the minutes to the meeting held on 6 February 2024 be agreed.

28/24 INFORMAL NOTES OF INQUORATE MEETING HELD ON 27 FEBRUARY 2024

The informal notes to the inquorate meeting were noted.

29/24 RATIFICATION OF OFFICER DELEGATED PLANNING DECISIONS

The officer delegated decisions that were taken in consultation with the Chair and Vice Chair owing to the previous scheduled meeting of 27 February 2024 being inquorate were considered and following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT the Officer Delegated Planning Decisions taken, in consultation with the Chair and Vice Chair of the Committee during the week commencing 26 February 2024, were ratified.

30/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [24/00262/FUL](#)
Parish(es): Ryde Ward(s): Haylands & Swanmore
Location: Land Between 61 & 63 Bettsworth Road, Ryde
Proposal: Pair of semi-detached dwellings (revised scheme)

Island Roads had submitted two comments, the first recommending refusal and the second, crucially overriding the first and stating, 'no objection'.

Ryde Town Council's only objection to the previous version of this scheme was on the grounds of insufficient parking provision and the case for not providing it had not been proved. The current application did have a more complete parking survey which had now satisfied Island Roads.

Members were of the opinion that like many areas within Ryde, parking in the area was still an issue, but also felt that new homes were very much needed.

It was however noted that the application did not indicate any provision for the storage of waste bins or cycles as well any contribution to the Solent Special Protection Area (SPA) and affordable housing and that any recommendation for approval to the scheme must include such provisions.

There had been no objections submitted from other statutory consultees or comments of any kind submitted by members of the public.

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 following:

- a) There is sufficient provision for the storage of waste.
- b) There is sufficient provision for the storage of cycles.
- c) There is a contribution made to the Solent SPA.
- d) There is a contribution to affordable housing.

- ii. Application No: [24/00216/HOU](#)
Parish(es): Ryde Ward(s): Haylands & Swanmore
Location: Solent House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Demolition of existing garage; proposed triple garage and garden store.

Members noted that the Arborist tree reports stated that there would be no impact on the lime tree (T1) owing to the raft foundations however the section A-A shows a raft foundation with a deep edge which may have an effect on the root protection area (RPA). The design of the raft should bear in mind the roots and the contractors should take care to protect the tree within the RPA.

There had been no objections submitted from other statutory consultees or comments of any kind submitted from members of the public and following a proposer, seconder, and a vote via a show of hands, it was:

RESOLVED:

THAT Ryde Town Council raised no objections to the application, subject to the comments and recommendations from the Arborist being implemented and the design of the raft footing not impacting upon the RPA.

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: [24/00194/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 25 Buckland Gardens, Ryde, PO33 3AG
Proposal: Demolition of shed; Proposed single storey side extension; alterations and conversion of garage to form workshop and storage.
- ii. Application No: [24/00292/HOU](#)
Parish(es): Ryde Ward(s): Haylands & Swanmore
Location: 263 Upton Road, Ryde, PO33 3HX
Proposal: Proposed first floor extension.
- iii. Application No: [24/00293/ADV](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: The Kebab House, 5 High Street, Ryde, PO33 2PN
Proposal: 1x externally illuminated fascia sign
- iv. Application No: [24/00341/ADV](#) - (LBC Application No: [24/00345/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 St Thomas Square (Nationwide Building Society), Ryde, PO33 2PH
Proposal: 1 x externally illuminated fascia sign; 1 x externally illuminated projecting sign; replacement trough light; replacement ATM surround and decals; proposed window message.

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 five applications.

31/24 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 6 FEBRUARY 2023.

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

PLANNING APPLICATION DECISIONS

1. APPLICATIONS APPROVED

- i. Application No: [23/01864/HOU](#)
Location: 54 Wellington Road, Ryde, PO33 3QH
Proposal: Retention and completion of raised decking on rear elevation
Parish: Ryde Ward: Ryde West
Decision Date: 02/02/2024

Ryde Town Council raised no objection.

- ii. Application No: [23/02135/RVC](#)
Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ
Proposal: Variation of Condition 2 on [21/00593/HOU](#) replacement raised roof, reduction of external doors, alterations to layout, stand-alone solar array.
Parish: Ryde Ward: Haylands & Swanmore
Decision Date: 07/02/2024

Ryde Town Council maintains its objection submitted on 6 May 2021 to the original application be maintained, namely, Ryde Town Council on considering additional various representations now objects to the application on the following grounds:

Following further information from the Isle of Wight Councils Rights of Way department that was received after the Town Council originally considered the application on 13 April 2021, members of the committee were of the view that crossing a well-used footpath (R111) is not acceptable and the access to the property by the proposed means should not be allowed. The proposals in this application affect the public's safety and their enjoyment of the footpath.

- iii. Application No: [23/02223/FUL](#)
Location: The Bungalow, Quarr Hill, Binstead, Ryde, PO33 4EH
Proposal: Demolition of an existing dwelling; proposed replacement dwelling, parking and detached double garage; associated landscaping (Revised scheme)
Parish: Ryde Ward: Binstead & Fishbourne
Decision Date: 09/02/2024

Ryde Town Council raised no objection to the application.

- iv. Application No: [23/02141/FUL](#)
Location: 24 Buckland Gardens, Ryde, PO33 3AG
Proposal: Proposed demolition of bungalow; proposed replacement dwelling
Parish: Ryde Ward: Ryde North West
Decision Date: 08/02/2024

Ryde Town Council maintains its objection to the original application, 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.

- v. Application No: [23/02231/LBC](#)
Location: 9 St Thomas Street, Ryde, PO33 2PA
Proposal: Listed Building Consent for works to make internal doors fire resistant and replacement internal door.
Parish: Ryde Ward: Ryde North West
Decision Date: 12/02/2024

Ryde Town Council raised no objection to this application.

- vi. Application No: [23/02002/HOU](#)
Location: Carlton House, Binstead Road, Ryde, PO33 3RD
Proposal: Partial demolition of rear extension and conservatory; proposed single storey rear extension and cladding to rear elevation.
Parish: Ryde Ward: Binstead & Fishbourne
Decision Date: 13/02/2024

Ryde Town Council raised no objection to this application.

- vii. Application No: [23/01390/HOU](#)
Location: 38 Hamilton Road, Binstead, Ryde, PO33 3QZ
Proposal: Demolition of garage; proposed single storey side extension; render to all elevations of main dwelling, cladding to front elevation gable end, raised decking with balustrading (revised description)(readvertised application).
Parish: Ryde Ward: Ryde West
Decision Date: 14/02/2024

Ryde Town Council raised no objection to this application.

- viii. Application No: [23/02246/HOU](#)
Location: 9 Wykeham Close, Binstead, Ryde, PO33 3ST
Proposal: Demolition of garage; proposed replacement detached garage
Parish: Ryde Ward: Binstead & Fishbourne
Decision Date: 16/02/2024

Ryde Town Council raised no objection to this application.

- ix. Application No: [23/00997/FUL](#)
Location: 37 High Street, Ryde, PO33 2HT
Proposal: Change of use of part of ground floor from commercial to form one residential unit to include 2 new windows and 3 new rooflights, replacement of all existing windows with UPVC.
Parish: Ryde Ward: Ryde North West
Decision Date: 16/02/2024

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

- a) *The use of UPVC window frames at the front of the property is not acceptable in the Conservation Area and HSHAZ.*

b) Loss of commercial accommodation in a primary retail area.

c) The application does not comply with the HSHAZ guidelines.

- x. Application No: [23/02256/LBC](#)
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Listed Building Consent for demolition of garage, replacement gate (revised scheme)
Parish: Ryde Ward: Haylands & Swanmore
Decision Date: 16/02/2024

Ryde Town Council raised no objection to this application.

- xi. Application No: [23/02255/HOU](#)
Location: Glebe Cottage, 11 Wray Street, Ryde, PO33 3ED
Proposal: Demolition of garage, replacement gate (revised scheme)
Parish: Ryde Ward: Haylands & Swanmore
Decision Date: 16/02/2024

Ryde Town Council raised no objection to this application.

- xii. Application No: [23/01243/LBC](#)
Location: Esplanade Pavilion, Esplanade, Ryde, PO33 2EL
Proposal: Listed Building Consent for x 1 Individual Externally Illuminated Letters and Logo (Left Hand Elevation), x 1 Individual Externally Illuminated Letters and Logo (Right Hand Elevation).
Parish: Ryde Ward: Ryde North West
Decision Date: 28/02/2024

Ryde Town Council objected to the application on the grounds that the removal of the existing signage with its well-known Pavilion font style would not be in keeping with the Grade II listed building's heritage.

- xiii. Application No: [23/02250/RVC](#)
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.
Parish: Ryde Ward: Ryde Appley & Elmfield
Decision Date: 28/02/2024

Ryde Town Council raised no objection to this application.

- xiv. Application No: [23/01820/HOU](#)
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.
Parish: Ryde Ward: Ryde Appley & Elmfield
Decision Date: 29/02/2024

Ryde Town Council raised no objection to this application.

- xv. Application No: [24/00107/HOU](#)
Location: The Hollies, Trinity Street, Ryde, PO33 2AS
Proposal: Single storey extension on rear elevation including dormer to the first floor on rear elevation.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 04/03/2024

Ryde Town Council raised no objection to this application.

- xvi. Application No: [24/00052/FUL](#) (LBC Application No: [24/00053/LBC](#))
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.
Parish: Ryde Ward: Ryde Monktonmead
Decision Date: 08/03/2024

Ryde Town Council raised no objection to both applications.

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

32/24 **PLANNING APPLICATION APPEAL NOTICE**

Members noted the following appeal:

- [23/01211/HOU](#) - Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area (revised scheme), 9 The Strand Ryde Isle of Wight, PO33 1JD.

33/24 **RYDE REGENERATION WORKING GROUP**

The minutes from the approved meeting held on 20 November 2023 were noted.

34/24 **PENNYFEATHERS HOUSING DEVELOPMENT UPDATE**

Members were provided with a brief update on the latest proposals for a revised application for the Pennyfeathers site.

It was noted that the Chair, Vice Chair and both the Place, Neighbourhood and Planning Officer and the Committees Coordinator had met with the representative of the developer and the new agent and were advised that a new approach to the scheme would be undertaken involving a 'Hybrid' application.

More details of the scheme would be made available in due course and the developers had stated that they would be holding various consultations with members of the public and interested stakeholders by means of 'in person' meetings as well as online. They would also be invited to a future PNP Committee meeting to address members.

The Vice Chair commented on the refreshing new approach taken by the developers and hoped to see a more positive set of proposals that would deliver a more acceptable scheme with much needed houses.

35/24 PUBLIC REALM APPLICATION – DECORATIVE BOARDS FOR VECTIS HALL

Members were advised that at a recent meeting of the internal Public Realm and Natural Environment Sub Committee it was agreed to acquire more durable and solid boards to replace the temporary metal mesh fencing. These boards would also be decorated with art from a local source to give them a more aesthetically pleasing appearance.

Whilst the process for the boards had been received, officers were still evaluating the costs of other aspects of the work which they would expect to have soon.

Members discussed the theme of the artwork that would adorn the boards and it was noted that the Vice Chair and the mayor would meet with the town Councils Community Development Officer to discuss the project further.

Owing to the insufficient information being obtained, at the time of the meeting and not fully identifying the artwork theme, the application was agreed in principle and then be formally decided via emails between members of the committee and then ratified for the record at a future PNP Committee meeting.

36/24 ENFORCEMENT ACTIONS

The Committee discussed the forthcoming appointment of the Isle of Wight Councils Enforcement Officer, who would be employed to deal with various enforcement issues around the Town.

Members were reminded that Enforcement didn't just mean buildings which require action being taken, but also any areas of land that was not being looked after to an acceptable standard.

Members suggested the following areas that, amongst others, would need to be addressed:

- Former Royal York Hotel – George Street.
- Ryde Town Hall / Theatre – Lind Street (dependent on possible proposals).
- BT Building – St Jame's Street (not necessarily enforcement, but possibly an empty building issue which could become housing).
- Derelict Building (Former Gym) – corner of Monkton Street and St Johns Hill.

It was noted that the Isle of Wight Councils Strategic Manager Planning and Infrastructure Delivery would visit the Town Council in order to undertake with members and officers a town walkabout and identify urgent cases that would need addressing.

Following the walkabout, a list of proposals would be brought back to members for a decision to be taken.

37/24 INTERNAL SUB COMMITTEES

Members were advised that following recent meetings of the internal Place Plan and Regeneration Sub Committee and the Public Realm and Natural Environment Sub Committee, it was agreed in principle to create a new internal subcommittee incorporating both of these.

A new Terms of Reference was being drafted which would be subject to approval at Annual Council on 13 May 2024.

The PNP Officer advised that as things currently stood there was another internal committee called the Community Projects Task Force which looked at various projects both from a strategic and delivery point of view. It was therefore suggested that there needed to be a change around the procedure of how matters were dealt with and that a new combined committee would look at the strategy of any proposed projects and the Community Projects Task Force would discuss the delivery. The new committee would also be responsible for reviewing the Ryde Position Statement.

Members agreed that there needed to be some work carried out on a revised committee structure with all of the Town Council's Terms of References being reviewed and that an internal meeting should be convened as soon as possible to progress the matter.

Members of the committee would then be provided with an update at a future meeting of the PNP Committee.

38/24 COMMITTEE TITLE

Members considered renaming the PNP committee.

A suggestion of reverting back to the "Planning Committee" was made, although some members had reservations about using just the word 'Planning'.

It was agreed that further discussions were required as part of the overall Committee Structure / Terms of Reference internal meeting with a proposal taken back to a future PNP Committee meeting.

39/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 9 April 2024 at 7.00pm.