



**RYDE TOWN COUNCIL**  
**PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE**  
**HELD ON TUESDAY, 9 APRIL 2024**

**DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE 19 MARCH 2024**

**PLANNING DECISIONS**

1) **APPLICATIONS APPROVED**

- i. Application No: [24/00020/HOU](#)  
Location: 29 Spencer Road, Ryde, PO33 3AA  
Proposal: Proposed alterations to widen vehicular access and enlarge hardstanding  
Parish: Ryde Ward: Ryde North West  
Decision Date: 11/03/2024

*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.*
- ii. Application No: [23/01914/FUL](#)  
Location: So... Yummy, 159 High Street, Ryde, PO33 2HT  
Proposal: Removal of existing kitchen extract system (canopy, duct & fan) and replace with a new system (canopy, duct & fan) (revised plan)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 12/03/2024

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

- iii. Application No: [23/02050/HOU](#)  
Location: 25 Church Road, Binstead, Ryde, PO33 3TA  
Proposal: Rear and front single storey extensions, cladding of elevations to main dwelling and alteration to roof material and fenestration (revised plans/description)  
Parish: Ryde Ward: Binstead & Fishbourne  
Decision Date: 21/03/2024

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

- iv. Application No: [24/00156/RVC](#)  
Location: 21 Grasmere Avenue Ryde, PO33 1NU  
Proposal: Removal of condition 3 on 23/00898/HOU relating to details to be undertaken to protect public sewer.  
Parish: Ryde Ward: Ryde Appley And Elmfield  
Decision Date: 25/03/2024

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

- v. Application No: [23/02177/FUL](#)  
Location: 35 - 36 High Street, Ryde, PO33 2HT  
Proposal: Conversion and change of use of first and second floors to 7 self-contained flats (use class C3) with communal living room on first floor; alterations to front and rear elevations, as well as part of ground floor to provide access to flats (revised description) (re-advertised application)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 27/03/2024

*Ryde Town Council raised no objection subject to there being suitable, sufficient and secure storage and access for cycles.*

- vi. Application No: [23/01582/FUL](#)  
Location: 50 - 51 Monkton Street Ryde Isle Of Wight PO33 2BB  
Proposal: Alterations and change of use of shop and living accommodation into two self-contained dwellings  
Parish: Ryde Ward: Ryde Monktonmead  
Decision Date: 27/03/2024

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

- a) A contribution to the Solent Special Protection Area (SPA) is made.
- b) There is sufficient provision of Cycle Racks.
- c) There is sufficient provision of waste storage areas.
- d) A contribution to affordable housing is made.
- e) The conditions set out by Island Roads are met.
- f) There is no increase in surface water run-off.

## 2) APPLICATIONS REFUSED

- i. Application No: [24/00152/HOU](#) (Application No: [24/00153/LBC](#))  
Location: 37 Melville Street Ryde, PO33 2AN  
Proposal: Retention of external works undertaken involving first floor side extension and new roof, retention of new timber porch/hood and new timber and part glazed entrance door.  
Decision Date: 28/03/2024  
Parish: Ryde Ward: Ryde Monktonmead

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

*The works, as already carried out, are in keeping with the style and character of the area, however this is a listed building, and the protection of the heritage features will be evaluated by the IWC Conservation officer. Any comment that he has to make on this application will be supported by this committee as outlined in the RTC Position Statement. The addition of a composite door to the front elevation of this Grade II listed building is not acceptable this new door should be replaced with a timber door similar in design and character to many in other properties in the street.*

ii. Application No: [24/00121/HOU](#)

Location: 67 Park Road, Ryde, PO33 2JS

Proposal: Replacement of 6 wooden, single pane sash windows with new double glazing in same style

Decision Date: 28/03/2024

Parish: Ryde Ward: Ryde Monktonmead

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

iii. Application No: [24/00188/FUL](#) (Listed Building Application [24/00189/LBC](#))

Location: First & Second Floors, 36 Union Street, Ryde, PO33 2LE

Proposal: Retention of UPVC windows to the first and second floor rear and side elevation and reinstatement of timber bay window to second floor rear elevation.

Decision Date: 28/03/2024

Parish: Ryde Ward: Ryde North West

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