



**MINUTES OF RYDE TOWN COUNCIL'S
PLACE, NEIGHBOURHOOD AND PLANNING COMMITTEE
HELD ON TUESDAY, 9 APRIL 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

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: Tara Bloomfield (Responsible Finance Officer) and Chris Turvey (Place, Neighbourhood and Planning Officer).

5 Members of The Public

PUBLIC QUESTIONS

A question was asked on whether the Vectis Hall safety screening required planning permission? It was confirmed that they did not as they would only be temporary.

A further question around Vectis Hall safety screen was asked on whether their purpose was to hide from view the overgrown brambles and vegetation? It was noted that there was a plan in place involving a contractor to deal with the overgrowth and that the boards were a precursor to such works. The matter of the boards would be discussed in more detail later in the meeting.

Another question was asked on whether the committee could ask the incoming Enforcement Officer to investigate several matters pertaining to their neighbouring property. The Place, Neighbourhood and Planning Officer advised that the matter of enforcement would be discussed later in the meeting?

Another question was asked on the poor quality of the footpath works carried out at the bottom of Union Street, and to a degree, St Thomas's Street, by Wight Fibre, additionally the carriageway works at the bottom of George Street had not been carried out by Island Roads. Island Roads who were responsible for such works had been contacted but to date no response had been received. However, Ryde Town Council would continue to lobby Island Roads.

A member of the public asked why he had not received a letter concerning his property in Union Street by the Isle of Wight Council (IWC) regarding the matter of potentially attaching bunting to it for forthcoming carnivals and festivities. It was noted that they should have received such a letter, and that the IW Council would be asked to make sure a letter is sent.

A final question was asked about the traffic lights exiting the bus station and into George Street and raising concerns about the lengthy time they take to change to green, which was in contradiction to their original purpose of expediting buses quicker out of the station to carry on their journey. Could RTC therefore contact Island Roads to resolve the matter? The Vice Chair advised that she had raised the matter at a recent Bus and Rail Users Group meeting and Southern Vectis said they would look into the issue. The issue would be raised again at the next Users Group Meeting.

Ahead of the meeting, the Chair agreed to bring forward items 10 (Vectis Hall) and 11 (Enforcement) on the agenda ahead of item 6 (Planning Applications).

40/24 APOLOGIES

Apologies were received from Cllr Charles Chapman

41/24 DECLARATIONS OF INTEREST

Cllr Cooke declared an interest in minute 46/24 as he was a trustee of the Ryde Town Hall Trust.

42/24 REQUESTS FOR DISPENSATIONS

None requested.

43/24 MINUTES

The minutes to the meeting held on 19 March 2024 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 19 March 2024 be agreed.

44/24 MEMBERS QUESTIONS

None

45/24 VECTIS HALL DECORATIVE BOARDS (SAFETY SCREENING)

Members had been sent some illustrations of the suggested boards which would be placed in front of the temporary metal fencing.

The request was for two areas of work. One for the scaffolding to take the increase in wind load of the panels and prevent them blowing over. This would also make the site more secure owing to its increased height. The other area was for the boards themselves.

Cost of the scaffold hire, and installation would be less than £1,000, which would fall within the committees budget. Regarding the artwork, this would be £80 per panel, with five panels being erected. The panels themselves were £30. The artist proposed to be used was the only one who was available to carry out the work urgently.

The artwork on the panels would reflect the buildings heritage, with the statutory health and safety site information as well as the Town Councils logo. Should the works be approved; they would be put on Ryde Town Council's website.

Members praised and complimented the quality of the artwork. They also suggested that subject to approval the artist is approached for any last minute adjustments they wish to make and that the purpose of the boards was not to just cover the overgrown vegetation in front of the building. Following a proposer and seconder and a vote via a show of hands, it was:

RESOLVED:

THAT the procurement of the decorative boards and associated works be agreed.

46/24 ENFORCEMENT

Ryde Town Council had agreed to finance the hiring of an IWC Enforcement Officer on a two day a week basis in order to cover the Ryde area with regard to areas of planning enforcement issues. The Town Council also had two days of an officers time to enforce the High Street Heritage Action Zone (HSHAZ) area. This effectively meant that Ryde had four days of an officers time, which could be flexible.

The IWC's Strategic Manager for Planning had been approached to walk around Ryde to view the various areas which needed addressing. Whilst Ryde Town Council had yet to hear back from the IWC's planning lead, some areas of enforcement had been addressed after calls made from Ryde Town Council. However, the IWC's Enforcement Team still needed to visit and tour Ryde in order to understand what was required and what areas needed prioritising as well as advising what could and could not be done.

The funding for the HSHAZ area of enforcement was part of a legacy project and it had been suggested that as grant funding was offered to shop owners to bring their businesses into line with the Heritage theme of the High Street, they should be granted the opportunity to do so before any enforcement action could be focused on them. The HSHAZ had yielded some good results with the Gambling Man barbers and the Kebab House being two examples and such good work should continue to be prioritised.

Members of the public who had their own concerns would be able to approach Ryde Town Council, via their local councillor, who in turn would ask Ryde Town Councils officers to look at such cases and if deemed enforceable, would discuss with the IWC Enforcement Officer. It was however stressed that the Town Council could not become involved in numerous neighbour disputes.

Members suggested the following to be included on a list of cases to be addressed:

- Royal York Hotel – A source of continuing concern.
- Ryde Town Hall / Theatre – This was causing more and more concern with members of the public and it was seen as an increasing Health and Safety hazard.
- Vectis Hall - being dealt with by Ryde Town Council in terms of tidying and making it secure but should be included as it was in need of a long term plan.
- The former Terminus Public House on the corner of Monkton Street and St Johns Hill.
- The Canoe Lake - This continued to cause concern as a Health and Safety matter.

The IWC would be approached again, and the committee were advised that all being well, a date for a walkabout would be set before the next meeting.

47/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [24/00445/FUL](#) (Listed Building Application No 24/00446/LBC)
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 - 4 St Thomas Street, Ryde, PO33 2ND
Proposal: Proposed alterations and conversion from offices to form 2 dwellings

This application was for two new residential units in the 200 year old building, with the style to be in keeping with its original design. Windows would be timber framed.

Provision had been made by agreement for the payment to the Solent Special Protection Area (SPA) as well as contributions to affordable housing. However, the space for cycle and waste storage had not been identified in the scheme.

There had been no provision for parking set aside, although the property did lay just within the town centre boundary, so this was not a specified requirement. Parking would be tight in the area in any event.

Members agreed that the addition of more housing accommodation was welcome and that it would add a positive aesthetic to the area.

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 provision made for waste storage.**
 - b) **There is provision made for cycle storage.**
- ii. Application No: [24/00458/FUL](#)
Parish(es): Ryde, Ward(s): Ryde Monktonmead
Location: 87A High Street (Upper), Ryde, PO33 2SZ
Proposal: Alterations and conversion of commercial unit to residential dwelling

This property was within the town centre boundary so again there was no requirement for dedicated parking. Waste storage had been identified, although cycle storage had not. This was regarded as essential when car parking was not a requirement.

The proposed development was in the upper high street which Ryde Town Council supports as an area for further housing developments.

Again, members welcomed the addition of more housing on a brown field site in an area that was once mainly commercial.

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 provision of cycle storage.

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: [24/00379/RVC](#)
Parish(es): Ryde Ward(s): Ryde Monktonmead
Location: 81 St Johns Road, Ryde, PO33 2RP
Proposal: Variation of condition 2 on [23/00676/HOU](#) to allow construction of detached utility and sun room cabin.
- ii. Application No: [24/00388/HOU](#)
Parish(es): Ryde Ward(s): Haylands & Swanmore
Location: 8 Butts Road, Ryde, PO33 3JH
Proposal: Demolition of conservatory; proposed ground and first floor rear extensions.
- iii. Application No: [24/00398/HOU](#)
Parish(es): Ryde Ward(s): Ryde Appley & Elmfield
Location: 177 Great Preston Road, Ryde, PO33 1AY
Proposal: Demolition of car port; proposed single storey garage extension.
- iv. Application No: [24/00468/FUL](#)
Parish(es): Ryde, Ward(s): Ryde West
Location: Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, PO33 3LJ
Proposal: Proposed 2 x padel tennis courts with associated enclosures and integrated floodlights

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.

48/24 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: [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.

49/24 PLANNING APPLICATION APPEAL NOTICE

The following Planning Appeal was noted:

- IWC Ref 23/00028/REF – Planning Application Reference: [23/00427/FUL](#)
Appeal Reference: APP/P2114/W/23/3327284
Site Address: Land Between Westridge Garage and St Johns Graveyard, Great Preston Road, Ryde, PO33 1AY
Description of development: Proposed 6 dwellings to include formation of vehicular access and parking to rear (revised scheme) (revised plans)
Appeal Start Date: 13 March 2024

50/24 COMMUNITY LED HOUSING

The Vice Chair advised that the initiative had been the result of the recent Housing Crises where a subcommittee of the Ryde Forum had been set up in Ryde in response to the issues of inadequate housing in the area.

Ryde Town Councils Community Development Officer brought together various organisations and stakeholders of the town and there had been several meetings of the subcommittee.

The IWC had also met with the subcommittee to discuss temporary housing, provision etc.

The local lead on Community Housing had attended some of the meetings of the subcommittee and provided a presentation on the scope for community led housing in Ryde.

Community Led Housing would like local Town and Parish councils to become involved in the scheme and start-up funding would be available for housing development. It was therefore suggested that Ryde Town Council could investigate any possibility of acquiring land from one of the developers in Ryde, in order to establish such a scheme, where properties of possibly 20 or so could be rented out at 60% of the market value.

It was however noted that in the eight to ten years that the IWC had been involved in the scheme, only a couple of projects had got off the ground. It was also noted that the government funding was only for the establishment of groups, not capital for the building of houses itself. The assistance of builders and housing associations was still therefore crucial.

The Aspire Arch Building in the High Street was given as an example of a Community Led Housing project, and it had just received planning approval.

Whilst it was a challenging initiative with many potential obstacles, Ryde Town Council would continue to investigate any avenues that would assist in easing the issues of housing shortages in Ryde.

51/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 30 April 2024 at 7.00pm.