



**MINUTES OF RYDE TOWN COUNCIL'S
COMMUNITY PLANNING COMMITTEE
HELD ON TUESDAY, 21 MAY 2024 AT 7.00PM
IN GEORGE STREET CENTRE, RYDE BAPTIST CHURCH, RYDE.**

Members Present: Cllr Simon Cooke (Chair), Cllr Diana Conyers, Cllr Pippa Hayward, Cllr Jess Higgins, Cllr Richard May and Cllr Malcolm Ross.

Also in Attendance: Jon Baker (Committees Coordinator) and Ilze van der Merwe (RTC Apprentice and Digital Marketing).

3 Members of The Public

PUBLIC QUESTIONS

A question was asked regarding enforcement and whether the two derelict houses at 155 and 158 Marlborough Road would be investigated by the recently employed Isle of Wight Council Enforcement Officer. It was noted the houses had been purchased by a private buyer(s) and members felt that the new owners should be given time to bring the properties into a satisfactory condition. The houses would be monitored and if there was continued neglect, the Enforcement Officer would be made aware and asked to investigate.

Another question was asked around when the laying down of the pedestrian zone (funded by the High Street Heritage Action Zone - HSHAZ) would start. The Chair stated that there was no set date for a start to the works. There had been a tender submitted, but it was not considered to be suitable. The Chair advised that as soon as there was more news, it would be conveyed at a future meeting. It was also noted that there would be a HSHAZ Evaluation Meeting held on 31 May 2024, involving the HSHAZ Project manager, the Steering Group and stakeholders and that there may be more news provided then.

1/24 APOLOGIES

None.

2/24 DECLARATIONS OF INTEREST

None declared.

3/24 REQUESTS FOR DISPENSATIONS

None requested.

4/24 MINUTES

The minutes to the meeting held on 30 April 2024 were reviewed.

RESOLVED:

THAT the minutes to the meeting held on 30 April 2024 be agreed.

5/24 ELECTION OF VICE CHAIR

Cllr Diana Conyers was nominated and seconded for the position of Vice Chair of the Community Planning Committee. Following a vote via a show of hands it was:

RESOLVED:

THAT Cllr Diana Conyers be elected as the Vice Chair of the Community Planning Committee.

6/24 MEMBERS QUESTIONS

Cllr Conyers asked a question regarding a complaint that she had received from a resident regarding the renaming of the Bar 74 Public House in Union Street to Fubar. The resident believed that the name was an acronym for an offensive military term and that it provided a negative impression of the Town. Cllr May agreed that there was a high level of veterans in the town and there may be some merit in writing to the owners.

Members believed that the bar had been a good community minded establishment and that before any need to write a letter, perhaps Cllr Conyers could visit the owners of the bar to enquire if something could be resolved amicably.

Cllr Ross noted that the train platform next to Hovertravel on Ryde Esplanade Station, had some very dilapidated infrastructure above it and which bordered the Hovertravel Port. He suggested that South Western Railway should be contacted and asked to consider tidying the area up. This could also be discussed with the Town Councils Enforcement Officer.

Cllr Hayward asked for specific plans about green spaces in Ryde and suggested turning Vectis Hall into a potential green area in the event that the building might not be salvaged. The Chair stated the newly formed Development Strategy Sub Committee would be the right forum to discuss such plans.

7/24 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [24/00656/FUL](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Hovertravel Ltd, Quay Road, Ryde, PO33 2HB
Proposal: Replacement and reconfiguration of site buildings and storage containers in the engineering area/yard.

The Committee was advised that the works required for this application included tidying up the area where the workshops and stores were at the Ryde Hovertravel Terminal and rearranging the site of some of the existing storage units.

Whilst members were happy to recommend approval of the application, they noted that the existing containers were in a poor decorative condition and very corroded. If the containers were of a sound condition, despite the rust then they

should be treated with an approved rust remover/inhibiter and painted with a two pack epoxy metal paint system. This would then ensure the containers looked neater and fitted in more neatly within such a prominent space on the seafront.

Members agreed that the containers should be painted with the metal paint.

Members also suggested that Hovertravel could be approached in the future with a view of suggesting that the containers could be the subject of artistic murals reflecting the nature of the surrounding area and as well as the culture of Ryde.

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:

The existing containers are in a poor decorative condition and appear very corroded, however, if the containers were of a sound condition, despite the rust, they should be treated with an approved rust remover/inhibiter and painted with a two pack epoxy metal paint system, which would ensure the containers looked tidier and a better view for tourists visiting the town.

- ii. Application No: [24/00524/FUL](#)
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield
Location: 14 Marlborough Road, Ryde, PO33 1AA
Proposal: Proposed two semi-detached houses

This application was to be approved as a decision made under delegated powers, but following concerns raised from a member of the public around highway safety owing to the development being close to the roundabout at the northern end of Marlborough Road as well as there being Oakfield Primary School close by with a large number of parents and children walking by daily, the committee agreed to discuss the matter.

The application was a resubmission of one which was originally approved by the Isle of Wight Council in July 2021. Ryde Town Council, at its meeting on 25 August 2020, had also raised no objections to the application and recommended approval for the two new houses.

However, whilst the committee maintained its no objection position to the application itself and welcomed the provision of two new houses on a Brown Field site, they were somewhat concerned that whilst all the conditions set by Island Roads addressed access and egress into the proposed site, the length of the double yellow lines leading up to the mini roundabout near the school appeared to be unduly short. There was also a single yellow line extending to the proposed site entrance meaning restricted parking, but there appeared to be no signs displaying the reasons given as to the nature of the restrictions.

It was agreed that as the Highway Safety issues were outside the proposed site, and therefore not a planning consideration for the application, a letter would be sent separately to Island Roads highlighting the concerns surrounding child and pedestrian safety.

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, but would contact Island Roads separately to raise concerns around the highway safety issues between the proposed site entrance and Oakfield Primary school and mini roundabout at the north end of Marlborough Road

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: [24/00575/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 27 Jellicoe Road, Binstead, Ryde, PO33 3NY
Proposal: Single storey rear extension, patio, and associated landscaping.
- ii. Application No: [24/00662/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 30 Westfield Park, Ryde, PO33 3AB
Proposal: Proposed single storey rear extension

RESOLVED:

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

8/24 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: [24/00292/HOU](#)
Location: 263 Upton Road, Ryde, PO33 3HX
Proposal: First floor extension
Parish: Ryde Ward: Haylands and Swanmore
Decision Date: 22/04/2024

Ryde Town Council raised no objection to the application.

- ii. Application No: [23/01971/HOU](#)
Location: 112 Great Preston Road, Ryde, PO33 1DD
Proposal: Retrospective permission for retention and completion of single storey sun room extension and associated steps and access ramp (revised description)(re-advertised application)(revised plan)
Parish: Ryde Ward: Ryde South East
Decision Date: 24/04/2024

Subject to the obscured glass being installed as indicated in the plans, Ryde Town Council raised no objection.

- iii. Application No: [24/00341/ADV](#) (LBC App No [24/00345/LBC](#))
Location: 3 St Thomas Square, 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
Parish: Ryde Ward: Ryde North West
Decision Date: 29/04/2024

Ryde Town Council raised no objections to both applications.

- iv. Application No: [24/00468/FUL](#)
Location: Ryde Lawn Tennis & Croquet Club Grounds Playstreet Lane, Ryde, PO33 3LJ
Proposal: 2 x padel tennis courts with associated enclosures and integrated floodlights
Parish: Ryde Ward: Ryde West
Decision Date: 29/04/2024

Ryde Town Council raised no objection to the application.

- v. Application No: [24/00388/HOU](#)
Location: 8 Butts Road, Ryde, PO33 3JH
Proposal: Demolition of conservatory; proposed ground and first floor rear extensions
Parish: Ryde Ward: Haylands And Swanmore
Decision Date: 03/05/2024

Ryde Town Council raised no objection to the application.

- vi. Application No: [24/00398/HOU](#)
Location: 177 Great Preston Road, Ryde, PO33 1AY
Proposal: Demolition of car port; proposed single storey garage extension (Revised Plans)
Parish: Ryde Ward: Ryde Appley And Elmfield
Decision Date: 10/05/2024

Ryde Town Council raised no objection to the application.

2. APPLICATIONS APPROVED

- Application No: [24/00379/RVC](#)
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 (revised plan)
Decision Date: 07/05/2024
Parish: Ryde Ward: Ryde Monktonmead

Ryde Town Council raised no objection to the application.

Members were advised that the Enforcement Officer being hired from the Isle of Wight Council had been in contact with officers and that three dates had been suggested for the 'Walkabout' of Ryde to identify and establish priority buildings that needed urgent enforcement attention.

It was agreed that the earliest date suggested (11 June 2024, between 12-3pm), was the most favourable. Confirmation of the 'walkabout' would be emailed to members of the committee after the meeting.

Members were advised that the precise date of the Enforcement Officer commencing employment with Ryde Town Council would be confirmed as soon as possible.

10/24 ACCESSIBILITY IN RYDE

Members were advised that there had been a number of complaints regarding restrictions to accessibility within Ryde.

Ryde Town Council was committed in improving and supporting best accessibility within the town for those with mobility issues and members were reminded of the excellent work carried out (and led by its Senior Projects Officer) for the new accessibility scheme on Ryde Beach providing those with mobility issues the opportunity to enjoy the beach as well as being able to swim using specialist equipment.

In order to improve the areas where there were accessibility issues, it was suggested that all Ryde Town Councillors should, in the course of their travels be mindful of any potential issues around the town. Such problems could include:

- Cars parked on pavements or across wheelchair drop curbs.
- Scaffolding which is not erected to the established code of practice (i.e. there should be a clearance of 1.20m between uprights so that mobility aids do not have to go on to the carriageway.
- Refuse containers, including gull sacks, left out for long periods before and after collection.
- 'A' boards or chairs and tables put out in such a way as to block mobility scooter or wheelchair access.
- Construction work that does not allow adequately for mobility scooter or wheelchair access.

Such issues should immediately be reported to the appropriate authority. If any councillor was unsure who that might be, then they should contact either the Community Planning officer, the Community Planning Chair, Community Planning Vice Chair or the Committees Coordinator.

Members were also advised that the issues of untidy bins on the pavements, particularly in George Street, continued to be a problem and that a meeting between the Community Planning Officer of Ryde Town Council and the Isle of Wight Council's Lead Officer for waste collection had been held and that there appeared to be a possibility that a Communal Bin could be put in place for residents to use. Members agreed that this should be progressed as a matter of urgency.

11/24 DATE AND TIME OF NEXT MEETING

The next scheduled meeting would be on Tuesday, 11 June 2024 at 7.00pm.