



## **MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION COMMITTEE HELD ON TUESDAY, 4 MAY 2021 AT 4.00PM VIA THE ZOOM VIDEO CONFERENCE MEETING FACILITY STREAMED LIVE VIA YOUTUBE**

Members Present: Cllr Diana Conyers (Chair), Cllr Michael Lilley, Cllr Phil Jordan, Cllr Malcolm Ross and Cllr Ian Stephens

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

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Note - Owing to the pre-election regulations in place ahead of the scheduled local town and parish council elections on 6 May 2021, public question time and members question time was suspended until after the elections.

### **59/21 APOLOGIES**

Apologies were received from Cllr Henry Adams and Cllr Charles Chapman

### **60/21 DECLARATIONS OF INTEREST**

None declared at this stage.

### **61/21 REQUESTS FOR DISPENSATIONS**

None requested.

### **62/21 MINUTES**

The minutes to the previous meeting held on 13 April 2021 were reviewed.

### **RESOLVED:**

**THAT the minutes to the meeting held on 13 April 2021 were approved as a true and accurate record and would be signed off by the Chair following the meeting**

### **63/21 PLANNING APPLICATIONS**

The following planning applications were then considered by the committee:

- i. Application No: [21/00722/FUL](#)  
Parish(es): Ryde Ward(s): Ryde East  
Location: Between Westridge Garage & St Johns Graveyard, Gt Preston Rd, Ryde  
Proposal: 6 dwellings to include formation of vehicular access and parking to rear.

Members were advised that the site was on part of the previously proposed Pennyfeathers development which had already been granted outline approval.

The Pennyfeathers application included alterations to the highway which would seem to have a bearing on this application. The ecology report also mentions that the applicant had not carried out an appropriate Phase 2 Reptile Survey and that provision should be made for any mammals that were present on the site.

Members also noted that seven members of the public had registered their objections to the application.

**RESOLVED:**

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

- a) **As outlined in the Island Roads Report, there is inadequate pedestrian connectivity to the wider highways network which would compromise the safety of the public**
  - b) **There is a negative impact on the ease of which users of the proposed parking bays for the properties could access them when the adjacent parking bays are in use.**
  - c) **The existing outline approval for the Pennyfeathers application includes alterations to the highway network which would make the proposals in this application unsafe and unworkable.**
  - d) **The ecology report mentions that the applicant has not carried out an appropriate Phase 2 Reptile Survey and that provision should be made for any mammals present on the site.**
- ii. Application No: [21/00699/ARM](#)  
Parish(es): Nettlestone And Seaview Ward(s): Nettlestone and Seaview  
Location: Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, PO33 1PJ  
Proposal: Approval of reserved matters on [P/00573/15](#) for appearance and landscaping of second phase of 93 units

Members noted that Island Roads had requested additional information, however they did decide to provide conditional approval on the basis that the information can be made available to them.

Concerns were raised over how any affordable housing number would be met and that they should be for the benefit of Ryde residents.

Members also noted that three members of the public had registered their objections to the application.

**RESOLVED:**

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

- a) **There is a lack of information on what the design of the Self Catering apartments would be and therefore the Town Council cannot fully consider the impact of them on the surrounding area. In addition, the committee consider that a Hotel would be a much better option for the local economy.**
- b) **More information has been required from Island Roads and the Town Council consider that all of the changes requested should be conditioned by the IW Council if the application is successful.**
- c) **The section 106 agreement includes details of off-site provision for affordable housing. Ryde Town Council consider that this agreement is outdated (more than 5 years) and should, if possible, be revisited.**

iii. Application No: [21/00757/HOU](#)

Parish(es): Ryde Ward(s): Ryde East

Location: 135 West Hill Road, Ryde, PO33 1LW

Proposal: Proposed single storey side and rear extensions; alterations to include conversion of garage to form additional living accommodation; replacement raised roof to include dormer windows on rear and front elevations

Although this was just a single storey extension it was decided to be considered by the full Committee on the grounds of the size of the proposed extensions in comparison to the original property. However members had no concerns and were happy to recommend approval. There was also no public objections.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application**

iv. Application No: [21/00768/HOU](#)

Parish(es): Ryde Ward(s): Ryde East

Location: 119 High Park Road, Ryde, PO33 1BZ

Proposal: Proposed single storey side and rear extension

Owing to the proposed extension was on the property boundary, the application was considered by the full Committee. However there were no public objections.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application**

v. Application No: [21/00593/HOU](#)

Location: St Anthony's, Playstreet Lane, Ryde, PO33 3LQ

Proposal: Proposed front, rear and side extensions and the removal of front and rear dormer windows, reroofing of main house with living green roof and formation of new vehicular access and driveway.

This application was originally considered at the previous meeting held on 13 April 2021 where approval was recommended. However there had since been concerns raised by the Isle of Wight Councils Rights of Way Department around vehicle access to a public footpath and it was also noted that there had been 25 objections submitted by members of the public.

The item was therefore added late to the agenda in order for the Town Council to make any new submissions if it was agreed to be appropriate.

The Committee consequently felt it was correct to reconsider the application in light of the new representations received.

**RESOLVED:**

**THAT Ryde Town Council 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.**

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed the following:

- i. Application No: [21/00679/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 12 Wood Street, Ryde, PO33 2DH  
Proposal: Demolition of sunroom; proposed two storey side/rear extension
- ii. Application No: [21/00625/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Redworth House, Appley Rise, Ryde, PO33 1LE  
Proposal: Proposed single storey rear extension
- iii. Application No: [21/00734/HOU](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 97 Monkton Street, Ryde, PO33 2DD  
Proposal: Removal of existing garden shed; Proposed detached garden room and storage shed
- iv. Application No: [21/00739/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashley And Haylands  
Location: 21 Ashley Road, Ryde, PO33 2UW  
Proposal: Proposed rear extensions and alterations to include an increased roof terrace area.
- v. Application No: [21/00778/FUL](#)  
Parish(es): Ryde Ward(s) Ryde South  
Location: 54 St Johns Road, Ryde, PO33 2RS  
Proposal: Proposed replacement of windows and doors, fascia, soffits and rainwater goods
- vi. Application No: [21/00785/HOU](#)  
Parish(es): Ryde Ward(s): Havenstreet, Ashley and Haylands  
Location: 4 Southfield Gardens, Ryde, PO33 3EE  
Proposal: Proposed two storey side extension (revised scheme)

- vii. Application No: [21/00794/HOU](#)  
Parish(es): Ryde Ward(s): Binstead and Fishbourne  
Location: 105 Newnham Road, Binstead, PO33 3TF  
Proposal: Proposed single storey extension on both front and rear elevations;  
terrace area on rear elevation

**RESOLVED:**

**THAT Ryde Town Council raised no objections to the above seven Planning Applications.**

The following application was for information only and was not considered owing to the applicant being Ryde Town Council

Application No: [21/00772/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Land Adjacent Harbour Masters Office, Esplanade, Ryde, PO33 1JE  
Proposal: Temporary siting of storage container for no more than 5 years

**64/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

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

**PLANNING APPLICATION DECISIONS**

**1. APPLICATIONS APPROVED**

- i. Application No: [21/00164/CLPUD](#)  
Location: 14 The Firs, West Hill Road, Ryde, PO33 1FN  
Proposal: Lawful Development Certificate for proposed garage  
Parish: Ryde Ward: Ryde East  
Decision Date: 06/04/2021

*Lawful Development Certificate – no consultation required*

- ii. Application No: [21/00311/LBC](#)  
Location: 5 Richmond House, The Strand, Ryde, PO33 1JD  
Proposal: Listed Building Consent for proposed replacement windows on front and rear elevations: formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation  
Parish: Ryde Ward: Ryde North East  
Decision Date: 13/04/2021

*Ryde Town Council raised no objection to this application*

- iii. Application No: [21/00310/HOU](#)  
Location: 5 Richmond House, The Strand, Ryde, PO33 1JD  
Proposal: Replacement windows on front and rear elevations, formation of communal area in garden enclosed by fences & gates & retention of shed and fence & gate on north elevation  
Parish: Ryde Ward: Ryde North East  
Decision Date: 13/04/2021

*Ryde Town Council raised no objection to this application*

- iv. Application No: [21/00726/TW](#)  
Location: Harcourt Sands Holiday Park, Puckpool Hill, Seaview, PO33 1PJ  
Proposal: T1; Beech Tree (survey number 31) to be felled to near ground level.  
T2; Beech tree (survey number 30) to have the canopy reduced by 30% of its current capacity.  
Parish: Nettlestone And Seaview Ward: Nettlestone And Seaview  
Decision Date: 20/04/2021

*Tree Decision*

- v. Application No: [21/00140/TW](#)  
Location: 49 Wellington, Road Ryde, PO33 3QJ  
Proposal: The 4 x Pittosporum are to be felled to near ground level Ash tree is to be felled to near ground level.  
Parish: Ryde Ward: Ryde West  
Decision Date: 20/04/2021

*Tree Decision*

- vi. Application No: [20/01707/LBC](#)  
Location: 12 Esplanade, Ryde, PO33 2DY  
Proposal: Listed Building Consent for internal alterations to create a kitchen, extend the gents toilets and change the office into a ladies toilets, installation of extraction system and external flue (revised plans)(revised description)(readadvertised application)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 22/04/2021

*Ryde Town Council raised no objection to this application*

- vii. Application No: [20/01435/FUL](#)  
Location: 12 Esplanade, Ryde, PO33 2DY  
Proposal: Change of use from Arcade (Sui Generis) to Pool Hall and Takeaway (Sui Generis); Internal alterations; Installation of extraction system and external flue (revised plans)(revised description)(readadvertised application)  
Parish: Ryde Ward: Ryde North West  
Decision Date: 22/04/2021

*Ryde Town Council raised no objection to this application*

- viii. Application No: [21/00147/TW](#)  
Location: 23 Brookfield Gardens, Ryde, PO33 3NP  
Proposal: The Beech tree situated is to have the crown reduced in the manner described in the tree report submitted in support of this application.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 22/04/2021

*Tree Decision*

- ix. Application No: [20/00435/FUL](#)  
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ  
Proposal: Proposed detached dwelling and garage with vehicular access off Pound Mead (revised scheme)(revised plans)(readadvertised application)  
Parish: Ryde Ward: Ryde West

Decision Date: 22/04/2021

*Ryde Town Council raised no objection to this application, subject to the recommendations in the Tree Report being adhered to*

- x. Application No: [21/00137/LBC](#)  
Location: 26 Melville Street, Ryde, PO33 2AN  
Proposal: Listed Building Consent for proposed alterations to include removal of old/damaged plaster work to internal walls  
Parish: Ryde Ward: Ryde North East  
Decision Date: 23/04/2021

*Ryde Town Council raised no objection to this application*

## **2. APPLICATIONS REFUSED**

Application No: [21/00442/FUL](#)  
Location: 68 High Street, Ryde, PO33 2RJ  
Proposal: Change of use of retail area on ground floor to form additional residential accommodation for existing dwelling  
Parish: Ryde Ward: Ryde South  
Decision Date: 22/04/2021

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

- 1. The granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre boundary area, of which this within, and have a detrimental effect on the town's retail and commercial activity.*
- 2. The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.*
- 3. The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.*
- 4. The property falls within the Ryde Heritage Action Zone which is at present preparing a shop front design code.*
- 5. The proposals include the installation of plastic / UPVC windows on the front elevation despite the property being within a conservation area.*

### **RESOLVED:**

**THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.**

**65/21 DATE OF NEXT MEETING**

**RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 25 May 2021 (subject to the calendar of council meetings being approved on 17 May 2021 at the Annual Council meeting) at a time, place and method to be advised.**





**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND  
REGENERATION COMMITTEE HELD ON TUESDAY, 25 MAY 2021 AT 7.00PM AT  
GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Georgie Carter, Cllr Lisa Carter, Cllr Charles Chapman, Cllr Les Kirkby, Cllr Michael Lilley, Cllr John McLagan. Cllr Malcolm Ross, Cllr Jenna Sabine

Also in Attendance: Jon Baker (Committees Coordinator) and Chris Turvey (Planning, Regeneration and Environment Officer)

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**PUBLIC QUESTIONS**

A question was put to the committee, by the Ryde Society, asking that should the Isle of Wight Council's new Island Plan, which was due in the autumn of 2021, fail to deliver for Ryde, would Ryde Town Council make a public commitment to commission a Strategic Master Plan for the town which would cover up to 2046 or possibly 2071?

It was noted that this would be included on the agenda of the next committee meeting.

A further question from the Ryde Society was asked on whether the Town Council would consider setting up a residents panel to help provide local information and knowledge around significant planning and regeneration issues, with representations from each ward as well as representatives from developers. The Chair stated that this could be looked into.

A third question was put to members by the Ryde Society asking that when looking at Planning applications via delegated powers, that all details around UPVC window frames be taken into account when an application is within a conservation area.

It was noted that such details were always taken into account.

**66/21 APOLOGIES**

Apologies were received from Cllr Georgie Carter

**67/21 DECLARATIONS OF INTEREST**

None declared.

**68/21 REQUESTS FOR DISPENSATIONS**

None requested.

## **69/21 ELECTION OF VICE CHAIR**

Cllr Charles Chapman was proposed by Cllr Lilley and seconded by Cllr McLagan. There were no further nominations and after a vote it was:

### **RESOLVED:**

**THAT Cllr Charles Chapman be elected as Vice Chair of the Planning, Environment and Regeneration Committee**

## **70/21 MINUTES**

The minutes to the previous meeting held on 4 May 2021 were reviewed.

### **RESOLVED:**

**THAT the minutes to the meeting held on 4 May 2021 were approved as a true and accurate record and were signed off by the Chair.**

## **71/21 MEMBERS QUESTION TIME**

There were no questions taken.

## **72/21 PLANNING APPLICATIONS**

The following planning applications were then considered by the committee:

i. Application No: [21/00576/HOU](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: Windsor House, 16 St Thomas Street, Ryde, PO33 2DL

Proposal: Conversion of three flats into one dwelling; Front boundary wall rebuilt, cast-iron railings, hardwood trellis, enclosed entrance porch, rebuilt lower-ground floor rear extension as existing footprint, extended light well to front, blind windows opened with double hung sash windows, sliding glazed panels to rear, cast iron rainwater goods to replace uPVC, new bin store, installation of air source heat pump (revised description)(readvertised application)

Whilst the development did lose two residential units at a time when smaller units are preferable, it does mitigate this by reinstating many of the buildings heritage features which included the replacement of UPVC drainage with period cast iron types.

There will be large patio doors installed where separate windows were previously situated, but as this was a rear elevation, this was generally an acceptable feature in a conservation area. Members were usually minded to consider any impact that the front elevation would have on the general street scene.

Whilst the committee considered the objections raised by some members of the public around any noise emanating from an air conditioning unit, they were of the opinion that the noise would be negligible.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to the application and it notes favourably that there are no UPVC window frames to be fitted throughout and that other heritage features are to be reinstated.**

- ii. Application No: [21/00838/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley And Elmfield  
Location: 7 Royal Walk, Ryde, PO33 1NL  
Proposal: Proposed alterations to vehicular access and hardstanding area; alterations to front elevation

Members noted that the Island Roads report stipulated for visibility safety reasons that any front boundary hedge should not exceed one meter in height.

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application, subject to any approval having conditions preventing the hedge being kept to a maximum height of one meter.**

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed the following:

- i. Application No: [21/00856/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 2B George Street, Ryde, PO33 2EB  
Proposal: Listed Building Consent for alterations in connection with conversion of maisonette to form two flats (revised scheme)

**RESOLVED:**

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

- ii. Application No: [21/00307/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Change of use of ground floor from retail unit (Class A1) to café/restaurant (Class E) and take-away (Sui generis use)

**RESOLVED:**

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

- iii. Application No: [21/00308/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 13 Esplanade, Ryde, PO33 2DY  
Proposal: Listed Building Consent for alterations and installation of extraction system and flue in connection with change of use of ground floor from retail unit (Class A1) to café/restaurant (Class E) and take-away (Sui generis use) including extraction system

**RESOLVED:**

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

- iv. Application No: [21/00701/CLEUD](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 Union Street, Ryde, PO33 2DU  
Proposal: Lawful Development Certificate for continued use of lower ground floor as residential dwelling

**RESOLVED:**

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

- v. Application No: [21/00866/FUL](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 39 Union Street, Ryde, PO33 2AB  
Proposal: Proposed conversion of first and second floor offices into four self-contained flats

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application, subject to Solent Protection Area payments being agreed along with the adequate provision of waste storage**

- vi. Application No: [21/00867/LBC](#)  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 39 Union Street, Ryde, PO33 2AB  
Proposal: Listed Building Consent for internal and external alterations in connection with proposed conversion of first and second floor offices into four self-contained flats

**RESOLVED:**

**THAT Ryde Town Council raised no objection to this application, subject to Solent Protection Area payments being agreed along with the adequate provision of waste storage.**

- vii. Application No: [21/00915/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead  
Location: 30 Simeon Street, Ryde, PO33 1JQ  
Proposal: Alterations, conversion and extension of attached shed to form sunroom; internal alterations; replacement doors and windows; timber pergola

**RESOLVED:**

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

- viii. Application No: [21/00916/LBC](#)  
Parish(es): Ryde Ward(s): Ryde Monktonmead

Location: 30 Simeon Street, Ryde, PO33 1JQ

Proposal: Listed Building Consent for alterations, conversion and extension of attached shed to form sunroom; internal alterations; replacement doors and windows; timber pergola

**RESOLVED:**

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

ix. Application No: [21/00944/LBC](#)

Parish(es): Ryde Ward(s): Ryde North West

Location: Ryde Pier Head, Esplanade, Ryde

Proposal: Listed Building Consent for proposed servery hatch for Costa cafe

**RESOLVED:**

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

**73/21 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL**

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

**PLANNING APPLICATION DECISIONS**

**1. APPLICATIONS APPROVED**

i. Application No: [21/00596/HOU](#)

Location: 11A Lower Bettesworth Road Ryde Isle Of Wight PO33 3EG

Proposal: Proposed orangery.

*Ryde Town Council raised no objection to this application*

ii. Application No: [21/00526/HOU](#)

Location: 37 Spencer Road Ryde Isle Of Wight PO33 3AD

Proposal: Proposed single storey garage extension

*Ryde Town Council raised no objection to this application*

iii. Application No: [21/00344/HOU](#)

Location: The Dolphins Augusta Road Ryde Isle Of Wight PO33 3AU

Proposal: Demolition of existing garage; proposed replacement detached garage with loft/store over

*Ryde Town Council raised no objection to this application*

iv. Application No: [21/00424/RVC](#)

Location: Rye House Playstreet Lane Ryde Isle Of Wight PO33 3LJ

Proposal: Variation of condition no. 2 on P/00274/19 to allow reduced roof height and roof pitch and change to rear bi-fold door design for dwelling on plot 1, change from single garage door to pair of garage doors for plot 1, and minor modification on to site boundaries (revised plans) (revised description).

*Ryde Town Council raised no objection to this application*

- v. Application No: [20/01426/CLPUD](#)  
Location: 17 Wood Street Ryde Isle Of Wight PO33 2JR  
Proposal: Lawful Development Certificate for proposed replacement windows and replacement roof to front porch

*Ryde Town Council did not comment owing to it being an LDC*

- vi. Application No: [21/00562/TW](#)  
Location: Oakfield Church Of England Primary School Appley Road Ryde Isle Of Wight PO33 1NE  
Proposal: The four sycamore trees situated as detailed in the application are to be felled to near ground level.

*Ryde Town Council did not comment owing to it being a tree decision*

## 2. APPLICATIONS REFUSED

- i. Application No: [21/00478/HOU](#)  
Location: 8 Hayward Avenue, Ryde, PO33 1AS  
Proposal: Demolition of garage; proposed single storey side extension and alterations  
Parish: Ryde Ward: Ryde East  
Decision Date: 26/04/2021

*Ryde Town Council raised no objection to this application*

- ii. Application No: [21/00216/HOU](#)  
Location: Pluto 1A Lower Highland Road, Ryde, PO33 1DX  
Proposal: Proposed 1m high fence above existing front wall  
Parish: Ryde Ward: Ryde East  
Decision Date: 27/04/2021

*Ryde Town Council raised no objection to this application*

- iii. Application No: [21/00536/HOU](#)  
Location: 53 Monkton Street, Ryde, PO33 2BB  
Proposal: Demolition of porch and existing bathroom extension; proposed single/two storey rear extension; alterations; formation of new vehicular access  
Parish: Ryde Ward: Ryde North East  
Decision Date: 05/05/2021

*Ryde Town Council agreed the following:*

- a) *Ryde Town Council raised no objection to the proposed extension, subject to a guarantee that any windows on the proposed first floor extension which overlook the neighbouring property should be glazed with frosted or obscure glass.*
- b) *Ryde Town Council objected to the proposed off street parking on access and safety grounds as laid out in the Island Roads report.*

*Therefore Ryde Town Council agreed to recommend a split decision on this application.*

**RESOLVED:**

**THAT the decisions taken by the Isle of Wight Council since the last meeting be noted.**

**74/21 PLANNING APPEAL**

The following appeal was noted:

Application No: [20/01735/HOU](#)

Appeal No: 21/00014/REF Planning Inspectorate Ref: APP/P2114/D/21/3270048

Parish(es): Ryde Ward: Havenstreet, Ashey & Haylands

Location: 98 Ashey Road, Ryde, PO33 2UZ

Proposal: Single storey rear extension

<https://publicaccess.iow.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=QQF9U7IQ07P00>

Members noted that Ryde Town Council raised no objection to the application at its meeting on 17 November 2020.

**75/21 RYDE TOWN COUNCIL'S WALKING AND CYCLING STRATEGY**

Members were updated on the latest information regarding the ICWIP strategy.

It was proposed that a Working Group be formed to look at a specific strategy regarding Ryde and that the group included relevant stakeholders within the town in order to obtain the maximum benefits for Ryde.

It was also agreed that Cllr Malcolm Ross be chosen to lead the Group. Cllr Ross would then report back to a future Planning, Regeneration and Environment Committee, confirming membership and advising on what actions would be taken and what outcomes would be expected.

**76/21 DATE OF NEXT MEETING**

Members discussed the possibility of bringing the time of the meeting forward in order to accommodate those members who have childcare problems.

After a discussion, it was agreed that the time of the next meeting would be 6.30pm.

**RESOLVED:**

**THAT the next meeting of the Planning, Regeneration and Environment Committee will be held on Tuesday, 15 June in the Methodist Church, Garfield Road, Ryde at 6.30pm**