



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING, ENVIRONMENT AND REGENERATION  
COMMITTEE HELD ON TUESDAY, 19 OCTOBER 2021 AT 7.00PM  
IN GARFIELD ROAD METHODIST CHURCH, RYDE**

Members Present: Cllr Simon Cooke (Chair), Cllr Charles Chapman, Cllr Richard May,  
Cllr John McLagan, and Cllr Malcolm Ross

Also in Attendance: Jon Baker (Committee Coordinator) and Liz Dutton (Administration Officer)

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## **PUBLIC QUESTIONS**

A member of the public asked whether Ryde Town Council had been made aware of Section 106 monies being utilised for the Ryde House Development. Owing to the relevant officers not being in attendance, a written response would be provided after the meeting.

## **121/21 APOLOGIES**

Apologies were received from Cllr Karen Lucioni and Cllr Georgie Carter.

## **122/21 DECLARATIONS OF INTEREST**

None declared.

## **123/21 REQUESTS FOR DISPENSATIONS**

None requested.

## **124/21 MINUTES**

The minutes to the previous meeting held on 7 September 2021 were reviewed.

### **RESOLVED:**

**THAT, the minutes to the meeting held on 7 September 2021 were approved as a true and accurate record and were signed off by the Chair.**

## **125/21 RATIFICATION OF DELEGATED DECISIONS**

Owing the meeting held on 28 September 2021 not being convened due to Covid 19 affecting staff, all planning applications were considered under delegated means by the Chair and the Planning, Regeneration and Environment Officer with invited input from other councillors.

### **RESOLVED:**

**THAT the Planning Application decisions taken under delegated powers be ratified.**

## 126/21 MEMBERS QUESTION TIME

Cllr Ross asked if Coronation Gardens would be completed in the coming winter months with the installation of seating and the planting of trees. This would be confirmed after the meeting with all members being updated on the status of the site.

A question was also asked about the condition of Vectis Hall regarding the roofing as well as fencing issues. Members were advised that the maintenance of the facility was not under the Planning Committee's remit but that of the Facilities and Asset Management Committee. However, to provide clarity on the building's status, members would be provided with the information as soon as possible. All members agreed that the building needed to be as secure and safe as possible and that the public should also be advised as well.

## 127/21 PLANNING APPLICATIONS

The following planning applications were considered by the committee:

- i. Application No: [21/01669/HOU](#)  
Parish(es): Ryde Ward(s): Haylands and Swanmore  
Location: 4 South View, Lower Bettsworth Road, Ryde, PO33 3EQ  
Proposal: Proposed two storey side extension

The application was to proceed with the second storey of the extension as work had begun on the first storey.

It was noted that the Tree Survey Report from the arborist had concluded that there were no issues with the Root Protection Area and that the proposed development would not have any impact on the growth and wellbeing of any surrounding trees.

Members were also advised that there had been no comments submitted to the Planning Authority from neighbours or any other relevant statutory bodies.

### **RESOLVED:**

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

- ii. Application No: [21/01850/HOU](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: 3A Nelson Crescent, Ryde, PO33 3QN  
Proposal: Proposed roof alterations for loft conversion including dormer window.

Whilst there had been one comment received from a neighbour, they had not objected to the whole application, but asked if consideration could be given to the removal from the plans of two Sky Lights to the west side of the roof.

### **RESOLVED:**

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

The following applications were considered under delegated powers by the Chair and the Planning, Regeneration and Environment Officer and they proposed no objections:

- i. Application No: [21/01615/FUL](#)  
Parish(es): Ryde Ward(s): Ryde West  
Location: Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, PO33 3LJ  
Proposal: Retention of two storage sheds
- ii. Application No: [21/01892/HOU](#)  
Parish(es): Ryde Ward(s): Ryde Appley and Elmfield  
Location: 3 Arundel Road, Ryde, PO33 1BN  
Proposal: Proposed alterations and two storey rear extension
- iii. Application No: [21/01927/HOU](#)  
Parish(es): Ryde Ward(s): Binstead and Fishbourne  
Location: 105 Binstead Lodge Road, Binstead, Ryde, PO33 3UB  
Proposal: Proposed access ramp

**RESOLVED:**

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

**128/21 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: [21/01514/HOU](#)  
Location: 13 Milligan Road, Ryde, PO33 2QW  
Proposal: Demolition of existing single storey extension; proposed two storeys.  
Parish: Ryde Ward: Ryde West  
Decision Date: 20/09/2021

*Ryde Town Council raised no objection to this application*

- ii. Application No: [21/01515/HOU](#)  
Location: 5 Quarr Close, Binstead, Ryde, PO33 4EN  
Proposal: Proposed extension to garage.  
Parish: Ryde Ward: Binstead and Fishbourne  
Decision Date: 20/09/2021

*Ryde Town Council raised no objection to this application*

- iii. Application No: [21/01517/HOU](#)  
Location: 40 Great Preston Road, Ryde, PO33 1EF  
Proposal: Two storey side extension and single storey rear. Veranda over existing raised decking; alterations to vehicular access, parking.  
Parish: Ryde Ward: Ryde South East  
Decision Date: 20/09/2021

*Ryde Town Council raised no objection to this application*

- iv. Application No: [19/00846/FUL](#)  
Location: 3 Upper Highland Road, Ryde, PO33 1DZ  
Proposal: Conversion of dwelling to 2 maisonettes to include single storey extension.  
Parish: Ryde Ward: Ryde South  
Decision Date: 21/09/2021

*Ryde Town Council raised no objection to this application*

- v. Application No: [21/01409/HOU](#)  
Location: 1 Seldon Avenue, Ryde, PO33 1NR  
Proposal: Demolition of conservatory and part of garage; alterations and conversion of garage to form additional living accommodation with first floor extension over; proposed single storey rear extension; side porch; terrace and steps; cladding; alterations to driveway and vehicular access.  
Parish: Ryde Ward: Ryde Appley and Elmfield  
Decision Date: 24/09/2021

*Ryde Town Council raised no objection to the application subject to a commitment to plant two new trees to replace the trees being removed because of the scheme.*

- vi. Application No: [21/01611/CLPUD](#)  
Location: Barsby Lodge St Georges Road, Ryde, PO33 3AS  
Proposal: Lawful Development Certificate for proposed pool house (non-habitable use) ancillary to external swimming pool.  
Parish: Ryde Ward: Ryde North West  
Decision Date: 04/10/2021

*No comment from RTC owing to it being a Lawful Development Certificate*

- vii. Application No: [21/01595/FUL](#)  
Location: 7 Westfield Park, Ryde, PO33 3AB  
Proposal: Proposed two storey rear extension (revised scheme).  
Parish: Ryde Ward: Ryde North West  
Decision Date: 04/10/2021

*Ryde Town Council raised no objection to this application*

## 2. APPLICATIONS REFUSED

None.

### **RESOLVED:**

**THAT the decisions taken by the Isle of Wight Council since the 28 September 2021 be noted.**

## **129/21 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)**

Members discussed the LCWIP, and it was noted that Ryde, along with Newport, had its own plan, and that other Town and Parish Councils on the Island should be encouraged to adopt their own as well.

The Ryde plan consisted of six cycling routes and eight walking routes, although these could be revised if considered necessary.

It was suggested that the plan needed to be looked at by all members. Alterations and / or additions to the planned routes could be made but these needed to be achievable and realistic before any additional grant funding could be applied for.

It was noted that Ryde's element of the LCWIP needed to be made available on the Town Councils Website as soon as possible so members and public alike could view it.

It was agreed that the item would return to a future committee meeting where Will Ainslie and Martin Gibson from the the Isle of Wight Council as well as a representative from Cycle Wight could be invited to contribute.

### **130/21 RYDE INTERCHANGE CONSULTATION RESPONSE**

Members were reminded that a drop-in consultation day had been held at the Royal Esplanade Hotel on 6 October 2021 where members of the public as well as Town Councillors were invited to look at plans and put questions to Isle of Wight Council Officers around the proposed Ryde Interchange development that was being created via Department for Transport grant funding.

Following the event, issues raised around the consultation were collated and submitted to the Isle of Wight Council for the views of Ryde to be considered by the Isle of Wight Councils Cabinet ahead of its meeting on 25 October 2021 when a final decision on the development would be made.

### **131/21 PUBLIC REALM APPLICATIONS**

This item was withdrawn and would be included on the agenda at a future meeting.

### **132/21 DATE AND TIME OF NEXT MEETING**

#### **RESOLVED:**

**THAT the next meeting being held on Tuesday, 9 November 2021 in the Methodist Church, Garfield Road, Ryde at 7.00pm.**