

## SHALFLEET PARISH COUNCIL

### MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET HALL ON WEDNESDAY, 6<sup>th</sup> DECEMBER 2017 AT 10 AM

**Present:** Cllrs H Hewston (Chair), S Stables, G Head, I Broad, A Burt  
Clerk: Mrs S Woods  
5 members of the public

The Chairman welcomed everyone to the meeting, including prospective co-optees and confirmed the meeting would be recorded for use with the preparation of the Minutes.

#### **128/17-18 UP TO 30 MINUTES QUESTION TIME:**

Mrs Cowley invited Cllrs to the community carol event on Wellow Green on Christmas Eve. She asked if the PC would consider donating £20 towards lights for the Christmas Tree. Cllrs agreed this go on the January Agenda. **Action: Clerk**

Mr Cowley commented that the recycling centre was a facility for the school with about 25 vehicles using it each morning.

Mr Gartell confirmed parents had received a notice from school that they were looking into parking at the recycling centre, with the PC. It also said about a barrier going in and the school potentially holding a key.

Member of public enquired about the name 'Bouldnor Field'; the Clerk said she had responded on this in her November Clerk's Report which was in the Minutes that he had a copy of. She also gave a bit of information on the background to how she had come to use the name.

**129/17-18 APOLOGIES FOR ABSENCE:** Cllrs all present, Cllr Hutchinson.

**130/17-18 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:** Agreed to be given as and when required.

Cllr Head gave a declaration of interest on item 140/17-18ii as it included a donation to WW Sports Centre and she is now a Trustee.

**131/17-18 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None received.

#### **132/17-18 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD:**

**8<sup>th</sup> November 2017:** Cllr Head proposed that the Minutes be agreed, seconded Cllr Stables - **resolved.** The above Minutes, having been agreed, were signed by the Chairman as a true record.

**Planning Meeting held 23<sup>rd</sup> November 2017:** Cllr Stables proposed that the Minutes be agreed, seconded Cllr Burt - **resolved.** The above Minutes, having been agreed, were signed by the Chairman as a true record.

**133/17-18 WARD COUNCILLORS REPORT:** Not present.

**134/17-18 PLANNING:**

**a. Updates and Decisions:**

**Refused by Isle of Wight Council:**

**P/01189/17 – Shalfleet Mill, Mill Road, Shalfleet:** Demolition of an existing carport; proposed detached garage with viewing platform, associated balustrading and summerhouse above with external spiral staircase; alterations to the dwelling including replacement veranda, new balcony and new bathroom windows.

**Agreed by Isle of Wight Council:**

**P/01163/17 – Northlands, Main Road, Newbridge:** Proposed extension/workshop /garage.

**P/01195/17 – Rest Harrow, Warlands Lane, Shalfleet:** Demolition of workshop, outhouse and conservatory; alterations; proposed two storey rear extension.

**P/01206/17 – 8 St Michaels Close, Shalfleet:** Single storey side extension.

**P/01307/17 Worm Farm, Barton Corner, Shalfleet:** Further to receiving reports of trees being cut down the Clerk contacted the Planning Officer and was told he needed to visit the site; the proposed building would be sited on the footprint of an already approved barn and from looking at the plans, would be the same size as the barn. Therefore, it shouldn't result in a greater impact than the originally approved barn, that has been commenced.

In terms of trees, he completely agrees that the removal of scrub and some of the smaller trees had not only opened views of the site but also removed an area that would have supported wildlife. Those works would not have required consent, as the trees were not protected. However, if this application is approved he will seek some further landscaping to compensate for the loss and better screen the site. He had also asked the IWC Tree Officer to comment on the application.

Cllrs discussed this email and they noted the applicant had stated the height of the proposed building was not much taller but in fact it was 1.5 metres taller – so felt there was a bigger impact than the original application. They asked Clerk re-iterate the height increase with the Case Officer and agreed they would like to see the Tree Officer's comments on the application too. **Action: Clerk**

**Appeal Decision:** **P/00554/17 Little Thatch, Main Road, Bouldnor** – proposed development to build 3 bungalows – the appeal was dismissed.

**b. To Agree comment on applications** *(for each application 5 minutes are allowed for applicant/objector etc to comment):*

**P/01370/17 – Ningwood Green Barn, Station Road, Ningwood** – Proposed rear extension with lift shaft to first floor:

Cllrs **resolved** they had no objection to this application.

**P/P/01369/17 – The New House, Main Road, Wellow** – New detached dwelling:

Discussion held. Cllr Head abstained. The majority of Cllrs had no objection to the application although they did want to ask IWC if they would consider the density of the development and if it a perception of garden grabbing; whether this was something to be desired and indeed whether it was part of their planning policy?

The Clerk pointed out an application had come in that would be on the IWC website from Friday: P/01328/17 Woodbine Cottage, Solent Road, Cranmore – lawful development certificate for retention of extension. She asked if Cllrs could let her have their comments asap as sometimes a quick turn round on LDC.

### **0135/17-18 CLERKS REPORT:**

Another very busy month.

**WWI Centenary** – Not heard from Mrs Cowley on this yet, hence not on Agenda.

**Station Road** – been dug up yet again due to a burst water main. It was noted there were now 5 patches on this road. Received copy of an email from Cllr Hutchinson to Island Roads on this. He is hoping to have a meeting to encourage Southern Water to replace the old and fragile assets on key routes, prior to works by Island Roads.

**Planning – Homestead Farm** – Planning Officer confirmed it was a condition to remove the access road and would be undertaking a site visit and looking into.

**Winchester Corner** – one bollard had to be removed due to it having to be 3 m from hedge (farm/hedge cutting). Clerk had suggested a lockable bollard be put in which could then be removed for this purpose and also prevent vehicles parking on verge. District Steward agreed to look into. Reason not in this position originally was due to a BT cable. Clerk asked District Steward for permission for other works proposed for this location (agenda). He felt they would have to be agreed with landowner, so trees did not affect hedge cutting.

**Recycling Centre** – Cllrs Hewston, Stables, Head and Clerk met with Headteacher, Chair of Governors and IWC Officer. They do want this site for school parking. Cannot afford to buy it and will be putting forward a proposal to lease it. Rescission of previous Resolution would need to come into play to facilitate this. Clerk awaits to hear from IWC and will keep Cllrs updated.

Cllr Head said she had a letter, (signed by 3 Cllrs if the Clerk wanted it now,) to rescind the resolution previously made to sell the site. Cllr Burt confirmed he had yet to sign this letter. After discussion it was agreed the PC need to see the lease and await that before giving the letter to the Clerk. If they don't sell the site they would be retaining the asset and IWC had agreed to manage the site.

Discussion on lease terms. Cllrs noted they were only here for three and a half years, and installation of the gates.

Gates for Recycling Centre – needs thought so site can still be used for school parking – perhaps they need to monitor cars entering otherwise others will end up parking in there still? Cllr Hewston felt IWC could pay PC back for cost of these.

Chain Link fence mentioned by Chairman – Cllrs Hewston and Stables to speak with PC on this before taking further.

Gates/posts – December Agenda.

Notice re closure and gates – arranged for Signpost Express to supply and install – now up.

IWC Recycling bins removed – chased Air Rescue 21.11.17. and again 30.11.17 as well as IWC Waste department regarding the rest of their signs etc.

Had various emails and letters regarding the site which Clerk had responded to.

Also had an expression of interest in the sale of the land.

**Withyfields – tree work** – informed resident that PC had agreed quotation for works. Informed Brighstone Landscaping that the PC had agreed the quotation and asked them to obtain necessary permissions (as tree in a Conservation Area,) and undertake the work.

**Fleetway Litter Bin** – informed Island Roads PC accepted quotation for once a month emptying from October 2017 to March 2018 and asked them to arrange this. Also asked for a quotation for the next financial year.

**IWC Chairman and Clerk meeting** – attended with Chairman on evening of 20<sup>th</sup> November 2017.

**FOI request** from Mr Tyrell for documents pertaining to Recycling Centre and Bouldnor Field – replied asking him to phone first so Clerk can get the Deeds out of safe and other papers ready for him to come to the Parish Office to look at.

**Worm Farm** – arranged site meeting for morning before application discussed at Planning meeting. Update under Planning.

**Co-option** – Had 4 applicants and invited them to attend the December PC meeting and arranged for them to come in for meeting with Chairman and Vice-Chairman, with Clerk present. Agreed 4 Cllrs and Clerk meet and speak to the candidates on the 14<sup>th</sup> December. The successful applicant will be co-opted on to the PC at the January meeting.

**Southern Water** – further email update – thanks to their local operations team, the new pump has been delivered and everything is now connected and working. Half of the reed bed that was leaking is now dry and flows are being diverted to the other half. The site operator will monitor this on every visit to the site which is normally once a week and if necessary they will reinstate visits by the tanker to prevent further spilling on to the footpath.

**Village News** – Resident left message on answer phone – still not happy – Clerk rang and spoke to him. He feels reports should be facts, not opinion.

Clerk wrote a brief report for next edition, which was just out – in Correspondence file.

**Debrillator Training** – Another 7 people attended a training session at Newbridge on 22<sup>nd</sup> November 2017 – Shalfleet have now arranged training for 25 people. Thanks to Cllr Stables for coming to collect the fees - £35 banked.

**Wellow Millennium Green Trust** – received and banked £65.60, this being 20% that they contribute to the maintenance that the PC arrange and pay for, for the Green. Receipt sent.

**Picket Fence at Barton Corner** – as agreed at the November Planning meeting, Clerk contacted Island Roads and found the case had been closed! Asked it be re-opened as PC and residents still have concerns re visibility and fence needs to be removed.

**Newbridge Best Kept Village** – Chairman spoken to District Steward, Island Roads and he agreed 2 wild cherry trees could go on the grass verge outside West Way. Clerk will order and arrange the planting of these in the New Year. Asked maintenance man to let her know when he could do this so Cllrs can be present if they so wish.

The Chairman asked the Clerk to put an item on the January Agenda to agree what to spend the remainder of the monies the PC had won, on; planting a Christmas tree on a Newbridge Green for which necessary permission would need to be sought. **Action: Clerk**

**Bouldnor Field** – arranged strim of inside fence and final grass cut of the play area and football pitch for the year.

**S106 monies** – at IWC planning meeting s106 allocation was discussed and it was suggested by Wendy Pereira that when a PC discuss an application that attracts 106 monies, they could send in suggestions with the planning comments of what they would like to see the money spent on.

**Meeting dates**, venues and times for 2018 all confirmed – copies of these available at the meeting.

### **136/17-18 COUNCILLORS REPORTS:**

**Cllr Broad** – he had received feedback on the tree hacking. He queried why Planning had allowed the development of Winchester Corner to Barton Corner. It was noted that at the recent Planning training it had been stated there had been no cohesive planning on The Island for years.

He was worried that if the PC put gates on the Recycling Centre there would be parking chaos.

News – he felt it was important that write ups on the PC meetings are done but queried how this could be done as felt the Clerk had enough to do. Clerk said that deadlines are usually very tight and she cannot make this a priority immediately after a meeting. Cllrs asked to think about.

**Cllr Head** – attended Remembrance Service at Shalfleet Church, on behalf of the PC. Also the Wellow Residents meeting, open presentation by the AONB, Planning Training, WW Sports and Community Centre Trustees meeting and Shalfleet Hall management meeting.

**Cllr Hewston** – Full report on file with details of the 11 meetings attended. Noted Community Plan needs updating and this should go on next year's Agenda.

### **137/17-18 TO AGREE ENHANCEMENT PLAN FOR WINCHESTER CORNER FOLLOWING SITE MEETING:**

Site meeting had been held after the last PC meeting and Cllr Broad put forward a proposal to plant daffodils, install a seat – for the benefit of walkers and cyclists and to deter cars. He felt the entrance to the village could be enhanced and PC could do a bit to improve it.

Noted trees had been objected to in some locations by Island Roads and the spread of particularly trees were a problem – felt native trees that grow straight up, rather than have a large spread would be best if planted at this location.

Clerk said she had spoken to the District Steward and would need a plan to show the adjacent land owner and planting would need to allow hedge cutting equipment to have access.

Cllr Head agreed to draw a plan for the Clerk to let him have a copy of. **Resolved** plan be taken forward if he is in agreement. **Action: GH/Clerk**

### **138/17-18 RECYCLING CENTRE:**

#### **i) To Agree quotation for installation of gates and posts:**

Cllrs Stables had obtained quotations:

Some for supply only of 4 x agricultural farm gates with posts and drop bolts, for the maintenance man to install. Clerk said he was unable to install these quickly due to other work commitments.

Cllrs agreed to go with supply and install quotations.

These had been obtained from JR Fencing & Sons for £1,110 and County Fencing for £1,427. It was noted that padlocks and keys would be needed for both sets of gates.

Cllr Burt declared an interest as ex employee of JR Fencing.

Discussion held on gates and keys. Cllr Head was concerned about the safety issue of the gates opening up into the road and was not in favour of the gates. Cllr Burt said unfortunately the gates had to go on to prevent further issues, that posts could be installed for the gates to be secured to when open. School would have to have a key if want to use and need to monitor.

Cllr Stables suggested Cllrs unlock/lock the site but this was not taken up.

Discussion on barriers, safety issues, letting the school hold a key and noted PC still had insurance responsibility for the site.

*Cllr Hewston proposed PC agree installation of the gates and posts up to a maximum of £1,500, follow up insurance, and come to an agreement with the school over key holding.*

Cllr Head objected on safety and economic grounds. Cllr Broad abstained on economic grounds.

3 for – **resolved.**

#### **ii) To decide whether the litter bin remains or not:**

Clerk had spoken to the Island Roads operative who empties this bin – he suggested it be re-located to by the School, near the phone box on the corner of Station Road – Cllrs agree to this suggestion – resolved.

**Action: Clerk**

**139/17-18 CORRESPONDENCE** – details of correspondence received tabled.

Extras – December edition of Village News and invite to Wellow Green Carol Concert on Christmas Eve at 6 pm

### **140/17-18 FINANCE:**

#### **i) To Agree to pay £520.53 insurance costs, including premium tax, to Zurich Municipal for policy to run from 5.1.18. to 4.1. 2019:**

Cllr Head proposed this be paid, seconded Cllr Burt – **resolved.**

#### **ii) To Agree the precept figure for 2018/19 from figures supplied by the Finance Working Party:**

Cllr Head thanked the Working Party for putting together their figures. Clerk went through the figures which were not ‘set in stone’ Discussion on West Wight Sports Centre donation – Cllr Stables proposed PC give the same as last year – **resolved.**

Cllrs noted that any under spend for the current financial year could be put towards the Winchester Corner enhancement. Also noted that people could donate to the scheme if they so wished i.e. a tree or seat.

Contingency fund agreed to be allowed partly for anything the IWC pass down to the PC to take on responsibility for.

Also noted PC may do an event next year.

Clerk confirmed precept for current financial year £39,820 – if PC go with proposed budget of £42,700 for next year, £2,500 had been asked for on top of budget last year which could be taken into account and then PC were £380 over last year’s figure. Cllr Head proposed this come from reserves. Cllrs agreed this and **resolved precept figure of £39,820 for 2018/19, same as last year.**

**iii) To approve list of payments (copies available for Cllrs and tabled at the meeting).**  
Cllr Burt proposed the accounts be agreed, seconded Cllr Stables – **resolved:**

<b>Chq No.</b>	<b>Payable to</b>	<b>For</b>	<b>£</b>
<b>1897</b>	<b>Sally Woods</b>	<b>Remainder November Salary &amp; Mileage</b>	<b>196.38</b>
<b>SO</b>	<b>Sally Woods</b>	<b>November Salary</b>	<b>830.00</b>
<b>1898</b>	<b>IW Music Dance Festival</b>	<b>Donation</b>	<b>50.00</b>
<b>1899</b>	<b>Signpost Express</b>	<b>Recycling Centre Intent Sign</b>	<b>85.20</b>
<b>1900</b>	<b>Brighstone Landscaping</b>	<b>Fleetway hedge cut</b>	<b>324.00</b>
<b>1901</b>	<b>Newbridge Com Assoc</b>	<b>Room Hire – November Plan Meeting</b>	<b>30.00</b>
<b>1902</b>	<b>Wellow Literary Institute</b>	<b>Room Hire – 3 Meetings</b>	<b>54.00</b>
<b>1903</b>	<b>Zurich Municipal</b>	<b>2018- 19 Annual Insurance Premium</b>	<b>520.53</b>
<b>1904</b>	<b>WBS</b>	<b>Stationery</b>	<b>61.91</b>
<b>DD</b>	<b>BT</b>	<b>November Phone &amp; Broadband</b>	<b>51.84</b>
<b>TOTAL</b>			<b>£2,203.86</b>

**141/17-18 To Review the Parish Council Complaints Procedure:**

Cllr Head proposed PC agree the review of the above policy, seconded Cllr Burt – **resolved.**

The Chairman wished everyone a Happy Christmas.

**Next meeting to be held on Wednesday, 10<sup>th</sup> January 2018 at Newbridge Community Centre at 10 am**

The meeting closed at 12 noon                      Signed.....