

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET HALL, CHURCH LANE, SHALFLEET ON WEDNESDAY, 2ND DECEMBER 2015 AT 9.30 AM

Present: Cllrs P Broadhead (Chair), H Hewston, S French, P Myles, B Baxandall, J McGuirk
Clerk: Mrs S Woods
Cllr Stuart Hutchinson
15 members of the public
IW County Press Reporter

UP TO 30 MINUTES QUESTION TIME:

Mr Dunkley asked if the Clerk had managed to obtain the information he had requested from the IWC on speed cameras. The Clerk replied she had received this quite quickly following her request but was in the process of obtaining approval from the IWC to be able to share this information publicly and record it in the Minutes. It was noted the information received was quite dated. Cllr McGuirk proposed the Clerk request new speed information and permission for it to be shared – **resolved.** **Action: Clerk**

Member of public from Wellow asked why the West Wight Alpacas were operating an A3 restaurant when they only had permission for an A1 farm shop/snack bar. She asked if enforcement action could be requested. Martha James, Planning Consultant, explained the difference between a cafe and a restaurant; normally an A1 cafe would be 15% of a shop serving light refreshments.

Cllr McGuirk proposed the PC write to the Planners about this and encouraged the public to do the same, Cllr French seconded – **resolved.** **Action: Clerk**

Cllr Hutchinson said it was fairly common for people who run a business to try and flout planning guidance if they think it would be an advantage. He felt this was incidental to the application. Common for people running a business to subsequently put in a detailed planning application and the situation would be tolerated until a decision on the application has been made. Hence now the application to vary the conditions put on the original application.

Member of public said he had checked the IWC website and a food hygiene application related to 'Fairfield' Wellow – he was not aware that a cafe operated from this site. He had submitted a FOI request and expected a reply within 20 days.

Member of the public asked who was responsible for ensuring the style and ambience of Wellow village. Cllr Hewston said the planners were, when they agree or disagree planning applications. He asked if it was the PC's responsibility to look at the shortage of enforcement. The Clerk referred the meeting to item 115/C of the Agenda, when the Cllrs would be discussing whether to give a financial contribution towards planning enforcement.

Cllr Hewston made the suggestion that Wellow residents could form a Residents Association and interested parties could put together a Village Design Statement. It was noted this could become a statutory document used for planning guidance.

Cllr Hutchinson said the IWC had agreed a revised Enforcement Policy which was depressing as it says minor infringements may be ignored but when these become accumulative this can change the character of the area.

112/15-16 APOLOGIES FOR ABSENCE: All present.

113/15-16 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: Agreed these be given as and when required.

113/15-16 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None.

114/15-16 TO CONFIRM AND APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD 11th NOVEMBER 2015:

Cllr Hewston proposed, that these Minutes be agreed, seconded Cllr French - **resolved**.
The above Minutes, having been agreed, were signed by the Chairman as a true record.

115/15-16 PLANNING:

a. Updates and Decisions:

Planning Permission given by IWC:

P/00392/15 Corfe Scout Camping Site, Corfe Lane, Shalfleet: Proposed wigwam.

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

P/01244/15 Byways, Bouldnor: Lawful Development Certificate for continued use of lodge as separate unit of residential accommodation.

Cllr Broadhead declared an interest for this application and withdrew from the meeting as her husband had written a letter of objection and had asked it be read out at the meeting. Cllrs **resolved** Cllr Hewston took the Chair for this matter.

Clerk read letter of objection from Mr John Broadhead. He said there were inaccuracies in the application and his main points stated the 'lodge' was in fact 2 site containers, the 'lodge' is connected in to a sewage system that drains raw sewage directly onto the beach, applicant different to owner (Clerk pointed out this was legal), information given on Class C3 - usage, brief history of the site and Alexander Road East.

Discussion held on the application. Cllrs noted this application was for an LDC, claiming established continued use of the lodge but unanimously agreed to object to it on the basis of the evidence put forward to them regarding history, sewage issue and usage and due to the inaccuracies, request the Planning Office need to look at the application in greater detail – **resolved**.

Action: Clerk

Cllr Broadhead returned to the meeting.

P/01214/15 West Wight Alpacas, land accessed off, Main Road, Wellow: Variation of condition no. 8 on P/01713/12 – TCP/30601/H to allow opening hours of 10:00 hours to 23:00 hours Monday to Sunday and including Bank and Public Holidays and to allow mixed use of existing farm shop and café.

The Clerk asked it be noted there were two further applications for the site in this week's Press List. One was a re-advertised application, for which she had tried to contact the Case Officer for clarification on, to no avail. The other for a revised scheme for formation of vehicular access. Both would require PC comment before Christmas.

Martha James said that due to her pointing out an inaccurate description in the application (on the PC Agenda) to the planners this had been re-advertised to state the variations were for conditions no7 and no 8.

Noted the two new applications could not be discussed now, purely the one on the Agenda.

Martha James thanked the PC for allowing her to speak, on behalf of her clients, against this application. She commented that in her opinion turning a Farm Shop into a full blown restaurant in an isolated location was unsustainable. She referred to various infringements to planning policy and said the case was complex. The applicants were seeking a variation of condition rather than change

of use. Commented Farm Shops on the Island shut at 5 pm and felt if open until 11 pm this was unacceptable. She felt the change of condition 8 was part of the bigger plan. Gave criteria to go from A1 to A3 and dates.

She stated the impact of car users to the site – her client's property is directly opposite and lower than WW Alpacas and car lights would shine into their house – unacceptable if until 11 pm. Noise was also given as an objection. Noted there was no support locally, although some from the other side of The Island. She said the people present at the meeting were despairing. She ask the PC recommend refusal and request enforcement action be taken against a restaurant operating as a Farm shop.

Other residents present agreed with what had been said. Reference made of a recent road accident on the main road in the village, (which had no pavements or lights,) with the victim still in hospital. Another resident commented on the extra litter and smoking the change would bring.

Cllr Baxandall commented that the PC did have a Dark Sky Policy.

Parish Cllrs discussed the application and although some acknowledged they do support growth of business, this should not be to the detriment of the village and the site was too close to residents affecting the tranquillity of the area. That the condition had been put on for a reason.

Cllrs **resolved** to object to the application to extend the opening hours 365 days a year, on the grounds:

Noise/disturbance resulting from use, light pollution, traffic generation and highway safety, smells and fumes affecting the ambience of the whole village. The planning history i.e. condition put on to protect residents

Action: Clerk

Cllr Hutchinson said he would request the application be referred to Planning Committee if the Officer recommends approval. This partly due to local opposition and also the original condition to stop use after 5.30 pm was put on to protect the residents. He had asked for a copy of the Case Officers report and would respond to residents who had contacted him and inform them, as well as the PC what is in the report.

P/01280/15 Endfield Farm, Main Road, Ningwood: Demolition of timber extension; alterations and conversion of barn to holiday accommodation; conversion of sty to form courtyard garden; proposed detached garage and store.

Cllr McGuirk said whilst he had no objections, he declared an interest for this application and withdrew from the meeting as he was an immediate neighbour to the proposed development.

Cllrs Myles said she personally had no objection to the application although recommend the 'shed' be soundproofed to protect neighbours in case of noise. (Mention made of the Clerk undertaking an enforcement role.)

Cllr French confirmed there was mention in the application regarding the protection of bats.

Cllr Hewston proposed the PC comment they had no objection to the application but recommend in view of the close proximity to the next door house that the shed be soundproofed, seconded Cllr Baxandall – **resolved**.

Action: Clerk

Cllr McGuirk returned to the meeting.

c. To Discuss IWC Planning Enforcement Discretionary Service Support Proposals and decide whether to give a contribution towards this, £447 being given as a notional annual amount from Shalfleet PC:

Papers had been circulated to Cllrs.

Cllr Hewston said the statutory commitment that the IWC have on Enforcement is very light and without funding from Parish and Town Councils enforcement would diminish and it was hoped that this funding would improve the existing service.

Cllr McGuirk said thinking in terms of the Island picture; he did not think we could not do this. All in favour - **resolved** Shalfleet PC contribute £447 towards a total contribution of £40k Islandwide.

116/15-16 POLICE REPORT:

No report received.

117/15-16 CLERKS REPORT:

Wellow Bulb planting – Clerk told too late to plant these – deferred until next year.

New Colour Photocopier - being delivered 8th December 2015.

Recycling Centre – works completed.

Judge Blacksell's small oak tree at Withyfields - informed by Brighstone Landscaping and Judge Blacksell this is being cut down Wednesday 2nd December 2015.

2016 Meetings – still waiting to hear back from Shalfleet School if it is possible to hold January meeting earlier (as have to be out of the School Hall by 11.30 am) have chased several times and once heard will send out dates for next year.

Shalfleet Junior Rover – at time of writing report, after much chasing, Southern Vectis have still not confirmed definite start date. Believe from report in West Wight News in IW County Press that it is in operation.

Withyfields Tree Work – on going – work application submitted to IWC Tree Officer. Acknowledgement now received and a response should be made by 24th December 2015

Finance Working Group meeting arranged for 1st December 2015.

Speed Camera Information – following request from Mr Dunkley, Clerk had asked IWC for details of any information that may be available for Shalfleet Parish.

118/15-16 COUNCILLORS REPORTS INCLUDING THE WARD COUNCILLOR:

Cllr Baxandall – Nothing to report.

Cllr Hewston – Attended a West Wight Community Centre meeting which included discussion on usage. She did put forward the suggestion for Freshwater Parish Council to be located there which received enthusiastic approval. She said it was an interesting meeting but she did not think there was much going forward. The centre had been asked for a 5 year plan and query made about funding.

She asked the Clerk to report potholes at Chessell – dip in road at Dodpits. **Action: Clerk**
Cllr Hewston referred to Wellow winning the Best Kept Small Village competition and suggested the PC help other villages in the Parish in this regard supporting them with the purchasing of plants and to make this one of the PC projects. Cllr McGuirk said he thought this a grand idea. **Resolved**
matter is placed on an Agenda for early next year. **Action: Clerk**

Cllr French – He continues to monitor Station Road. Had a call from a Parishioner regarding Fleetway grass cutting and had confirmed the PC had taken over responsibility for this. Also mention of the parking on the grass verge opposite Shalfleet Garage – noted the PC had done all they could on this matter.

Cllr Myles – she had attended a Community Waste Forum meeting and gave an overview of what was discussed. The changes would mean an increase in re-cycling. She said she was happy to be the PC Waste Representative unless she could not make a particular meeting.

Cllr Hutchinson – Reported on the possibility of Broadband speed improvements – 20,000 households (one third of The Island) were running behind due to engineering and legal issues and BT had now extended the timescales to the end of the first quarter next year. Proposed to install one new cabinet; they had thought re-parenting the lines would resolve the problems but since found out it would not. As Chair of Audit Committee he had asked if project value for money and received assurances.

He had met with Senior Management of Wightlink and it was not thought the huge amounts of money being put into the Fishbourne/Portsmouth route would affect the local ferry. Also did not see Scoot ferries being an issue.

Discussion held on IWC Budgets and noted that the IW Council Tax could rise by nearly 4% next year.

Cllr McGuirk – He asked the Clerk to send him the final agreement and poster for the Shalfleet Junior Rover and he would ask his son to put this on Facebook. Thanks given. **Action: Clerk/JMc**

Cllr French gave his apologies and left the meeting.

119/15-16 FINANCE:

i) To Consider a request from West Wight Sports & Community Centre for financial support from Shalfleet Parish Council:

Copy of letter and information circulated to Cllrs. The Clerk had requested a copy of their latest accounts – yet to be received.

Discussion followed. Cllr McGuirk said that this was a worthy cause and proposed that subject to getting a copy of the accounts, the PC donate to them the remainder of the Donations budget for the current financial year - £664, seconded Cllr Baxandall.

Cllr Hewston proposed the PC give £500, seconded Cllr Myles.

Vote taken the first proposal: 3 For, 1 Objection, 1 Abstention. Proposal carried by majority.

Clerk was asked to inform the West Wight Sports and Community Centre that the PC were in the process of reviewing their Precept and would like to increase this amount and support more in future years. Also once the PC had received a copy of the accounts she would forward a cheque for £664.

Action: Clerk

ii) To approve list of payments (circulated to Cllrs and copy available at the meeting).

Cllr Baxandall proposed the accounts be agreed, seconded Cllr McGuirk – **resolved:**

Chq No.	Payable to	For	£
SO	Sally Woods	November Salary	830.00
1736	Sally Woods	Remainder of Salary £49.67 Mileage £22.50	72.17
1738	Brighstone Landscaping Ltd	Recycling Centre Ivy/Board removal	84.00
1739	Newbridge Community Centre	Room Hire for November PC Meeting	30.00
		TOTAL	£1,016.17

120/15-16 CORRESPONDENCE– details of correspondence received tabled.

1. Island Business Magazine November/December 2015
2. 2 x Hampshire & Isle of Wight Devolution newsletters
3. Letter from Lloyds Bank regarding change to Financial Services Compensation Scheme
4. Letter and posters from Osborne House (posters on display).
5. Introduction to Storeroom2010 – IW leading furniture re-use charity
6. Letter from IWC Tree Officer refusing to the felling of a pine tree at Westway, Spring Hill, Main Road, Newbridge.
7. Press Release from Island Roads launched to help ‘ditch’ the problem of highway flooding – also copy of information leaflet on this matter.
8. Email from WightStream Hydrocleaning Services highlighting some of the services that the company provide which they felt may be useful; includes chewing gum removal, stonework restoration, graffiti removal and white line removal.
9. IOW Rural Broadband News.
10. Village New for December.
11. IOW Revision of Gambling Act Statement for comment.

12. IWALC Bulletin.

13. Island Waste information.

- i) **Email from Mr John Whitney advising the PC that the PCC discussed the retention of the current noticeboard close to the Church main gate and pleased to assure there is no Church objection to the continued use of the existing board as sited – Cllrs comments?**

Cllrs noted Mr Whitney's email and the fact once a decision of the PC has been made it cannot be reversed for six months (unless new information has come to light).

Bouldnor Viewpoint Litter Bins – Clerk showed the meeting a photograph she had taken of one of the newly installed black plastic litter bins next to the existing wooden double litter bin. Resident had made her aware that two of these had been placed at the Viewpoint by Island Roads. Cllr Hutchinson aware.

The Chairman thanked everyone for attending and confirmed the next meeting would be held on Wednesday 13th January 2016 **9.30 am at** the Shalfleet School (time now confirmed).

The meeting closed at 11.42 pm

Signed.....