

SHALFLEET PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON TUESDAY 5 MARCH 2024 AT 7.15PM

Present: Cllrs: S Stables (Chair), P Broadhead, H Hewston,
Representative from West Wight Villages Residents Association and second member of the public

153/23-24 CHAIRMAN'S WELCOME

Chairman welcomed everyone to the extraordinary March meeting of the Shalfleet Parish Council.

154/23-24 APOLOGIES FOR ABSENCE

Cllrs A Ingram, T Cowley

155/23-24 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS

None

156/23-24 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS

None

157/23-24 COMMUNITY-LED HOUSING UPDATE

The Chairman asked Cllr Hewston, as the Council Representative on the Community-Led Housing Working Party to give her report.

The Report was read out: "The meeting was convened on 7 February 2024 at 7pm in the Newbridge Community Centre, with eight members present and three guests. Apologies were received from three members and one tendered his resignation.

1. Housing Needs Survey

The group felt that the methodology was clear and conclusions are thorough throughout the document. It can be proved that there is a general need for affordable rented housing. Responses mirror the statistics the IWC gave regarding Homefinder. An entry in Village News was to be prepared, reminding people of the need to be on the Homefinder register."

At this point, Cllr Hewston advised this meeting that the Village News entry has gone in the March issue.

Cllr Hewston continued with the report, "The group agreed with the analysis and presentation and deemed it ready for inclusion in the Pre-Planning Application to the Planning Department of the Island Council by Andrew White. The Facilitator, John Prickett, will draft an Executive Summary that summarises the content. This can then be ratified by the PC. At a future date it will be posted on the Parish Council website.

2. Pre-Application

A Feasibility Study of the Pre-Application was examined and points noted by Andrew White (Planning) with additional comments from Adam Ridett (ARID Designs). At this

stage the IWC Planning Department do not require precise details of design. These will come at a further stage in the project.

With the HNS in place, the Pre-Planning Application can be submitted in March with a response anticipated late April/early May.

The group request the SPC ratify the decision to submit a Pre-Planning Document to the Island Planners.

3. Finance

The fee for the Pre-Application will be £719. Please agree that John Prickett is nominated for and on behalf of SPC to pay this from the grant fund. This is provided for within the Stage 2 grant approval from the IWC. It does not come from our budget but is necessary to show an audit trail.

The group is also supported by the Parish Council for a membership to Community Land Trust which will be responsible for the CLH when completed. This is approaching due date. I do not have the date and the amount to hand but will let you know in a future update.

Thanks were given to Gretel Ingham for her minute taking. She replied that our group had been a pleasure to attend as she found us a positive working party for the benefit of islanders." [End of Report]

Cllr Hewston told the meeting that John Prickett advised that membership is due in April and it should be added as a financial item on the next agenda. The membership fee will be about £150.00.

Action: Clerk

Cllr Broadhead asked if the housing needs survey will be published as this will help the WWVRA. Cllr Hewston replied that the Executive Summary will be easier to understand. This is not part of the planning package.

The WWVRA representative advised the meeting that there had been a meeting of the CLH group and John Prickett has left Community Action. The representative said that WWVRA is not just a small group of random people, it is a legitimate group of over 260 people and they would prefer to be consulted and kept informed of the housing need survey in full. Please could all data be included in the Executive Summary, as the group need to see details as soon as possible.

Cllr Hewston replied that Pre-Planning Application has many things to consider. County will make the decision. The IWC may find fault with the Housing Needs Survey.

WWVRA Rep asked if that meant other reports may not have been done yet. Cllr Hewston replied in the affirmative.

WWVRA Rep said that this has involved the whole community and is it considered not suitable for people to read? Housing Needs Survey is on Website but the responses haven't. It has been said that 20 people replied.. WWVRA has many members involved in other areas where planned houses have been built. The representative reiterated that WWVRA would find peoples' responses very helpful.

Member of the public said that pre-planning is a preamble of what is involved, all come together to see if it is feasible. A figure of £719 was mentioned for the pre-application, are other fees likely and will the grant be sufficient for all additional costs?

Cllr Hewston replied that the £719 just gets to the planning stage. The grant will not be sufficient to fund everything.

Member of the public remarked that Building Control can be very expensive, in the thousands and there are probably other planning costs involved. Would there be public funding available or would the parish council fund this?

Cllr Hewston said that the council would be unlikely to fund additional costs.

Member of public suggested that the landowner would have some idea of estimated costs for sale to the developer, then at each sale the developer will pass over the title deeds.

Cllr Hewston advised that the landowner wants two properties; of the remaining 8 units. Island Cottages Ltd will buy four and manage all eight. All eight will go to the trust.

Member of the public asked if the properties retained by the landowner will remain in the landowners name and not be transferred to the developer. Cllr Hewston did not know the answer to that.

Cllr Broadhead asked if the WWVRA see the result of the survey? The WWVRA representative said that John Prickett is aware of WWVRA and they were offered a seat on the Housing Group but WWVRA shouldn't have to only get information if they attend meetings. All stakeholders should have equal access to rural community-led housing data. They really need access to all information from survey.

Cllr Hewston agreed, but said they do have to follow protocol.

WWVRA representative asked why the WWVRA have to wait to get results? The Pre-Planning application will have comments from Planning Officer and WWVRA should have seen full results as it will help other communities with housing needs.

Cllr Hewston suggested that a meeting of the group be convened.

Member of the public said that housing needs paramount on island and it is justifiable that WWVRA see all the information.

Cllr Broadhead asked if the notice in Village News makes it clear that people need to be on the Homefinder Register to qualify for CLH? Yes, it does.

Cllr Hewston asked for an agreement that the Pre-Planning Application should go in? The Chairman asked for a show of hands. All present in agreement, no objections.

Cllr Hewston asked if councillors agreed that John Prickett should pay the £719 for the Pre-Application out of the grant money. (SPC just hold the funds on behalf of group).
Proposed by Cllr Broadhead, seconded by Cllr Stables, agreed by all.

WWVRA representative asked that once the pre-planning advice is received, the information should be made available. A Freedom of Information request could be put in but seems unnecessary.

Cllr Hewston said this concluded her report and advised she will report back to the council any further developments.

The chairman thanked Cllr Hewston for her report and replies to questions, and thanked councillors for their contribution.

Date and Venue of next meeting: Wednesday 13 March at 7.15 pm – Newbridge Community Centre

Meeting closed 7.54pm

Chairman

Date