

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 8th NOVEMBER 2017 AT 7.15 PM

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

109/17-18 UP TO 30 MINUTES QUESTION TIME:

Mrs Cowley thanked the PC, on behalf of the Wellow Green committee for continuing to help to support the maintenance of the Green.

She said next year is the centenary of the end of WWI and she wanted the PC to think about ways to celebrate this. The Chairman asked that Mrs Cowley write to the Clerk regarding her suggestion of planting some fruit trees on some of the green space in the Parish and agreed this would be an Agenda item for the December meeting, if the PC received a letter on this.

Mr Tyrell asked if the fact the PC were looking to put the Recycling Centre up for sale was lawful and asked the Clerk to read s 123(2a) of the Local Government Act 1972 as he felt this would preclude this. The Clerk confirmed she had sought legal advice from both the SLCC (Society of Local Council Clerks) and NALC (National Association of Local Councils) regarding whether the PC could sell the land and informed Cllrs, and previous meetings, of the information she had obtained. The Clerk read the relevant part of the act, as requested, noted this related to principal councils selling an open space and the land in question was a Recycling Centre.

Mr Tyrell asked if the PC were considering an official notice regarding the selling of the land. The Chairman thanked Mr Tyrell and said the PC would consider this.

Mr Cowley gave some background on the Recycling Centre and said he was the instigator of the PC buying this from the IWC. He asked to see the transfer document and conditions therein. He had concerns about the sale of the land, the negative impact it would have on school parking, (as not able to use the Horse and Groom car park as chained off,) and safety issues. He said he was aware of the problems the PC face with dumped cars. He also asked what the PC intend to use the money from the sale on. It was noted the PC had not discussed this.

Ms Cool expressed her concern over the selling of the Recycling Centre. She could understand why the pub car park had been gated off but she had been told the PC were increasing the parking spaces at the Recycling Centre. Also heard that PC were looking to put gates on the Recycling Centre. Said the school getting bigger and needs more parking, not less.

Cllr Broad said he felt it was an Education problem, the school were passing the parking problem on to the PC. He felt the school should sort out its parking problems. He did agree with Ms Cool when said if PC sell there did not appear to be an overview.

Question sent in from Mrs Rosalind Neary asking for update on insurance for parking by school users in the Horse and Groom car park. She said she had attended the last PC meeting when this was raised. PC did not have an update on this – a school issue.

Mr Cowley asked about Bouldnor field, referred to the transfer document he had signed whilst on Shalfleet PC. He felt it should not be developed but retained. He asked PC intentions. He said it was a moral issue and wants to see the conditions of sale. He noted in Clerk's Report that there was nothing to report and confirmed he would put in a Freedom of Information request to see the conditions of sale. Mr Tyrell said he would do the same.

110/17-18 APOLOGIES FOR ABSENCE: None – all present.

111/17-18 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: Agreed to be given as and when required.

112/17-18 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

113/17-18 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 11th OCTOBER 2017:

Cllr Stables proposed that the Minutes be agreed, seconded Cllr Head - **resolved.**

The above Minutes, having been agreed, were signed by the Chairman as a true record.

114/17-18 WARD COUNCILLORS REPORT:

Cllr Hutchinson said he had spoken to the Chair of Governors of Shalfleet School who confirmed there was a major development proposed; to have permanent accommodation built in place of the portacabin.

Bouldnor Mead development was due to start – had got approval.

Sovereign Housing would be management the new development at Shalfleet which was due to start building in the New Year. Bearing in mind that between 60 -70 houses due to be built it was inevitable there would be increased numbers in the school and pre-school, with an increase in the size of school staff.

Station Road – Cllr Hutchinson was also sorry to see the flooding in the newly re-surfaced road due to a burst water main.

School Terms – he referred to consultation which was taking place with a view to helping parents take holidays outside mainland school term times. Whether changes are made depends on a number of factors i.e. whether Brockenhurst College also agrees - up to the people to decide.

Education – Sandown Bay Academy starting life as a good school as primary schools that are feeding children into it have good Ofsted reports. 80% of schools on The Island are up to good and some excellent. Likely to continue arrangements with Hampshire providing support services to schools.

IWC Switchboard – answering times have improved and more technical changes to be undertaken.

Solent Digital Conference – he said there was huge response for the conference which had a short video by Richard Branson. The Island were the first area to receive Government funding for fibre extensions. He explained the systems involved – should have best connectivity in the country (aside from cities).

Budgets – bad news was struggling to find the 7 and half million pound reduction in next year's budget. Explained new green waste system which would cost householders £1 a week and could raise between £100,000 - 150,000 p.a.

They had cut out everything they could – could see why last administration walked away. Needs to cut £400,000 from Fire Service – very difficult. When they have got the shape of the budget they will meet all group leaders so they know the situation and work through things. Should know where they are by beginning of January.

Mr Cowley asked if he could ask questions on Cllr Hutchinson's report and also the Cllrs Reports?

The Chairman denied this. She said there was opportunity to look at the website, noticeboards and he could contact the Clerk after the meeting with any questions.

The Chairman thanked Cllr Hutchinson and he left the meeting.

115/17-18 PLANNING:

- a. **Updates and Decisions:** None.
- b. **To Agree comment on applications** (*for each application 5 minutes are allowed for applicant/objector etc to comment*): Resident enquired about a planning condition at the last meeting, regarding the temporary access road at Homestead Farm, Ningwood, Clerk written to the Planning Officer seeking clarification on whether this condition was lifted or not. He is going to look at the site and will report back.

P/01189/17 Shalfleet Mill, Mil 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.

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

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

Cllr Broad gave a declaration of interest, as a neighbour and said he had no comment to make on the application.

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

P/01220/17 Brambles, Bouldnor: Demolition of existing metal garage/store; replacement garage to be constructed.

Noted neighbour had no objections.

After discussion, various comments made, and a vote, the majority of Cllrs agreed to object to this application on the grounds of:

Out of keeping with other buildings nearby, with materials being used not frequented nearby.

Proposed construction becomes industrial and is too big.

Overdevelopment of site

It would impact on the street scene.

Therefore the valid material consideration – design, visual appearance and materials relevant.

Cllrs also proposed that if agreed, a condition be put on for the building to not be used as a separate dwelling.

Notice of another application had come in that will be on the IWC website from Friday – Clerk asked Cllrs let her know if they wish to call a meeting or send her comments, once they have looked at the plans.

116/17-18 CLERKS REPORT:

Bouldnor Field – had bottom area cut and left.

Reported to Christopher Scott, developer for Bouldnor Mead, that the chain link fence fallen over and also asked when building to begin; he has agreed to speak to his co-director and get back me – yet to hear.

Continue to liaise with Solicitor over the details of the Deeds for this land. Nothing further to report.

Query made at the October meeting and via an anonymous note through the Office door, about the name of the site; Clerk points out that a Donate-a-Gate plaque had been on the gate to the field for over two years, with 'Bouldnor Field' on it and had no queries before.

Names the area has been referred to whilst she has been Clerk and those that are on file are numerous; Bouldnor Field, Bouldnor Playing Field, Football Pitch St Swithins, Bouldnor playground, Bouldnor Recreation Ground, Bouldnor Sports Field, Bouldnor Football Pitch, Sports Field at Bouldnor, land at Bouldnor, Former Eastmore House Playing Field but Bouldnor Field is in the majority and the name she has used for the land over the last 3 years plus.

The Land Registry actually states ‘The Freehold land ... land lying to the South of St Swithins Crescent, Bouldnor, Yarmouth and Deeds Land at Bouldnor, although it does state ‘playing field’ on the plan.

Homestead Solar Farm – Clerk had printed off some information from the website for Mr Tyrell.

Debrillator Training – still a few places available for 22nd November 2017 at Newbridge Community Centre 6.30 – 8.30 pm

Station Road – very pleased to report that this road has now been re-surfaced – good news. Not happy that it had since been dug up due to a burst water main.

Village News – Recycling Centre – Cllr Broad wrote a report which Clerk went through and sent for publication (confirmed it is in the November edition), as well as to IW County Press. Email from resident on this (circulated to Cllrs) and phone call from another – they feel Station Road residents due an apology. Cllr Broad replied that there had been residents vehicles parked on Station Road and Mr Meaning’s offer of land between the school and himself. Suggested he contact the school on this matter.

Wellow Millennium Green – sent off invoice for 20% of the maintenance cost that the PC claim back from the Trust.

Fence opposite Elm Lane – Island Roads recently reported they had spoken to owner and again asked him to remove – he is still waiting for the birds to eat the berries in the hedge before he will do this. Cllr Stables confirmed some of the fence had been removed around the bus stop. Now was the time to cut the hedge and matter should be enforced.

Church Noticeboard - Clerk was asked to ‘hold fire’ on arranging a new, pin friendly front for this by Chloe Sutherland who had spoken to the Archdeacon to request glass doors. Chloe confirmed the Archdeacon had agreed PC could arrange for a ‘wood’ coloured new surface to be put on the noticeboard and they do not want to go ahead with glass doors at this time. Clerk had contacted the maintenance man and asked him to carry out this work.

Fleetway Litter Bin – Established this bin was originally left out of the PFI contract, so if PC want it emptied, have to pay. Clerk arranged an emergency empty in October and asked Island Roads for a quote to do this weekly in the Summer and monthly in the Winter (as per our Worthyfields contract) – Agenda item.

Footpath S9 – reported in the stile by the Recycling Centre which is not fixed into the ground and also the one across the field which has only half a plank.

Winchester Corner – bollards and sign work should be completed by time of meeting. Have put in a claim to IWC to ask them to contribute towards this work. Clerk has asked Island Roads if PC bulbs for Shalfleet could be planted on the verges at this location, by them, through their volunteer programme.

Porchfield Road – request for bollards and reduce of speed limit – further to Val Gwynne raising this issue and letter to Island Roads, reply said request has been put on the Network Integrity and Improvement Register for investigation, but funds are limited.

Newbridge Bus Shelter – broken window reported and confirm it is down for planned works. Painting of the shelter will be done as soon as weather permits, but within six months.

Newbridge Bulb and tree planting – Asked Island Roads if bulbs and two wild cherry trees can be planted on their verges – awaiting to hear. If obtain agreement, Chairman asked Clerk obtain two trees and arrange maintenance man to plant all.

Co-option – Vacancy for Parish Cllr - have asked IW County Press to put a mention in West Wight News, put notices around the Parish.

Media Reports – As Cllr Broad kindly wrote another report for the Village News (in Correspondence file) – Clerk asked if PC can officially agree that he continues to write reports for the PC and other Cllrs and herself let him have information they may want him to put in them? Cllrs agreed this.

Southern Water – email giving update – work being undertaken to pump out the leaking reed bed at Shalfleet WTW has not been successful and they are currently still using a tanker to take water out of the reed bed to prevent it from overflowing on to the footpath. Arranging for a new pump to be delivered on site and to be connected to the mains and once this is done they will be able to keep the leaking reed bed cell empty of water. Trying best to get this work progressed as soon as possible and once have more information will let PC know.

Wreaths – were due to be delivered to organiser on 11th October 2017. Clerk collected one today for Cllr Head to lay and Chairman will pick up the other on the day.

IWC Meeting – attending meeting Monday 20th November 2017 17.30 – 19.30 hrs with the Chairman.

117/17-18 TO ELECT A VICE CHAIRMAN OF SHALFLEET PARISH COUNCIL:

The Chairman asked for nominations and Cllr Broad proposed Cllr Stables as Vice-Chairman, seconded Cllr Head. There being no further nominations and Cllr Stables agreeing, this was **resolved**.

118/17-18 COUNCILLORS REPORTS:

Cllr Stables – Attended part one of the Chairmanship training which she felt was quite thought provoking and very helpful. Sadly part 2 deferred due to illness of tutor.

Recycling Centre – vehicles continue to be left – some with no Tax, MOT or insurance; very often all 3. She will continue to monitor – at the time of writing her report there were 4 on site. Gave details to Clerk of vehicles and 1978 Act which deals with vehicle removal.

Cllr Broad – Had mostly positive feedback on the bollards installed at Winchester Corner, as well as on the Village News article he wrote.

Cllr Hewston – Attended interviews for new IWALC secretary and appointed Maxine Warr. Attended Chairmanship training session which included review of Standing Orders and suggested PC have place names – Clerk confirmed she had ordered these, would need to make the inserts.

Submitted comments on the proposed development at Hunnyhill Brighstone in her role in the IOW Society with its involvement in Island Planning.

Received a phone call regarding a parking issues in Shalfleet and suggested this is raised either during Question Time or in writing to the Parish Clerk.

Attended CPRE meeting.

119/17-18 TO CONSIDER PROVIDING A BENCH TO BE INSTALLED AT WINCHESTER CORNER:

Cllr Broad to speak: He suggested PC install a bench to deter vehicles and also for walkers travelling between Shalfleet and Newtown and daffodils be planted on verge.

Agreed Cllrs meet this Friday at 9 am on site to discuss. Make an agenda item for December meeting.

Action: All Cllrs

120/17-18 RECYCLING CENTRE:

- i) To Agree to put the Recycling Centre site up for sale on the open market for a price of £25,000.**

Cllrs discussed putting the site on the open market, preferred purchaser – offered to the School for a lesser amount, Community Right to Bid (noted this could delay the sale for 6 months). Some Cllrs felt it was a shame not to have the Recycling Centre all tied up with the pedestrian crossing scheme. Felt the School should benefit from it for parking.

Cllr Head proposed site go up for sale via the preferred purchaser route for the benefit of Shalfleet School, seconded Cllr Broad.

Cllrs agreed land has to be unencumbered before it can be sold.

Noted SLCC had advised land had to be sold for best price.

Cllr Broad agreed it should be sold for the benefit of the school.

Further discussion followed.

Agreed Cllr Stables look into the Preferred Purchaser scheme.

Cllr Hewston proposed PC defer issue until December meeting when further information of the Preferred Purchase route was available, seconded Cllr Stables.

The Clerk informed the meeting that there was interest in the site.

Cllr Head proposed an amendment to her first proposal – to add, if no preferred purchaser, the site be put on the open market for the benefit of school parking, seconded Cllr Broad.

Vote taken; majority (4:1) **resolved** the site goes up for sale via the Preferred Purchaser route for the benefit of school parking but if no Preferred Purchaser, it be put on the open market.

No price guide agreed.

- ii) To Agree that Scotcher & Co act for the Parish Council and pay them a (reduced) flat fee of £800 for the sale of the site, if they are the only agent instructed.**

Resolved, to agree to this if goes on the open market.

- iii) To Agree to put up notice of intent on site, together with dates.**

Resolved put up notice of intent with Clerk contact details.

Action: Clerk

- iv) To Agree once all the recycling bins have been removed for the site to be closed and barriers to be installed to stop any more vehicles parking permanently on site to ensure the site is for sale with full vacant possession.**

Clerk confirmed she had chased removal – told Amey should be taking away their bins 17th November 2017.

Contacted Air Rescue and chased them to remove by that date too.

Resolved area needs to be cleared and barrier needed to prevent further vehicles being left on site.

Price and type of gates/barrier to be agreed at the December meeting.

Action: Clerk

121/17-18 CORRESPONDENCE – details of correspondence received tabled.

122/17-18 FINANCE:

- i) **To Consider grant application from Isle of Wight Music, Dance & Drama Festival – information circulated to Cllrs (£25 given last year).**

Cllr Head proposed PC give a grant of £50, seconded Cllr Broad – **resolved.**

- ii) **To Agree quotation for obtaining necessary permissions for tree work on PC tree at Withyfields (Conservation Area) and carry out work to reduce overhang to property via rigging/roping techniques, dispose and leave area tidy - £370 plus VAT (at request of resident).**

Cllrs noted the tree was on PC land and PC had arranged and paid for this in the past. **Resolved** to agree the quotation for works to be carried out, after necessary permissions sought by Brighstone Landscaping.

- iii) **To Agree to pay for emptying of litter bin at Fleetway, Shalfleet on the basis of once per month October 2017 – March 2018 at cost of £2.35 per empty = £14.10 plus VAT. (Or could be increased to twice a month at obviously double the cost.)**

After discussion and Cllrs agreeing this was a matter of civic pride, Cllrs **resolved** to pay for once a month emptying of this litter bin October 2017 – March 2018.

- iv) **To Agree Finance Working Party members and date to meet to start budget preparation for 2018/19.**

Agreed Chairman, Vice-Chairman and Clerk meet on Tuesday 28th November 2017 at 11 am in Parish Office and bring figures to full Council. **Action: HH/SS/Clerk**

- v) **To approve list of payments (copies available for Cllrs and tabled at the meeting).**

Cllr Stables proposed the accounts be agreed, seconded Cllr Burt – **resolved:**

Chq No.	Payable to	For	£
1894	Wight Computer Ltd	New Computer/labour/AVG	567.00
1895	Sally Woods	Remainder October Salary & Mileage	178.11
SO	Sally Woods	October Salary	830.00
DD	BT	October Phone & Broadband	56.42
1896	Brighstone Lands Ltd	Open Space Maintenance Contract	1,276.80
TOTAL			£2,908.33

123/17-18 To Review the Parish Council:

Risk Assessment

Vexatious Policy

Tree Management Policy

Statement of Intent – Training – copies of all circulated to Cllrs.

Cllr Head proposed PC agree the review of the above policies, seconded Cllr Stables – **resolved.**

Next meeting to be held on Wednesday 6th December 2017 at Shalfleet Hall at 10 am

The meeting closed at 9.25 pm

Signed.....