

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT WELLOW INSTITUTE ON WEDNESDAY, 14th FEBRUARY 2018 AT 7.15 PM

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

The Chairman welcomed everyone to the meeting and commented that it was good to have a full Council.

165/17-18 UP TO 30 MINUTES QUESTION TIME:

Mr Dunkley mentioned a planning application for Shalfleet School. It was noted this would not be on the IWC website until Friday and the Cllrs felt they could not comment on this until they had seen the plans.

Mr Dunkley commented that the old Recycling Centre would need some resurfacing to accommodate more vehicles. He said there had been 6-7 cars parked in the area but at least 12 – 20 cars in Station Road. (Cllr Stables confirmed she does note numbers.) It was noted that IWC were already going to spend £850k on the school. He had spoken to the landlord of the Horse and Groom who was willing to share the site with the school.

Mr Dunkley was informed that the PC had already agreed to lease the parking area to IWC for school parking and this was now in the hands of solicitors.

Cllr Cowley asked if the PC would consider moving the Ward Cllr report to the open part (30 minutes Question Time) of the meeting – **resolved**.

166/17-18 APOLOGIES FOR ABSENCE: None, all present.

167/17-18 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Hewston regarding item 170/17-18iii as past Chairman.

168/17-18 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

169/17-18 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD:

i) 10th January 2018: Cllr Cowley proposed that the Minutes be agreed, seconded Cllr Head - **resolved**.

ii) 17th January 2018 – Planning: Cllr Stables proposed that the Minutes be agreed, seconded Cllr Head - **resolved**. The above two sets of Minutes, having been agreed, were signed by the Chairman as a true record.

170/17-18 FINANCE:

- i) To Agree to pay £50 for supply and installation of a post for a green Dog Bin at the entrance to the Bridleway at Wellow:**

The PC had already agreed, (at their September meeting) to purchase the dog bin and pay to empty once a week).

Clerk had met with land owner and Chairman of Wellow Residents Group. She explained the land owner had raised concerns over the location of the existing post, (for which the IWC had agreed the dog bin could be attached free of charge), ditches and vegetation, as well as the colour – would prefer a green dog bin. She had given permission for a new post to be installed on her land on the right hand side of the bridleway entrance. Cost would be £50.

Cllrs **resolved** to pay the £50 cost.

Action: Clerk

ii) To Agree to pay Isle of Wight Association of Local Councils (IWALC) annual membership for 2018-19 of £307.

Cllrs **resolved** to pay this fee. Discussion on HALC and IWALC.

iii) To Decide whether to give a contribution towards the cost of a seat for Ningwood Green and if so how much?

Clerk had initially sought agreement of IWC and Island Roads for the position of the seat and showed Cllrs the plan of where the seat is to be located.

She explained there was money left over from Ningwood & District Residents Association (now defunct,) of £624 plus £200 being contributed from Mr Runette, the husband of the late Mrs Runette (ex Parish Cllr) for whom the seat is to be in memory of. Quotation for the seat, being made by a local carpenter was £824, so there could be a shortfall of the price for a plaque.

Cllr Hewston declared an interest as former member of Ningwood and Newbridge Residents Association.

The Clerk confirmed that the PC had already agreed to take on future maintenance of the seat.

Query as to who would insure the seat and whether the PC had a seat policy. Clerk to check and this to go on a future Agenda if not. **Action: Clerk**

Resolved PC take on insurance cost as well as maintenance cost but not in favour to contributing any more money towards the seat. **Action: Clerk**

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

Cllr Stables proposed the accounts be agreed, seconded Cllr Head – **resolved**.

Chq No.	Payable to	For	£
SO	Sally Woods	January Salary	830.00
1913	Wellow Millennium Trust	Donation for Christmas tree lights	20.00
1914	Sally Woods	Bosch Vacuum Cleaner + bags	105.00
1915	Information Commissioner	Data Protection Reg to 2019	35.00
DD	BT	Phone & Broadband	54.16
1916	Sally Woods	Remainder January Salary + Mileage	126.95
1917	IWALC	2018/18 Membership Fee	307.00
1918	Newbridge Comm Assoc.	2 x Room Hire for meetings	60.00
		TOTAL	£1,538.11

171/17-18 WARD COUNCILLORS REPORT:

Cllr Hutchinson said there had been some difficult decisions to be made but he hoped a legal budget, with a 7.5 million pound saving, would be signed off by IWC. He explained the increase in the Council Tax and the amount they were able to collect, with Adult Social Care the biggest growing problem. Also mentioned non statutory and statutory payments. They had managed to increase reserves which would help for smoothing in the future. It was a very small reserve in the grand scheme of things; part they would have to keep and part used for match funding. Still need to save 5.5 million pounds each of the next three years. Looking at ways of increasing income i.e. garden waste initiative. Staff pay rise was due and services will be stretched.

Cllr Broad had been asked to question The Heights and the amount of money the IWC propose to put into it. Cllr Hutchinson said the money put in would need to be repaid over no more than 5 years. Where IWC had given capital monies they looked for return. If say The Heights did not make money they would sell it.

Discussion on West Wight Sports Centre and fact it receives no grant funding from the IWC now. Cllr Hutchinson said he would be happy to look at business proposals for this Sports Centre and agreed to speak to Cllr Head on this.

Spoke of residential care packages and fact bed blocking on The Island was now down to zero.

Thanks given to Cllr Hutchinson and he left the meeting.

172/17-18 PLANNING:

a. Updates and Decisions:

Barton Corner, Shalfleet – proposed building – Clerk had passed the PC's comments to the Case Officer and he confirmed that if approved, they would impose conditions to ensure that the building cannot be used as a dwelling.

Fleetway development: Case Officer had confirmed with the Clerk the approved development is the subject to a legal agreement that requires a proportion of the site to be affordable housing and gave details of the mix of housing as follows:

- 4 owner/occupied houses of which there would be one 3-bed house, two 2-bed bungalows and one 3-bed bungalow.
- 2 market rented houses of which there would be one 2-bed and one 3-bed.
- 8 houses in shared ownership of which there should be five houses (two 2-bed and three 3-beds) and 3 bungalows (1 2-beds and 2 3-beds).
- 10 affordable houses of which there should be 4 houses (2 2-beds and 2 3-beds), 4 bungalows (1 2-beds and 3 3-beds).
- 2 flats (one 1-bed and one 2-bed).

Agreed by Isle of Wight Council:

P/01512/17 St Andrews, Hamstead Road, Cranmore: Proposed single storey side/rear extension; new canopy roof on north east elevation.

P/01466/17 Woodlands, Hamstead Road, Cranmore: Demolition of dwelling, proposed replacement dwelling with detached garage.

P/01328/17 Woodbine Cottage, Solent Road, Cranmore: **Lawful Development Certificate** for retention of extension.

Refused by Isle of Wight Council:

P/01542/17 Lavender Cottage, Main Road, Newbridge: Demolition of conservatory; proposed extension and detached garage/store forming overspill accommodation and office.

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

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

P/00076/18 Dane Lodge, Main Road, Newbridge: Proposed new dwelling.

Application had been re-advertised as the Case Officer not been able to put up site notice at the start of the consultation period.

Letter of objection from Mr and Mrs Whitney had been circulated to Cllrs and was noted.

After discussion Cllrs agreed to object to this planning application the grounds that it went against the IWC planning guidance on residential infill:

No 5.1 site characteristics: It would impact on neighbouring residents and have an adverse impact on their amenities, with the proposed dwelling causing loss of space between the proposed and existing dwellings resulting in loss of light and privacy.

No 9.6 the main materials of the proposed development were not materials common to the locality.

No 10.10 The proposed application did not respect the architectural style or character of the locality in terms of neighbouring property, building lines, architectural detail and materials.

Shalfleet Manor – car park – Clerk and Cllrs had been contacted by members of public with concerns that the existing car park has been closed before the new one completed and there is little room to turn. Also signage directing drivers to the parking area is still in place.

Clerk reported she had contacted IWC Car Park officer to explain and ask for a sign informing drivers the car park was closed, and the owner of the Manor who confirmed they were waiting sign off by IWC before they can start work on the new car park.

Cllrs agreed Clerk write to the Planners and ask them to sign things off swiftly and also to the Manor owner to ask if car park could be re-opened until new one ready for use. **Action: Clerk**

Clerk asked Cllrs to note that an application had come in for Shalfleet Primary School – it will be on the IWC website from this Friday – Clerk had asked Case Officer if she would accept PC comments after their March meeting. If not there may be a need to arrange another Planning meeting.

173/17-18 CLERKS REPORT:

Bouldnor Mead – Emailed developer and asked for update. Spoken to developer – Reserved Matters being finalised – hopes building will start end of April 2018 and will take about 12 – 18 months.

Recycling Centre Heads of Term – Clerk sent decisions, from PC January 2018 meeting, to Solicitor.

Cllrs **resolved** that they are happy for this site to be now be known as Ningwood Car Park. Needed clarifying for legal papers.

Solicitor had written to IWC Solicitor to get draft Lease underway and Clerk sent copy of this letter to Cllrs. Clerk had explained to the solicitor that she had sent a request to IWC for them to pay for the gates (as agreed by PC) – she suggested await their response before putting anything in the lease about these (none as yet). She believes the IWC will pay her account direct.

Clerk had received further interest from someone to buy or rent the site and had explained matters now in the hands of solicitors, but would keep email on file in case things fall through.

Cllr Head asked Clerk to arrange the update of the PC website with regards to it mentioning a Recycling Centre – **resolved**. **Action: Clerk**

Gates – concerns from Island Roads about these swinging into the road. Spoke with Cllr Stables and Head (who needed help to open the gates when she visited). Contractor said he would fit drop bolts. Clerk informed Island Roads.

Clerk put request for drop bolts in writing and contractor confirmed yesterday that he will fit as soon as come in f.o.c., as part of original quote.

Recycling Signage - has now been removed.

Hedge – has now been cut as part of maintenance contract.

Textile Bank – After much chasing, very pleased to report this has now been removed.

Litter Bin – request put in to Island Roads to re-locate – been passed for consideration of the Operations and Maintenance team who deal with Street Cleansing.

Clerk had reports of 2 or 3 vehicles parked in Ningwood Car Park and 12 on Station Road.

Clerk had asked Headteacher to ask staff to use Ningwood Car Park and she had said she would.

Cllrs noted that the Island Roads Safety Assessment Register for a safety audit on this road said case closed. Cllrs agreed this should be a future Agenda item. **Action: Clerk**

Withyfields – Following report from Mr Tyrell - Cllrs Broad and Stables visited the site and looked along the boundary adjacent to ‘Willows’ and down to the stream, and could not see any problems. No further action.

Mrs Tyrell visited office and confirmed the boundary they meant was the front boundary. Also asked if grass cuttings for Upper Withyfields area could be collected and put in hedge? Clerk informed her that the PC would be reviewing contract later in the year but explained that grass collection usually doubles cost.

Tree work at No 4 Withyfields - PC had been given permission from IWC. Clerk spoken to contractor, who is very busy – has this down to do at the beginning of April 2018; Clerk has informed the property owner. Also informed Mrs Tyrell when she enquired.

Meeting Dates – these have now been re-arranged for the end of the year and copies circulated.

West Way and Malthouse Greens – had permission from Southern Housing that PC can plant trees and have lights on them, though PC would need to take on future maintenance; Cllrs **resolved** to take this on.

Clerk will confirm and then go ahead and order trees/arrange planting, together with the two to be planted on the other verge on the way into Newbridge. **Action: Clerk**

Bench on Malthouse Green – Clerk asked if anyone knew whose it was as it needs some TLC. Clerk has queried ownership with Southern Housing and sent photograph. Cllr Stables believed it was theirs.

IWALC – Pleased to report our Chairman's name was pulled from the hat and she will be attending the Buckingham Palace Garden Party in May, with a guest.

Shalfleet Mill – Phone call from Freshwater Cllr reporting she had to contact the Environment Agency over a spillage. They agreed to visit and speak to the owners.

Winchester Corner - Spoken with Island Roads and the adjacent landowner and they agreed a lockable bollard to prevent vehicles driving over the grass would be good. Emailed Island Roads to ask about the lockable bollard and the PC enhancement plan for the corner. Land owner also asked that signage be looked at – he felt there were too many on too many posts – one post having nothing on. Clerk requested this and Island Roads had come back and said they have looked at and agreed to remove one. Clerk also added the re-location of the litter bin to Ningwood Car Park, to the Island Roads requests.

Land owner did inform the Clerk that every couple of months he picks up about 3 black sacks full of litter from around the Winchester Corner area – mainly alcohol bottles and cans. Clerk thanked him for doing this and both agreed a litter bin would not be the answer.

Pleased to report Island Roads will be arranging for a lockable bollard, with padlock, to be installed to prevent vehicles gaining access – hoped work would be completed within 28 days (date of email 19.1.18.).

With regards to enhancement plan, Island Roads need further information on the species of the trees and size/style of the seat once again at the meeting. Agenda item.

External Audit – Clerk joined a webinar training session this month put on by our new external auditor. Quite useful.

Ningwood Green Seat – Agenda item.

BT Payphone Kiosk at Shalfleet Traffic Lights – response back from BT (via IWC Planning Department) confirmed the removals are part of a major UK wide programme of telephone kiosk

removals which is taking place over the next couple of years. In many cases, the telephony will have been removed in readiness but, in terms of the removal of the kiosk, the contractors work geographically around the country and are responsible for the logistics of what is a very large and complex project. Unfortunately, it is not possible for them to give an indication of the timescales beyond that. They are sorry cannot be more precise.

Bouldnor Field - received £30 from Metal detectorists for using Bouldnor Field. Cllr Cowley asked if they reported local finds – Clerk agreed to find out and let him know. **Action: Clerk**

Wellow Millennium Green Trust – late email in from Mr Gable, Chairman, asking for a grant from the PC – Clerk notified him this had arrived too late for the agenda and would be on a future one. She also queried how much money they were looking for.

174/17-18 COUNCILLORS REPORTS:

Cllr Cowley – Attended the West Wight regeneration meeting and later queried internet providers and available speeds. There had been mention of the ‘Greenway’ which some are still trying to do and he had been through the routes with them.

Cllr Head – Attended Acute Services re-design meeting.

Cllr Stables – Attended an AONB AGM and talk at Brading Roman Villa which had been very good. Continues to monitor the former Recycling Centre and noted the gates were left open on Friday 8th January 2018.

Cllr Broad – Asked Clerk to chase the lockable bollard as someone had driven over the grass verge and churned this up. Also went to look at the Mill Lane car park problems.

Cllr Hewston – Read her report and asked Clerk to scan and email to Cllrs. On file.

175/17-18 WINCHESTER CORNER – Cllrs to finalise enhancement project and agree type of seat and trees.

Details and notes sent to Cllrs – copy of plan tabled.

Seat:

Chessell Woodyard – quoted £450 plus VAT for supply, construction and fitting of a seat.

Brighstone Landscaping - £750 including concrete base and fixings.

Sloane and Sons - £340 plus £40 delivery if want in one piece, free delivery if sent in 4 sections.

Broxap seats – some benches £250 but want up to £270 for delivery (a pallet – will take 2 seats).

Reformed Plastics - £300 for Deluxe plus delivery of £60 (from Bournemouth).

After discussion Cllrs **resolved**, (once scheme confirmed by Island Roads,):

- i)** to install the Delux ‘plastic’ seat and engrave it with ‘Shalfleet Parish Council 2018’.
- ii)** Clerk inform all and order seat.
- iii)** Clerk ask Brighstone Landscaping if they will put in a base for the seat and undertake the tree planting, dig ditch. **Action: Clerk**

Trees:

After discussion Cllrs agreed native cherry be the tree connected to Shalfleet and to have 3 x yearling mature double flowering cherry trees planted at Winchester Corner; Island Roads had asked for upright trees, which these were.

Clerk to inform Island Roads of type of tree agreed and if they give the go ahead to order these, the seat and arrange for the work to be undertaken. **Action: Clerk**

176/17-18 CORRESPONDENCE – details of correspondence received tabled.

177/17-18 TO AGREE GUEST SPEAK FOR ANNUAL PARISH MEETING:

Cllr Stables proposed Karen Eeles, Fundraiser for Challenge and Adventure (that are based in the Parish) be invited to attend and she was happy to ask her - **resolved.** **Action: Cllr Stables**

178/17-18 TO CONSIDER REQUEST FOR THE PC TO GIVE A GRANT TOWARDS THE PLANTING OF HERITAGE FRUIT TREES IN THE PARISH IN REMEMBRANCE OF THE PEACE DECLARED ON 11TH NOVEMBER 1918 AND CONSIDER EXTENDING THIS PLANTING ON OTHER PIECES OF GROUND FOR WHICH THE PC IS RESPONSIBLE?

Cllr Cowley declared an interest as it was his wife who had written in. He also gave out copies of an old ordnance survey map of the area which showed orchards.

Cllr Broad said he felt this was a great idea, we are not going to forget but would like to see plaques with the trees.

Other Cllrs agreed with the tree planting, and also that there should be information as to why the trees were planted, which could be in the nature of a plaque. One Cllr queried maintenance.

The Chairman said it was a nice sustainable idea. She confirmed the Parish Council do support Millennium Green. Also that there was a War Memorial inside Shalfleet Church.

It was noted the donation budget had been spent.

Cllr Broad agreed to put an article in Village News suggesting people could sponsor a tree for the Green and to contact the Clerk, several Cllrs were interested in doing this.

The Clerk advised the meeting that the Chairman of Wellow Green had just written asking for a grant towards other works to The Green, including a notice board where mention of the commemorative tree planting could be made. Cllrs agreed that this Wellow Millennium Green works and trees be a future Agenda item once more detail received. **Action: Clerk**

With regards to other areas that the PC were responsible for; it was noted cherry trees were being planted at Winchester Corner and in Newbridge and the Chairman went through other areas, such as Bouldnor – where any trees that had been planted, died and Cllrs did not agree to any more trees being planted elsewhere.

179/17-18 TO REVIEW THE PARISH COUNCIL INFORMATION PUBLICATION SCHEME:

The Clerk went through some suggested amendments. Cllr Head proposed PC agree the review of the above policy, including amendments, seconded Cllr Burt – **resolved.**

Next meeting to be held on Wednesday, 14th March 2018 at Shalfleet Hall at 10 am

Noted as Wellow Institute had been so cold for tonight’s meeting it was subsequently agreed not to hold Parish Council meetings at this venue during the Winter.

The meeting closed at 8.57 pm Signed.....