

## SHALFLEET PARISH COUNCIL

### MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET HALL ON WEDNESDAY, 14<sup>th</sup> MARCH 2018 AT 10 AM

**Present:** Cllrs H Hewston (Chair), S Stables, G Head, I Broad, S Cowley  
Cllr Stuart Hutchinson  
Clerk: Mrs S Woods  
6 members of the public

The Chairman welcomed everyone to the meeting.

#### **180/17-18 UP TO 30 MINUTES QUESTION TIME AND WARD COUNCILLORS REPORT:**

Mr Dunkley made comments on the new plans for Shalfleet School and parking reported 8 cars in Ningwood Car Park today and 12 down Station Road. The Chairman pointed out both the planning application and the car park were on the Agenda.

Mr Tyrell thanked the PC for letting him see the paperwork on Bouldnor Field and the former Recycling Centre. He referred to LGA 1972 and disposal of land and asked if the people of the Parish had been notified. The Clerk confirmed that legal advice had been sought before any action taken to dispose of the land (although confirmed it was not now being disposed of, but PC were in process of negotiating a lease) and a notice to the fact there were had been installed at the former Recycling Centre, as well as Agendas and Minutes containing information on this matter.

Resident spoke of Bouldnor Mead and previous surveys and concerns. He mentioned the problems he had experienced at the surgery, housing problems/allocation, and asked if any of PC had been invited by Southern Housing to attend a meeting on the new application for Bouldnor Mead.

Clerk gave details of the s106 agreement attached to the application.

Cllr Cowley asked if a Trust was to be set up to oversee house allocation. It was agreed there was a need to ensure properties are allocated to the right people with a priority to local people and Islanders.

Mr Dorey made reference to the affordable housing on the site and said 5 or 6 years ago, at a public meeting, the consultants and mentioned the self build plots and people had been asked to write letters of interest to them if they were interested in a plot – nothing had been heard by someone he knew who had done just this. Mr Dorey asked if the PC could meet with Southern Housing.

**Resolved** Clerk invite Southern Housing to attend a future PC meeting. **Action: Clerk**

When asked by Mr Dorey, the Clerk confirmed that the PC had given permission for the metal detectorists to use Bouldnor Field, as long as they made good and she was aware Scottish and Southern Electric had used the hard standing on to parking heavy vehicles. He informed the meeting one of their vehicles had got stuck in.

Mr Tyrell said the PC need to read up on Parish meetings and how they are advertised.

**Cllr Hutchinson** – confirmed IWC had managed to set a budget saving 7½ million pounds, adjusting finances by using some reserves. Working with Portsmouth University on costs of running services as there was a need to reduce the budget further in future years.

Spoke of Newport Place planning proposals and projects.

Digital Conference held on The Island – 35 million pound project to bring fibre to premises. West Wight was in the 4<sup>th</sup> tranche for this.

Environment Conference to be held in June.

Review of School terms – had a huge response which favoured a slightly shorter summer holiday and an increase in the Autumn break – this the IWC had agreed.

Pleased to report the floating bridge had now been working for two months.

When asked by the Chairman, he confirmed IWC were not sending a specific delegation to Lobby Day as constantly talking to Ministers. The MP and a good contingent from the IW had recently attended a conference and due to weather, and fact only a small amount of delegates had managed to get there, had been able to spend much time discussing IW matters.

Bus Shelter by Hill Place Lane – he advised the Clerk of whom to contact at Island Roads. The Chairman gave thanks to Cllr Hutchinson and he left the meeting, as did Mr Dorey.

**181/17-18 APOLOGIES FOR ABSENCE:** Cllr Burt

**182/17-18 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:**

Cllr Head declared a personal interest in planning application P/00211/18 Little Kleffens, Main Road, Bouldnor, as she knows the owner.

**183/17-18 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None received.

**184/17-18 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 14 the FEBRUARY 2018:**

**Resolved** an amendment be made on page 2 – the words ‘and District’ added to Ningwood Residents Association, as well as a reference to how cold the meeting was and the fact PC had agreed they would not meet in Wellow in the Winter months.

Cllr Head proposed the amended Minutes be agreed, seconded Cllr Cowley the Minutes having been agreed, were signed by the Chairman as a true record.

**185/17-18 FINANCE:**

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

Cllr Cowley proposed the accounts be agreed, seconded Cllr Broad – **resolved**.

<b>Chq No.</b>	<b>Payable to</b>	<b>For</b>	<b>£</b>
SO	Sally Woods	February Salary	830.00
1919	Sally Woods	Remainder February Salary + Mileage	145.02
1920	Sally Woods	Materials for Church noticeboard refurbishment	89.05
1921	The Island Copier Co Ltd	Copier Contract – 3 months	106.63
1922	Brighstone Landscaping Ltd	Ningwood Green tree clearance	60.00
DD	BT	Phone & Broadband	58.56
		<b>TOTAL</b>	<b>£1,289.26</b>

**186/17-18 PLANNING:**

**a. Updates and Decisions:**

**Refused by Isle of Wight Council:**

**P/01578/18 Little Kleffens, Main Road, Bouldnor:** Proposed recessed balcony.

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

**P/00085/18 Shalfleet C Of E Primary School, Station Road, Ningwood:** Demolition of 2 existing modular buildings; 2 x proposed modular buildings.

The Chairman explained that Cllrs had attended a site meeting at the School on 28<sup>th</sup> February 2018.

Cllr Broad noted there would be a loss of 6 parking spaces with the proposals.

Discussions held and then vote taken. Cllrs resolved they had no objection to the application but commented:

1. The bricks from the demolition of the shed be re-cycled – they are from an old local brick yard and Cllrs feel they are too valuable to dump.
2. The decrease of the 6 parking spaces is made up in Ningwood Car Park.
3. The boundary line be clearly defined on the south side of the plot.

Mr Dorey returned to the meeting.

**P/00180/18 Pond View, Hamstead Road, Cranmore:** Demolition of barn/stables/storage building; construction of detached building providing one unit of holiday accommodation.

Mr Dunkley said he had no objection to the new build proposed on this site.

Cllrs noted that AONB had not commented yet on the application.

Discussion followed. Cllr Broad abstained and the majority of Cllrs objected and did not support the new dwelling in AONB, outside of the settlement area.

**P/00202/18 land off, Bouldnor Mead, Bouldnor: Proposed construction of 9 dwellings:**

Mr Dorey asked about the self-build plots, which the developer had asked letters of interest for (he also confirmed which dwellings the plans were for).

The Clerk referred to a leaflet which had contact details on regarding the scheme, for people wishing to apply to purchase the properties. She gave these to Mr Dorey.

Discussion on previous meetings held on this site and Cllrs noted that that management of the allocations to the site would probably come under the Ward Cllrs and not as originally suggested.

Query raised as to which Housing Association would be responsible for the housing. Clerk made reference to the s106 agreement.

Mr Dorey pointed out there was a 4 bedroomed bungalow proposed, with sky lights.

Cllrs noted the road lay out had been changed and a large tree was to be removed. The developer had said he would re-plant trees on the site to compensate and willing to plant cherry trees, if that is what the PC would prefer.

Mr Dorey left the meeting.

After discussion Cllrs agreed they had no objection to the application and approved it with the following comments and conditions:

1. Cllrs asked for confirmation of where the self build plots were going, as there was no evidence of these on the new plans.
2. Concerns over light pollution/dark skies policy regarding the sky lights in the roof.
3. Ask that the loss of trees is addressed and the site have native trees planted within it.
4. Nature conservation – the Cllrs would like evidence of environmental aspects such as the installation of bat boxes and bat bricks.
5. That the properties be construction in red brick.
6. Any cladding be of a neutral colour.

**P/00211/18 Little Kleffens, Main Road, Bouldnor:** Proposed recessed balcony (revised scheme).

After discussion, the Cllrs agreed to object to this application for the same reasons as the previous; they believe the balcony would overlook the neighbours and the style is not in keeping with the age and character of the main building.

**P/00200/18 part OS parcels 2670, 2754 and 4056 off, Warlands Lane, Shalfleet: Proposed stables and part change of use of land to mixed agricultural and equestrian:**

After discussion the majority of Cllrs agreed that they had no objection to this planning application.

It was noted that a further planning application had come in, which would be on the IWC website from this Friday. The Clerk asked Cllrs to let her know their comments or whether they wish her to arrange a Planning meeting.

**187/17-18 TO DISCUSS THE POSSIBILITY OF THE HORSE & GROOM PUBLIC HOUSE LEASING NINGWOOD CAR PARK WITH THE ISLE OF WIGHT COUNCIL (IF THEY ARE IN AGREEMENT):**

The Clerk explained that the Landlord of the Horse and Groom had emailed the PC to ask if there was any possibility of him leasing Ningwood Car Park.

The Clerk had informed him of the PC decision to lease this to the IWC for the benefit of school parking and that a lease was at present being negotiated with them. The Clerk had also informed him that this idea was being discussed at today's PC meeting, which he had been invited to attend.

The Clerk had emailed the IWC Strategic Development Officer about the possibility to seek her views. She had concerns; noted in the current proposed lease they would not be in a position to sub-let this land or agree an informal agreement, as controlling this could create a lot of issues particularly with liability and abandoned vehicles. She wanted the Clerk to reiterate in the meeting that the IWC and School wish to maintain a relationship with the Pub and if there is a solution that addresses all the concerns raised then they would be amenable to this.

The Clerk had spoken to the PC Solicitor who had felt a joint lease may be messy, for the same reasons IWC had given.

Cllrs discussed this possibility. They agreed they had a duty to the Parish as a whole and felt there was a need to try to incorporate both parties to have use of the car park. Cllrs noted a limit had been set on the costs of legal fees and if this matter created extra legal costs, then these should be met by the Pub.

Cllrs could not immediately see how to fix the problems of insurance/liability and abandoned vehicles. The Cllrs **resolved** it was up to the IWC and the Pub to discuss between them and come back to the PC with what is agreed and go from there.

**Action: Clerk**

**188/17-18 CLERKS REPORT:**

Cllr Cowley thanked the Clerk for arranging a new large Wellow village sign.

**Shalfleet School** – arranged site meeting to look at the planning application with the Headteacher. Emailed Headteacher and thanked her for taking time to see Cllrs, as did Chairman.

**Guest speaker for Annual Parish Meeting** – confirmed Cllr Stables invited Karen Eeles, Fundraiser for Challenge & Adventure and she will be attending and giving a presentation (about 15 minutes) and will then answer any questions.

**PC Website** – Home page updated to remove mention of Recycling Centre.

**Ningwood Green:**

**Seat** – liaised with Mr French who is hoping to take this forward.

**Tree** – Chairman agreed £50 cost for debris to be removed by Brighstone Landscaping – see accounts.

**Bouldnor Field** – Chairman and Clerk met with a developer at his request and from this continue to try and confirm the covenant situation.

**Wellow Millennium Green** – had one person express an interest in an apple tree for the community orchard. The Clerk asked if anyone else was interested to contact her for details.

Spoken to committee member and agreed to put request for a grant from the PC on the April agenda – if have more detailed information for this meeting.

**Shalfleet Manor Car Park** – have received various emails and queries on this. Confirm I have been in contact with:

1. Planning Officer: who confirms the pre-commencement conditions (3 & 4) for the planning application have been discharged.
2. Owner: confirmed the need to reuse the materials from the existing car park to resurface the new one. Therefore, with the aim of commencing work to the new car park by the end of February they have shut the old one.

She has been liaising with the Planning Department for over six months with the aim of getting the final approvals in place to start works and has submitted all the supporting documentation requested.

3. With regards to signage – the owner, IWC Car Park Officer and herself have requested for this to be amended through Island Roads. Meeting noted the sign opposite the public house had been removed but there were other signs down Mill Road where ‘car park’ needing covering over temporarily. Clerk to request. **Action: Clerk**
4. The owner had confirmed she will be moving/re-instating the PC litter bin and information board.
5. Further contact by concerned residents - emailed the Case Officer who said if the new car park does not materialise to contact her again and she would look into.
6. Informed the resident who had a legal right of access query that this was a legal matter that he would need to contact his solicitor about this.
7. Photograph of flooded area noted. Cllrs aware proposed car park in south eastern corner which was wet but had no standing water.

Cllr Broad suggested the National Trust be involved. Cllrs agreed that if the new car park does not start to materialise in two weeks time for the Clerk to contact the Case Officer again. **Action: Clerk**

**Island Roads Annual Asset Management Workshop** – invite in correspondence - to be held on 27<sup>th</sup> March 2018 5.30 for a 6 pm start – 8 pm. Asked for any questions beforehand. Cllr had raised the issue of bollards and after speaking to the Chairman, she agreed Clerk write asking for their policy on these; bearing in mind Shalfleet PC has had to pay for those installed on Winchester Corner, heard of others being installed on land not owned by IWC in another Parish, and query if those installed on the verge at Brook car park had to be paid for (copy to Brighstone Chair).

**Action: Clerk**

**Island Roads** – Volunteer programme information (have forwarded to Jill Cowley re Millennium Green). Copy in correspondence.

**Winchester Corner** – email from Road Safety Engineer, Island Roads apologising for delay. He had visited the site and considered the potential road safety implications and has concerns relating to the impact proposals would have on forward visibility, particularly to traffic queuing at the signals. At 40 mph the recommended forward visibility is 90m and is currently achieved. Aware farmer needs access to maintain the hedge.

The Clerk was pleased to report:

**Litterbin** – the one from Ningwood Car Park had now been re-located to Station Road outside the School.

**Winchester Corner** – lockable bollard is now in place (at Island Roads expense).

**Ningwood Car Park** – drop bolts have now been installed on the gates.

**Shalfleet Church Noticeboard** – after much debate, with the maintenance man not sure what to do, the Clerk reported she has ordered the necessary materials, at a cost of £89.05 and her husband had agreed to carry out the refurbishment (£10 per hour).

**Newbridge Bus Shelter** – this has now been painted.

**Play Areas** – email from ROSPA confirming annual inspections to take place during May/June.

**189/17-18 COUNCILLORS REPORTS:**

**Cllr Head** – Attending a Wellow Residents Group meeting tonight. Attended the Island Sports Awards.

**Cllr Broad** – He felt a meeting should be set up with Island Roads and IWC to further the enhancement scheme. Clerk to arrange. Cllrs agreed. **Action: Clerk**

**Cllr Hewston** – Attended various meetings including IWALC, Island Plan presentation and School site visit.

**190/17-18 CORRESPONDENCE** – details of correspondence received tabled.

**IWC** – consent for tree work for Inglefield, Cranmore Avenue, Cranmore.

**191/17-18 TO DISCUSS THE ISLAND ROADS NETWORK INTEGRITY AND SAFETY ASSESSMENT REGISTER AND AGREE ACTION TO BE TAKEN:**

The Cllrs agreed the Clerk contact Island Roads with some queries on a road name and the fact there was no mention of the road re-alignment opposite Broad Lane on the register, which the PC had asked to go on. **Action: Clerk**

**192/17-18 TO AGREE A REVIEW OF THE SHALFLEET PARISH COMMUNITY PLAN:**

**Resolved** a Working Party be set up with the Chairman taking the lead. It was noted that not just Cllrs could be part of the group to review this document. **Action: HH**

**Next meeting to be held on Wednesday, 11<sup>th</sup> April 2018 at Newbridge Community Centre at 7.15 pm**

The meeting closed at 12.07 pm      Signed.....