

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 11TH APRIL 2018 AT 7.15 PM

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

The Chairman welcomed everyone to the meeting.

1/18-19 UP TO 30 MINUTES QUESTION TIME AND WARD COUNCILLORS REPORT:

Mr Dunkley raised a matter relating to badgers in Totland and was referred to Cllr Howe the Ward Cllr.

Cllr Hutchinson reported on various issues:

Local – He had raised the fact Shalfleet Manor is being used for tourist accommodation and been told that no planning permission is required for this.

He confirmed the Valuation Officer would be looking into this as it may be as the property could be rated as a business, a need for business rates to be paid. Also will need to pay commercial rates for the removal of rubbish.

IWC Budget – Although this was undertaken in only 2 weeks he is pleased that end of years figures should show they are about 2% under budget.

Pilot Scheme – this is a joint venture with Portsmouth and Southampton and has meant the IWC netted 1.95 million pounds. It is hoped it may continue for another year.

Fire Brigade – a governance review is being carried out, not been one for 8 years. Will take some time with a final decision going to Cabinet.

Discussion on Fire Brigade operational issues – being looked at next Monday.

Regeneration – trying to support business development and housing. Gave mention to an application which had been approved recently at Cowes Medina Yard, which is at present derelict and is the worst eyesore on The Island. Planning agreed development of 500 residential units, 5,000 square feet of retail/office space and the same for restaurants/bars, plus 100 car parking spaces, which are in short supply in Cowes. Important link to provide 150,000 square feet of industrial space and space for a Maritime Museum. Public realm includes a riverside walk. Application also to provide 3 million pounds for affordable housing in the Medina Valley and 1.7 million to refurbish the crane. Discussion on affordable housing and fact money being accepted by IWC for this rather than they being part of the development at Medina Yard.

Discussion on the floating bridge.

Thanks give to Cllr Hutchinson and he left the meeting.

2/18-19 APOLOGIES FOR ABSENCE: Cllr A Burt

3/18-19 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: Agreed these be given as and when required.

4/18-19 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

5/18-19 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 14th March 2018:

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

6/18-19 FINANCE:

i) **To Agree to pay £6 affiliation fee for the IW Sports Foundation.** Cllr Cowley proposed this be paid, seconded Cllr Head. Cllr Stables abstained. **Resolved** by majority.

ii) **To decide whether to give a donation towards the new noticeboard at Wellow Millennium Green (cost in the region of £500) and if so, how much?**

The Clerk informed the meeting a request had been put for the PC to contribute towards the enhancement of Wellow Green, to include a new noticeboard. It was noted that at present the Clerk puts Agendas in both the bus shelter and the air raid shelter in Wellow. She confirmed residents were due to carry out some work on the air raid shelter and pointed out the noticeboard in it was in a dreadful condition. Cllr Hutchinson had suggested they apply to Southern Vectis for a grant towards this.

It was noted that the Wellow Baptist Church have a noticeboard which could be requested but this would take time as the Baptist Union were awaiting reports before making a decision on the future of the Chapel.

The PC felt it was crucial to support and encourage the Wellow Millennium Green Trust.

Cllr Stables proposed the PC pay 10% of the cost of the new noticeboard, no seconder.

Cllr Head proposed 50% - £250, seconded Cllr Cowley – **resolved**.

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

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

7/18-19 PLANNING:

a. **Updates and Decisions:**

IWC Approval given to:

P/01431/17 OS parcels 5819, 8116, 8200, land rear of 18 to 34 Fleet Way and adjacent to Hayfield Cottage, Warlands Lane with access off, Main Road, Shalfleet: Approval of reserved matters on P/00761/16 for access, appearance, layout and scale.

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

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. Clerk queried with the Case Officer why this had been re-advertised and she had come back to say she did not know, so no need for the PC to comment again.

P/00202/18 land off, Bouldnor Mead, Bouldnor: PC received plan from developer showing position and type of various trees for the site, increased turning head, widened road and change to terraced houses for plots 14 – 17. Cllrs agreed they were happy with this but ask if the trees die, that they be replaced.

Received copy of s106 for Bouldnor Mead - in the Correspondence file.

The Clerk asked Cllrs to note that there is another application come in for Church View House, Church Lane, Shalfleet for a garage – she asked for their comments on this next week.

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

P/00331/18 – Lower Dodpits Farm, Warlands Lane, Ningwood: Lawful development certificate for continued use of mobile home as residential unit:

The PC agreed no comment on this application.

P/00320/18 Brambles, Bouldnor: Proposed extension to existing garden room:

The PC had no objection to this application.

8/18-19 CLERKS REPORT:

Housing - Clerk had contacted Southern Housing and informed of contact within the IWC who she would need to invite to PC meeting to gain information on housing need, allocation etc. Clerk had emailed him and invited him to a future meeting.

Malt House Green Seat – Southern Housing have confirmed an order has been put in for this to receive attention.

Trees at Ningwood Green – report of dangerous trees put through to Southern Vectis and IWC. (Not PC land). IWC have been undertaking work to cut these back substantially and make safe.

Wellow Residents Group – Cllr Head attended a meeting on 14th March 2018 at which Rosalind Neary tendered her resignation and the group dissolved. Letter in previous month's correspondence.

Wellow Dog Bin – Ordered green dog bin from Advancescape (who agreed to invoice us, see accounts) to be delivered to Island Roads Depot. They will then fit post and install for PC and arrange weekly emptying to start with. Will need to monitor to see if sufficient, especially in the summer. Dog Bin has now been delivered to Island Roads Depot and should be installed within the next month.

Wellow Coffee Morning – Cllr Head mentioned the Air Road Wardens shelter for me and had information back that residents feel it is an important piece of local history.

Phone & Broadband – After being contacted by another service provider, rang BT and they have put PC on the Infinity package which gives even faster broadband, (plus free 60 minutes a month calls). Should work out slightly less than we are paying at the moment for a better service (£8 charge for courier for new router).

Fleetway Tree – call from contractor – resident thought we had a covenant on trees in Fleetway – Clerk informed him not to her knowledge. They had contacted Jerry Willis, IW Tree Officer, who had agreed a rotten Silver Birch could be cut down. They do intend to re-plant. Clerk confirmed Fleetway not PC land, though the PC had taken over grass/hedge cutting of the main Green.

Mill Road Car Park – Clerk contacted Shalfleet Manor owner who agreed to tape over the 'car park' sign. Cllrs noted this had not been done. Cllr Stables agreed to do. **Action: SS**

Owner had informed the Clerk they now have to seek planners guidance on the next steps. Planning Officer emailed Manor owner to confirm that whilst condition 4 stated planting to take place between September and February, in this instance, given the extended cold weather, they confirm that it would be acceptable for her to carry out the works within the next month and not have to wait until September. Cllrs informed the National Trust have confirmed they want no further responsibility for the car park, they did not reply to offer of the car park as a gift.

Manor owner suggested a meeting with PC to discuss leasing the car park to the PC for a peppercorn rent and then take on discussions with the planners going forward?

Cllrs **resolved** that they do not wish to lease this car park, nor take on any responsibility for it – Clerk asked to inform Manor owner. **Action: Clerk**

The Cllrs do however feel that a car park is needed both to help residents who are having car parking/turning problems and the fact the National Trust owns much land in the area and people need to be able to park nearby in order to access it. Cllr Broad proposed PC write to the National Trust asking them to review their car parking policy and tell them there is a real need for a car park in the area in order for people to park to access NT land which they have invested in over the years. Also if

this car park not re-instated it could mean further problems at Newtown with more people parking there - **resolved.** **Action: Clerk**

Bouldnor Field – Met on site with Scottish and Southern representative (22nd March 2018) – looked at the site together. There were two small tyre tracks near the gate but apart from that no other damage. Clerk pushed down the tracks and feels they will soon repair themselves. Believe no further action is necessary.

Covenants – After obtaining copies of various documents, (which Clerk forwarded to PC solicitor) confirmation of who holds these has been established and a meeting with Cllrs was set up to take further.

Church Noticeboard – After a struggle removing it, as it had tamper proof screws, this has been taken off site for a new pin friendly surface to be put on it. Clerk informed the Church PCC Secretary and Churchwarden/Chairman of the Fabric Trust. Newly refurbished noticeboard back on site – see photos. Cllrs gave a vote of thanks to Mr Woods.

Ningwood Car Park – emailed and chased Jade Kennett, IWC Officer, for an answer on the suggestion that the Horse and Groom use the car park with the school. She said she was extremely busy but would contact their insurers and get back to her. Nothing heard at time of writing this report/meeting.

Winchester Corner – update on site meeting: Four Cllrs and Clerk met with Island Roads Road Safety Engineer, IWC PFI Manager and adjacent landowner - agreed the position for 3 cherry trees, as long as they are established trees with high canopies, to protect sight lines. There would be a need to check for services and also an agreement with the IWC (Agenda item). Cllr Cowley asked the progress of the seat. Clerk stated Cllrs had decided at the site meeting not go to ahead with the seat at this time. Discussion followed, six month decision rule noted and it was agreed if Island Roads agree, that PC go ahead with the seat. **Action: Clerk**

Island Roads – Clerk received email confirming that Island Roads do not have a Bollard Policy but determine the necessity, viability and desirability of any changes to the highway network before it makes a final decision on whether works can be funded.

The Clerk had queried the bollards which were installed on the Military Road verge at Brook and was informed these works were carried out as a safety scheme due to the high speed nature of the road and the people parking poorly on the these verges causing a hazard on the road. The rates charged to the Authority for these works were the same as those charged to the PC for the bollards at Winchester Corner.

Clerks Meeting – attended and chaired a SLCC (Society of Local Council Clerks) meeting on 22nd March 2018. Gave a short presentation on the new external auditors following the webinar Clerk had joined. Training being set up for the new Data Protection Regulations (unfortunately when Clerk is away, but will be given the presentation on this afterwards). Also training on a variety of matters which Clerks requested, being set up. The Branch is very proactive and bearing in mind some Clerks cover two Parishes, the fact 17 Clerks attend, was excellent.

Annual Leave – Clerk is on annual leave for a week in April, week in June, week in August and two weeks in October – Chairman had agreed and locum cover arranged.

Wellow Baptist Church – received a couple of enquiries of the future of this – contacted the Baptist Union and they are awaiting a report before a decision is made.

West Wight Councils meeting – attending a meeting, with the Chairman, tomorrow night. Items on the Agenda include, National Trust, West Wight Sports & Community Centre, activities for the Youth and the Military Road.

IW Best Kept Village Awards – Clerk will put up posters and also put a note in Village News asking residents to keep their villages tidy and litter free.

Island Roads Safety Assessment Register – no reply as yet.

COUNCILLORS REPORTS:

Cllr Head – Attended a Wellow Residents Coffee Morning – well attended and useful, good for networking.

Will be attending Shalfleet Village Hall AGM in a couple of weeks time.

Cllr Broad – Attended the recent Island Roads presentation. He criticised the planning procedure in connection with Shalfleet Manor; a Listed building.

Cllr Hewston – Report given/copy on file, scanned and circulated to Cllrs.

Cllr Hewston said there was a boundary review being undertaken and she felt there was a need to look at the Parish boundaries. Agreed a meeting of Yarmouth and Shalfleet Chairman and Clerks be held.

Cllrs Stables – report given – copy on file.

10/18-19 TO DECIDE WHETHER TO AGREE TO THE ISLE OF WIGHT COUNCIL'S TERMS OF PLANTING TWO CHERRY TREES AT WEST WAY, MAIN ROAD, NEWBRIDGE AND THREE AT WINCHESTER CORNER, MAIN ROAD, SHALFLEET:

Copies of the IWC Agreement had been circulated to Cllrs.

Cllr Cowley proposed PC agree and sign, seconded Cllr Head – **resolved.** **Action: Clerk**

Clerk had written to Island Roads to ask if their volunteers would plant these for PC – no reply as yet.

11/18-19 BUS SHELTER BY HILL PLACE LANE - Cllr Cowley to speak:

Clerk confirmed this was part of the PFI contract.

Cllr Cowley reported it was in a terrible condition – the roof had fallen in.

Agreed Clerk report through to Island Roads.

Action: Clerk

12/18-19 TO AGREE SHALFLEET PARISH COUNCIL UNDERTAKE A HOUSING NEEDS SURVEY:

Cllrs noted this was last undertaken in 2013. Clerk had obtained the price that Bembridge were paying for their housing survey.

Some Cllrs felt the housing needs may have been met with the proposed Fleetway and Bouldnor Mead developments. It was felt Cllrs needed to take a detailed look into what the Parish has and it was noted that there was an outstanding invitation to IWC Housing Officer who deals with housing allocation. Agreed copies of the 2013 Housing Survey be given to Cllrs with their next Agendas. Item go on future agenda after presentation by Housing Manager, to then decide which way PC goes forward.

13/18-19 CORRESPONDENCE – details of correspondence received tabled.

Community Led Housing Event – Clerk had booked Cllrs Head and Hewston on to this.

IW Best Kept Village letter – in correspondence file.

- i) To note Isle of Wight Council Electoral Review – Parish Council Briefing, and agree any comments to be made.**

Meeting between Yarmouth and Shalfleet Chairman and Clerks to formulate response.

- ii) Isle of Wight Day – to discuss how the PC may wish to take forward:**

Information circulated to Cllrs.

After discussion it was agreed Cllr Head contact Hampshire and IW Wildlife Trust at Bouldnor to see if they would like to join with the PC in putting on an event such as a litter pick/BBQ. It was noted that Amey will collect rubbish. **Action: GH.**

Also agreed Cllr Stables look into putting an event on Bouldnor Field the same weekend, as part of the Isle of Wight Day celebration. **Action: SS**

Cllrs to look into and explore, future agenda item.

Next meeting will be the Annual Parish Meeting, to be held on Wednesday, 25th April 2018 at Shalfleet School at 7.15 pm (Locum Clerk and Guest Speaker booked).

The meeting closed at 9.07 pm

Signed.....