

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 9th JANUARY 2019 AT 7.15 PM

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

The Chairman welcomed everyone to the meeting. He proposed, due to the number of people present regarding planning matters, for the question time to be reduced to 15 minutes for non planning issues, **resolved.**

128/18-19 WARD COUNCLLORS REPORT:

Cllr Hutchinson said it was a short report – since December meeting there had been the Christmas shut down. IWC continue to develop a budget for next year to include a 5½ million pound saving and there was still another 11 million pounds to save beyond that; gets more difficult ever year. Small chink of light - they had been working over 20 years for Government to recognise we live on an Island. That has never been accounted for in the rates or grants that they have sought. Excellent report done independently by Portsmouth Uni - has identified we have disconnect costs due to being on an off shore Island, amounting to about 6½ million pounds a year. For first time Government now responded to proposals through the Fair Funding review. Accept IW is a unique and remote authority and considers it necessary to take into account times taken in ferry transport – in new review expect to see additional funding.

With regards Education, particularly safeguarding of children on The Island, this was regarded as failing. A joint service with support of Hampshire CC, has been put in place and he was pleased to report that an inspection that took place at the end of November, in all 5 areas, these now came up as ‘good’. Now trying for excellent.

Review /first inspection of the Fire Service had come up pretty well too.

When asked by a resident, Cllr Hutchinson gave some information on SHLAA assessments to identify possible places where housing could be put – these range from very unlikely to ‘oven ready’ (those already attached to local service areas). Process goes on continually. Island is required under Government targets to provide about 600 new houses a year to be built on The Island. 100 -150 in the West Wight per year.

Mention of services required and fact not enough nurses and GPs on The Island. S106 monies contribute to schools and infrastructure costs i.e. Blanchards in Brighstone – provides for a surgery, but not a doctor.

When asked by a resident how many dwellings were planned for Shalfleet Parish, he replied that they looked at a general area i.e. West Wight, rather than a single Parish at a time.

129/18-19 UP TO 30 MINUTES QUESTION TIME:

Mrs Cowley informed the meeting that at 11 am on Sunday the community orchard (consisting of heritage varieties,) was being planted on Wellow Green. This was a celebration of the centenary of the armistice. All welcome to come and help.

Mrs Broadhead enquired about the planters and it was agreed this would be dealt with under the relevant agenda item later in the meeting.

130/18-19 APOLOGIES FOR ABSENCE: None all present.

131/18-19 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Hewston declared a non pecuniary interest in planning application P/01302/18 as the application was within sight and sound of her dwelling.

Cllr Head declared a non pecuniary interest in planning application P/01292/18 as she knows the applicant, who is also a neighbour.

Cllr Cowley declared a personal and pecuniary interest for agenda item 135/18-19 planning application P/01387/18 – Camp Wight, Ningwood Hill and said he would leave the meeting when it was discussed.

Cllr Cowley said he could take part in discussing Cranmore Park as he did not have a financial interest in this.

132/18-19 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:

Cllr Cowley seeks a dispensation to speak on agenda item 140/18-19 Draft Island Planning Strategy as there is an item on Lee Farm – Cllrs **resolved** this be agreed and agreed he did not need to leave to the meeting for this item.

133/18-19 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 5TH DECEMBER 2018:

Cllr Stables proposed the Minutes be agreed, seconded Cllr Hewston - **resolved**. The Minutes having been agreed, were signed by the Chairman as a true record.

134/18-19 FINANCE:

- i) **To Agree to purchase 3 x planters for Newbridge at cost of £67.99 each = £203.97 (free delivery), bag of water retaining gel (approximately £22) and quotation to fill with compost and plants:**

Clerk had sought three prices and had obtained two:

1. M Renwick (who sometimes does Yarmouth planters): 5 x trays of mixed pansies, 12 bags compost, 3 small golden conifers £130 plus £130 labour = £260
2. Brighstone Landscaping to fill with compost and plant up £250 (plus to regularly plant up (Spring or Autumn, including plants) £130.

Cllr Burt proposed PC agree Brighstone Landscaping quotation as both similar price but they were tried and tested, seconded Cllr Hewston – **resolved**. **Action: Clerk**

- ii) **To Agree to pay £90 to have an Accessibility tool put on the PC website:**

New Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations 2018 mean PC needs this to be compliant. Also will need an Accessibility Statement agreed and put on our website in due course (have until September 2020 to undertake this).

Cllrs **resolved** to agree to pay this fee. **Action: Clerk**

- iii) **To Agree in principle for Parish Council to print Roll of Honour booklet:**

Cllrs **resolved** PC print copies of the Roll of Honour booklet. **Action: IB/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 Broad – **resolved**.

Chq No.	Payable to	For	£
1991	IW Music Dance Festival	Donation	75.00
1992	Island Copier Co Ltd	Copier Contract	133.30
DC	Shide Trees	Newbridge Christmas tree	22.99
DC	HMRC	3 mths Tax and NI	317.32
SO	Sally Woods	December Salary	900.00
1993	Sally Woods	Remainder Dec Salary + mileage	162.60
DD	BT	Phone & Broadband	72.84
			Cont.

DC	SLCC	Annual Subscription Fee	156.00
DC	Newsquest	IW County Press Official Tender Advert	151.20
1994	Information Comm.	Annual Data Protection Fee	40.00
1995	Brightstone Lands.	Open Space Maintenance Contract	1,778.40
TOTAL			£3,809.65

135/18-19 PLANNING:

a. Updates and decisions:

IWC Approved Planning permission for:

P/01204/18 Lavender Cottage, Main Road, Newbridge: Variation of condition no. 2 on P/00517/18 to allow amendments to approved scheme.

Condition was put on that the overspill accommodation should be used and occupied solely as ancillary accommodation to the existing dwelling.

P/01144/18 7 Waters Edge, Bouldnor: Proposed single storey extension on south elevation; alterations; extension at 1st floor level to north elevation.

P/00342/18 West Wight Alpacas, land accessed off, Main Road, Wellow: Removal of temporary workers accommodation; proposed agricultural workers dwelling and associated curtilage. Subject to a Legal Agreement.

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

P/01292/18 Cranmore Park, Cranmore Avenue, Cranmore: Continued use of land as an extension to existing waste transfer station at Fernlea, Ningwood Hill; retention of access track; proposed agricultural barn. It was noted that this application was re-advertised – see below.

P/01302/18 Northlands, Main Road, Newbridge: Demolition of shed; proposed garage/car port. The Parish Council agreed they had no objections to this planning application.

P/01355/18 Brambles, Bouldnor: Proposed extension to garden room.

Cllr Hewston said whilst she had no objections, she proposed a rider be added that the garden room not be divided from the main house and sold on/used as separate accommodation, no seconder. The Parish Council agreed they had no objections to this planning application.

P/01337/18 land off, Bouldnor Mead, Bouldnor: Approval of reserved matters on P/00336/15 for access, scale and appearance and landscaping relating to plot 24 (The Abbeyfield plot). The Parish Council agreed they had no objections to this planning application.

P/01292/18 Cranmore Park, Cranmore Avenue, Cranmore: Continued use of land as an extension to existing waste transfer station at Fernlea, Ningwood Hill; retention and completion of access track; proposed agricultural barn (revised description)(readvertised application). The Chairman confirmed that the application had been readvertised due to a revised description and the deadline for comments extended until 18th January 2019. He asked Cllrs if they wished to object to the application, suggest reasons for this and would then ask the public if they had further objections. The Clerk had sent Cllrs details of all the objections received by the PC and compiled a sheet of these, which were available for all at the meeting. Cllr Hewston asked Cllr Hutchinson if he would be calling the application in. Cllr Hutchinson said he had been alerted by a resident of Cranmore Avenue and had asked the Planning Enforcement Team to visit and assess. The result of this had been that an Enforcement Notice had been issued. Usually a person that this has been given to, then submits a planning application or applies for a Lawful Development Certificate to try to regulate the site.

IWC policy is that when an application received, enforcement is paused whilst the process is gone through. Comments then considered and the Officer makes decision whether to agree, if he does it is signed off by a Senior Officer. If there have been a lot of interest/objections he can ask for it to go before the planning committee. If planning committee approve then a certificate is issued, if refused, applicant can still Appeal to Planning Inspectorate and if this is turned down then the enforcement action continues. If Inspector accepts the appeal then nothing can be done.

The Chairman referred to the material considerations that could be used when commenting on an application and read these out. It was noted some objections were not material considerations.

Cllr Hutchinson confirmed that the planning breach is in relation to the nature of the work and site curtilage – not the kind of operation approved for the site and outside the approved site.

Noted two of the owners of Cranmore Avenue were present at the meeting and they were told if the application went to committee, they would be entitled to speak for 3 minutes.

Cllr Head proposed the PC object to the application on all the material considerations mentioned in the comments received by the PC (attached to Minutes) seconded Cllr Stables – **resolved**. Clerk asked to circulate objections to Cllrs and then put on the IWC website.

P/01387/18 Camp Wight, Ningwood Hill, Cranmore: Proposed change of use of land to tourism/education to include siting of seven glamping pods, campsite, outdoor classroom, showers, toilets, storage, temporary wardens accommodation and alterations to vehicular access.

Cllr Cowley left the room and Cllr Head took the Chair (declarations of interest previously given). Resident said whilst he had no objections to the application he believed some of the land was designated woodland which came under EU subsidies.

Cllr Stables proposed the PC support the application as felt it would encourage children outdoors, seconded Cllr Broad.

Resident asked for, and it was confirmed it was proposed the site be used 365 days a year.

Discussion took place around change of use should the project fail, fact PC have to make comments on what information is available to them and not on what could happen. Confirmed the bridleway would remain. Noted site would not just be for children but multi use.

Cllr Hutchinson said if planning permission was given, a campsite licence would then need to be obtained and this would have conditions on it, such as disposal of sewage. The Environment Agency would also have to say if the land was suitable for the activity. He also mentioned about shortage of low cost housing on The Island and how some holiday sites had become all year round use. He said there was a team in the rates department that go out and check to see if this is occurring but there was a problem around evicting people and serving enforcement notices with there being already 170 families in B & Bs.

Cllr Head abstained from the PC decision – rest of Cllrs supported the application.

Cllrs noted that a new planning application would be on the IWC website from Friday for Auld Reekie, Hamstead Road, Cranmore. The Clerk asked Cllrs let her know their comments/request for meeting by next week.

Resolved deal with item 140/18-19 now.

140/18-19 TO AGREE A COMMENT FROM SHALFLEET PARISH COUNCIL ON THE ISLE OF WIGHT COUNCIL DRAFT ISLAND PLANNING STRATEGY:

The Chairman confirmed Cllrs were attending a training session on this on Wednesday 30th January 2019 6 – 8 pm at the Riverside Centre and asked if anyone else wished to attend. Due to this and the fact the deadline for comments had been extended until 25th February 2019, he requested Cllrs bring their comments to the February meeting on 13th – **resolved** Clerk make this an agenda item.

Reference made to Wellow Garden village in the strategy and fact there were sites for more residential properties.

Resolved PC suspend Standing Orders to allow people to speak on this matter.

Residents made the comments;

Garden Village - good transport links, roads, shops and infrastructure would be required and Wellow was in the middle of nowhere and did not have these.

Noted there was mention of resurrecting the cycling links that had been previously been proposed, down the old railway line. Resident felt there would be problems with this – who would fence, clear rubbish, maintain and ensure safety of animals.

Discussion on types of sites – developable, being different to allocated sites. There were also SHLAA sites which could be both developable and deliverable – some were never going to happen.

It was a Government requirement to identify sites.

No mains drainage in Wellow.

No mains gas in Wellow.

There were blue markings on the main road which one resident felt that once consultation had ended a planning application would be submitted.

Another resident said blue markings had been made in the summer when surveying of the camber of the road took place.

Residents felt they must be aware.

Some agreed they must try to stop developable land in Wellow from being approved.

Resident asked if PC could comment on the inadequacy of the roads and fact no pavements in Thorley to link to Wellow and vehicle access would either be through Thorley or Station Road, Ningwood.

Mention that there were 3 sites in Wellow in the plans, including Lee Farm, Wellow.

One resident said he had a planning application for a property in Wellow refused as it was 2.67 miles from local shops.

Mention of current planning policy, approved in 2012 and discussion on new policy driven by the national policy for planning framework and new homes bonuses.

Felt PC frequently ignored.

Resident gave a personal example.

Noted Wellow Residents Association was no longer active.

One resident felt publicity had been lacking and PC agreed they would look at displaying further posters on this, together with a map or picture.

136/18-19 CLERKS REPORT:

Hamstead Drive egress – from meeting, also had phone call from local resident. Clerk had put a request in to Island Roads for a safety assessment to be undertaken and to advise PC on what can be done. Road Safety Engineer confirmed he has added a request for a junction warning sign on to the Safety Assessment Register for consideration. At the moment not sufficient verge space to allow the installation of a sign, some of the private hedge would need to be removed. Due to the alignment of the road and the position of Popes Cottage, securing a suitable level of visibility will not be possible. However, says there may be some scope to improve it slightly by removing some of the vegetation within the splay. As this is private vegetation, at the junction of a private land, this is something that could be done without any involvement from Island Roads or the IWC. District Steward subsequently confirmed with the Clerk that he had spoken to the land owner (Pond View owner) and asked her to cut the hedge (on Christmas Eve).

Cherry Trees – pleased to report that 4 at Newbridge (result of Best Kept Village Awards money) have now been planted, as have the 3 at Winchester Corner.

Roll of Honour – Clerk had proof read, made suggested amendments and sent back to Cllr Broad – agenda item.

Newbridge Christmas tree – lovely tree and lights installed in time for a Newbridge family party at the Community Centre on 8th December 2018.

Bus shelters – very pleased to report the two at Shalfleet on the main road have now been painted with wood preservative.

New one near Hill Place Lane should be installed in January (under construction) – pathway is on the Network Integrity Register/asked for it to be done through the Island Roads volunteer programme.

Cllr Hewston proposed PC ask Island Roads the cost of installing the path, **resolved** Clerk enquire.

Action: Clerk

Newbridge shelter has a leaking roof due to shingles damaged and missing – reported to Island Roads: works programmed.

Island Roads have also cleared out Cranmore bus shelter.

Mugs – Village Hall taken some, as did two Cllrs.

Development adjacent to Fleetway – Clerk had again requested a copy of the proposed landscaping scheme for the site. Informed latest version will be sent in the New Year.

Lloyds Bank – after complaint and compensation, statements sent to Newbridge resident again! Sent another letter of complaint. Letter of apology received together with another £250 payment from Lloyds. One account had previously been updated, the other had not. Delegate User for the account had gone past the time limit so Clerk told to re-apply. Application completed – Cllr Hewston had signed.

Jigsaw – Liaised with Newbridge Community Centre and Jigsaw with a view to them using the centre for an outreach centre.

Insurance – Clerk confirmed Winchester Corner seat had been added to the insurance policy at no extra cost.

Tenders for Open Space Contract – Clerk had informed the Church of the PC decision to take out the maintenance of the burial ground. Tender to be advertised in this Friday's IW County Press – packs ready for sending out.

Banner request – Clerk had taken details from the Chobham PC website for Cllrs to look at and decide on. Agenda item.

Agents Forum meeting – attended meeting around Island Plan on 10th December 2018. This confirmed the timetable for the Island Plan, for which comments will be listened to and any objections, (as long as there is sufficient evidence,) will be taken into account. Will go to the Planning Inspectorate later in 2019 and it is hoped it will be adopted in 2020. Planners said they hope to raise the quality of design. The consultation period had been extended due to pressure from Parish Councils. Questions were raised on infrastructure, the capacity of builders on the Island to keep up with demand for houses if all goes ahead, and finance. Currently between 300 - 350 units a year being built on the Island – it is hoped to raise this to between 400 – 600. Mention made of s106 payments and fact IWC have agreed new system based on European legislation which will mean number of bedrooms in a newly built hotels will be based on the same number of individual units – it was felt this was not good bearing in mind we are a tourist area. New strategy will have different triggers when it comes to rural sites. Planners trying to limit pre-commencement work and would prefer if full detail was put in at the submission stage of an application.

There will be changes made to the Planning Units computer system and also a change in the service offered – gold, silver and bronze depending on how much you pay and this will relate to what service you receive.

Bouldnor Field Easement – email received which confirmed £7,000 PC requested for permission for this has been agreed and PC will be receiving paperwork from SSE in due course.

Worm Farm at Winchester Corner, Shalfleet – received reports of septic tank, stables and mobile home being installed. Clerk had referred to Planning Officer who confirmed he would be visiting the site this week. Also mentioned picket fence and visibility issues.

Seat at Ningwood Green – Clerk contacted by Mr French to inform her the seat had been made, he is organising a plaque and base to be laid. Once completed he hopes to arrange an official ‘opening’ and will send invite to PC.

137/18-19 COUNCILLORS REPORTS:

Cllr Stables – Attended Agents Forum meeting.

Cllr Hewston – Attended:

6th December – LAF meeting with updates on the Coastal Path, Island Regeneration and the Island Plan.

10th December – SERCAF (South East Region County Association Forum) Maritime Sub Group meeting in Chichester on behalf of IWALC for updates on the work of NALC.

10th December - Island Council meeting with Dave Stewart – seminar for all T&PC with updates on Island affairs.

Cllr Head – Attended Wellow Carol Concert, as well as Agents Forum meeting.

Cllr Cowley – Attended Agents Forum meeting – Clerk previously reported on this.

138/18-19 TO AGREE SHALFLEET PARISH COUNCIL BANNER POLICY:

Notes and information had been circulated to Cllrs – Cllrs **resolved** to not take this forward.

139/18-19 CORRESPONDENCE:

- i) **To decide whether to agree request from Abbeyfield to attach a banner to the fence at Bouldnor Field advertising their new Bouldnor Mead House:**

Cllrs **resolved** to refuse this request on the grounds that it would set a precedent and banners on the fence would be detrimental to the area. Clerk to inform. **Action: Clerk**

- ii) **Email from Mrs Faulkner asking if PC would be interested in supporting the connection of fibre broadband to those connected to the Yarmouth exchange as in Warlands Lane the connection is very slow?**

Clerk did raise this issue with Cllr Hutchinson, who had raised it with IWC and BT – fact some rural areas cannot obtain improved connections with Council’s rural intervention project which has now completed – slightly over its target of 98%. He mentioned Wightfibre, who deliver much improved speeds and he said they are reliable but it is essential to have a line of sight to the mast. He did not think Shalfleet could provide subsidy to householders unless have general power of competence and even then might not want to charge the whole parish for the benefit of a very few.

Cllrs **resolved** Clerk respond that whilst they support Mrs Faulkner with her request, (to mention Wightfibre,) they could not support this problem financially. **Action: Clerk**

Email from IWALC invite asking if PC wished to nominate past service Chairman to attend the Buckingham Palace Garden Party in May 2019. Cllr Hewston attended last year. PC **resolved** they do not put forward a nomination this year.

141/18-19 TO REVIEW SHALFLEET PARISH COUNCIL CHILD PROECTION PROCEDURES:

The policy was reviewed and adopted for the coming year – **resolved**.

Next meeting will be held on Wednesday, 13th February 2019 at Shalfleet School at 7.15 pm.

The meeting closed at 9.10 pm

Signed..... Date

**COMMENTS/OBJECTIONS RECEIVED ON PLANNING APPLICATION P/01292/18
CRANMORE PARK, CRANMORE AVENUE, CRANMORE:**

Continued use of land as an extension to existing waste transfer station at Fernlea, Ningwood Hill; retention and completion of access track; proposed agricultural barn (revised description)(readvertised application) (comment deadline 18.1.19.):

This is an AONB (Area of Outstanding Natural Beauty).

Land in question is closely adjacent to an SSSI; managed by the Hampshire and IW Wildlife Trust.

Isle of Wight Council's Island Plan wishes to encourage high end tourism and protection of these areas, if such an industrial enterprise was granted here this would significantly be in contradiction of this much researched plan.

Quiet rural residential area where the only activity is/has been farming.

Out of scale and character with the rural setting.

Would be an intrusion into the peace currently enjoyed by residents.

Road is privately owned and maintained at the expense of and by the residents to accommodate light domestic use, a single track road and is not suitable for heavy industrial vehicles.

Industrial/commercial vehicles using the road on a regular basis will result in damage to a private road.

The proposed access is a gate to a field used traditionally for livestock – fallow ground with no historical access across it other than the grass of the paddock/field itself.

To one residents knowledge the applicant has made no financial contribution to the road fund to date.

No other heavy daily use commercial activity on this road.

It would bring noise and nuisance to residents, especially those living near the site.

Most of the residents of the Avenue have chosen this area for its peace and tranquillity and such an industrial enterprise would be at a detriment to their wellbeing and health as well as quality of life.

Could affect the value of properties.

Surface drainage in the lower area of Cranmore is a problem. Run off surface water affects a wide complex of ditches and streams – pollution could be a disaster.

Access on to the main Yarmouth Road is very restricted with foliage, opposite a bus stop and would present a real hazard to oncoming traffic (especially with HGVs emerging).

Resultant danger and congestion to exit/entry to road.

Cont.

Increased danger to school children of Cranmore Avenue who walk to/from the bus stop morning and evening. There are no pavements, so a safety issue.

New access track is/has been laid in anticipation of this planning application being approved. Right of way over the private road may have been established for traditional uses but not for heavy industrial traffic.

Entry off Cranmore Avenue is currently unsuitable for regular use by heavy vehicles and would require improvement, which would require the consent of the road owners, which would not likely be forthcoming.

General spreading heavy commercial/industrial activity in this quiet rural area, by gradual development of access tracks and buildings in advance of permission.

Residents love the natural beauty of the area and don't have curbs, paths or lighting, do not want change.

Resident aware level of land was previously raised and local Councillor informed, who notified the planning department. History of the site given.

Planning permission (with no objection from Shalfleet PC) was given to erect 3 Eco pods for holiday let in the field next to the proposed site – feel this would seriously damage their business. The noise, smell and pollutants will not only affect them but all residents within the Ningwood Hill/Cranmore area as well as being detrimental to the various types of wildlife. Another independent holiday let in Cranmore Avenue opposite the proposed site has been running for years.

Noise on some days from Fernlea and adjoining field (Cranmore Park) is horrendous. With diesel engine noise from their machinery, loud metallic crashing, rubble being tipped constantly and now with extremely loud grinding noise going on for hours. The sound of skips being unloaded ... sorted/stored in the large metal barn with the doors open reverberates around the whole area. Over recent months a large industrial hopper/grinder has been located in the proposed planning site, together with a dumper truck and piles of compost/earth. Business has crept into field that should only be for agricultural use. Airborne and ground pollution is also a major concern.

According to HSE.Gov website a 250m radius should be maintained from composting sites. There are approximately 28 residential properties within Cranmore Avenue and Ningwood Hill within this radius. Some are as close as 10m to their boundary.

Island Roads have recommended refusal (copy available at the meeting) on grounds of generation of traffic onto classified road which is limited in respect of visibility and would add unduly to the hazards of highway users and therefore contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy. Inadequate Access Width/Visibility and inadequate turning and parking.