

## SHALFLEET PARISH COUNCIL

### MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET C OF E PRIMARY SCHOOL ON WEDNESDAY, 13<sup>TH</sup> FEBRUARY 2019 AT 7.15 PM

**Present:** Cllrs: S Cowley (Chair), G Head, H Hewston, S Stables  
Clerk: Mrs S Woods  
21 members of public

The Chairman welcomed everyone to the meeting. He also made a general apology for what he said at the last meeting – he had misled people as he had not been fully aware of the site for allocation next to Wellow Millennium Green. When the Island Planning Strategy comes up for discussion he will declare a personal and pecuniary interest and go outside the room. He does not want to influence or be seen to influence any comments the PC might make.

**142/18-19 APOLOGIES FOR ABSENCE:** Cllrs A Burt, I Broad

**143/18-19 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:**

Cllr Cowley declared a personal and pecuniary interest for agenda item 146/18-19 and said he would leave the meeting when it was discussed.

**144/18-19 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None received.

**145/18-19 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 5<sup>TH</sup> DECEMBER 2018:**

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

Cllr Cowley left the meeting at this point and it was **resolved** Cllr Head, as Vice-Chair; take the Chair, which she then did.

The Chairman welcomed to the meeting Mr Chris Hougham, who had been engaged by the PC to help with the comments they wish to make on the Draft Island Planning Strategy.

**146/18-19 MR CHRIS HOUGHAM (EX IWC PLANNING OFFICER) ATTENDING TO ASSIST SHALFLEET PARISH COUNCIL WITH THEIR COMMENT ON THE ISLE OF WIGHT COUNCIL DRAFT ISLAND PLANNING STRATEGY:**

The Clerk gave details of emails recently received from Wellow residents and their comments were noted:

- Mention of fact no gas and insufficient sewage in Wellow, plus access in and out of the proposed housing would create a major problem.
- Question asked why Wellow chosen for number of houses re Garden Village? Would like to be shown evidence and what frames of reference are being used to justify the numbers. –
- Does not believe the village of Wellow can cater for more houses – the access to the estate would be an issue, the road is not suitable for more traffic. When the Yarmouth road is out of action traffic redirected through the village can be extremely difficult. Against the proposed houses.

Paperwork from Chris Hougham made available to Cllrs.

Comments from last meeting noted and copy given to Mr Hougham.

The Chairman proposed, and it was resolved, to suspend Standing Orders, so those present could ask questions and comment.

Mr Hougham said he had prepared a paper for the Parish Council and gave details on his background on who he is and the importance of what is being looked at. He pointed out he no longer worked for IWC. He pointed out he was not giving a presentation but wanted to help people look at how this new planning strategy would affect the identity of where people live and plan for the future. For example the number of units proposed for Freshwater could lead to a 25% increase in population. He felt by 2035 some of the proposed developments would fail, some succeed and some not in the plan would be there. He believed there would be changes even in rural areas. If approved in 2020 this plan was for 15 years.

If people oppose and are negative to the plans they would not succeed. There is a need to pick elements, look at affordability, planning gain and technical and social infrastructure. He was here to assist the PC in their response and happy to listen and answer questions.

He said PC are consultees, same as all of those present. He stressed the importance of people posting their comments on the IWC website and not to rely on the PC.

Cllr Head said she had attended a meeting led by Ollie Boulter, Head of Planning, who said there had been a call for sites and potential sites. The two proposed Garden Villages were to be stand alone mini village developments and would have infrastructure with them. Told in terms of the period these would be looked at was towards the end of the 15 years.

One resident pointed out they were looking at closing a WW school at the moment.

Mention of s106 monies and belief that PCs should have some say on where it is spent i.e. on local infrastructure.

Resident mentioned proposal for 30 units at Shalfleet and existing sewage problems in the area and fact untreated waste is pumped into the stream and discussion held on this.

Wellow resident spoke of inadequate drainage and sewage problems in Wellow. Properties had septic tanks or cess pools. There was also no gas.

Noted: Wellow not within the Dark Skies Park, just outside. Street lights affect dark skies.

Wellow down in the plan as a general area of housing growth.

The Chairman said she had met with Planning Officers on one of the open sessions and they had not been forthcoming about why Wellow had been chosen for a Garden Village.

Discussion on suitability and sustainability, lack of footways, safe route to school and how development would change the community.

Discussion on various grading of agricultural land. People believed brownfield sites should take priority.

When Cllr Hewston asked, Mr Hougham explained what happens next. Whole plan would be examined, comments taken on board and then goes to Government. Plan has to comply with National Planning Policy Framework and satisfy Government figures re housing need. Only 87 affordable units built on The Island in last 3 years.

Noted a letter had been sent to Island MP from IWALC asking for him to request a reduction in housing numbers.

Discussion on affordable and local houses, Rural Exception Sites and policy and whether the policy numbers could be changed for allocated sites.

Noted there were currently 83 properties in Wellow and 32 extra proposed. Subsequent impact on traffic, sewers, technical and social infrastructure.

Thanks given to Chris Hougham for his input.

Resident thanked PC for organising.

Mr Hougham confirmed he would put the comments together and send to the PC. Confirmed deadline for comments 25<sup>th</sup> February 2019. He stressed the importance of commenting now as when sites from the plan come forward they will have been decided. Can try to influence quality and quantity, as well as commenting on trees, hedgerows etc.

**147/18-19 15 MINUTES QUESTION TIME:** None.

**148/18-19 FINANCE:**

i) **To Agree to pay Mr Chris Hougham’s fee for his assistance with the Draft Island Planning Strategy – approximately £100 – 150:**

Cllr Stables proposed this fee be paid, seconded Cllr Head – **resolved**.

ii) **To Agree Tender for 3 year Open Space Maintenance Contract:**

Clerk had arranged for an advertisement to go in IW County Press. Several people contacted her for details – only two put in a tender. Clerk gave Cllrs details from two companies:

Brighstone Landscaping Ltd = £7,162 for each year – price had been given for each cut, per area (as requested), so Clerk multiplied by 8 as this is the maximum number of cuts per season.

Islandwide Grounds Maintenance Ltd = £6,500 based on price given for three year contract of £19,500

Cllrs noted that as per Financial Regulations - best value principles must be adopted when deciding upon a contract, the Council is not be bound to select the lowest.

Cllr Stables proposed the tender from Brighstone Landscaping Ltd be accepted as they have a proven track record, seconded Cllr Head – **resolved**. Clerk will inform both and arrange contract to be signed. **Action: Clerk**

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

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

<b>Chq No.</b>	<b>Payable to</b>	<b>For</b>	<b>£</b>
SO	Sally Woods	January Salary	900.00
DC	Garden Street	3 x Planters	203.97
DC	Stockosorb	Water retaining granules	21.99
1996	Sally Woods	Remainder January Salary + mileage	101.00
DD	BT	Phone & Broadband	73.44
1997	IOW Computer Geek	Accessibility Tool for website	90.00
1998	Brighstone Land Ltd	Open Space Maintenance Contract	882.00
1999	IWALC	Subs for 2019-20	332.51
2000	Newbridge Com Assoc	January Room Hire	30.00
2001	Ringway Island Roads	2 x Dog bin empties Sept 18 to March 2019	98.70
2002	WBS	Stationery	86.30
<b>TOTAL</b>			<b>£2,819.91</b>

**135/18-19 PLANNING:**

a. **Updates and decisions:**

**IWC Approved Planning permission for:**

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

**P/01302/18 Northlands, Main Road, Newbridge:** Demolition of shed; proposed garage/car port.

**P/01199/18 Speedwell, Solent road, Cranmore:** Proposed log cabin to be used as accommodation ancillary to the existing residential dwelling/house.

**P/01193/18 Providence Farm, Warlands lane, Ningwood:** Demolition of barn; proposed detached dwelling.

**IWC Refused Planning permission for:**

**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).

**Land between Providence Farm and Little Acres, Warlands Lane, Ningwood (Jupiter Field)** – letter from IWC Compliance Officer received which stated they are investigating the alleged breach of planning control at this site regarding a residential mobile home.

Update from Senior Planning Enforcement Officer – she attended site and found landowner in occupation of the caravan and has prepared a Planning contravention Notice which is awaiting signing off. Once Notice served, expects a response within 21 days – will keep PC updated.

- b. To Agree comments on application (for each application 5 minutes are allowed for applicant/objector etc. to comment):** None.

#### **150/18-19 CLERKS REPORT:**

**Planters and water retaining gel** – these have been ordered and Clerk arranged for them to be delivered to Brighstone Landscaping ready for them to fill and plant up for end of February. Confirm they have arrived and being constructed, as in kit form.

**Website Accessibility Tool** – Clerk confirms this is now on the PC website.

**Hamstead Drive** – Island Roads District Steward reported, day after January meeting, that the hedge had been cut by the land owner. Clerk informed the resident who had phoned in. Resident then suggested double white lines be installed in the centre of the main road (no overtaking) to help the junction. Suggestion has been put forward to Island Roads. Reply received which stated consideration of double white lines would need to go through the Safety Assessment Register and a site survey undertaken to determine whether the visibility falls below the recommended level. As the contravention of the road marking is an enforceable offence under the section 36 of the Road Traffic Act 1988, the police would also need to be consulted prior to any marking being installed. The width of the carriageway is also an issue, he confirmed next time in the area he will measure the road width to see if it rules out the possibility of installing a system of double white lines. Clerk has updated the resident who phoned in about this.

**Bus Shelter, Yarmouth Road** – Clerk contacted Island Roads to ask if a pathway could be installed through their volunteer programme, and if not, for a price for installing, as requested at the January meeting. (PC does not have the General Power of Competence but Clerk believes there is an Act which this could be done under, if the PC wished to go ahead). Clerk felt Cllr Hutchinson had previously mentioned that a pathway was being installed by IWC – she had emailed to ask for confirmation before proceeding (no reply as yet). Cllr Hewston had agreed to measure up for a pathway if this route is taken.

Cllrs discussed and agreed there should be two paths – one from the main road and one from Hill Place Lane, to the new bus shelter. Path to be 1 m wide in hardcore with a smooth finish with edging stones. Cllrs Hewston and Stables agreed to meet on site and measure and get back to Clerk.

**Action: HH/SS**

**Fleetway Development** – Sovereign had confirmed that they will forward the PC a copy of the Landscaping scheme as soon as they have reviewed it. Project Manager asked if the PC had any other queries and Cllr asked for an update on the name for the site. Island Roads did not like Burts Close but may agree to Burt Close – Correspondence item.

**Lloyds Bank** – Clerk pleased to report she is now a delegate user and can view PC accounts on line for the purpose of checking balances/bank reconciliations etc. and she has managed to work her way through the security checks successfully.

**Barton Corner/Worm Farm** – Email received from Enforcement Officer to say she will be making arrangements to meet the owner on site at the end of January. Resident confirmed the septic tank was installed near the mobile home, Clerk forwarded on this information.

**Ningwood Seat** – should be installed shortly. Will need to notify insurance company and add to maintenance schedule for an annual oil, once it is.

**Broadband** – letter of thanks received from resident.

**WW Alpacas** – report of person living in barn – being checked out.

**Brighstone Landscaping** – incorrect invoice sent for payment had been agreed at last meeting, so cheque cancelled and payment sheet for January total should read £2,031.25. Revised invoice sent and will be paid at February meeting – see accounts.

**Stream at F17** – Shalfleet resident reported a tree down, blocking the stream, Clerk sent this through to the Environment Agency. They responded immediately, they have spoken to resident and will investigate. Environment Agency reported back at the end of January that their contractors will be visiting to remove any large items of debris that could cause a problem if went down stream. Mr Tyrell, who reported the problem, rang to say contractors on site clearing the debris and thanked PC for their help on this.

**2019/20 Precept** – further to letter from IWC – Clerk had submitted the precept request of £39,820 (including grant element) for the PC to IWC.

**Pension** – Clerk completing necessary paperwork to re-enrol and signed in for another pension scheme that she does not want – will opt in and out within the month and then sign a declaration to say PC have done all they should!

**BT** – rang to check out prices and the contract PC are in. In contract until March 2020 and are on the best prices they can offer PC at the moment.

**Church** – Clerk spoken to Church Warden who agreed he would send a request for a financial contribution from the PC towards grass cutting for a future meeting.

**PCSO Quinn** – came to speak to Clerk to see if any problems in the Parish. Her Beat Surgery is the first Thursday in the month 2 – 3 pm at Wellow Post Office if people wish to see her.

**Ningwood Green trees** – Following a query from a local resident, as to whether further tree work was to be carried out, Clerk wrote to IWC and this has now taken place.

**Bouldnor Mead** – after Chairman received several complaints, Clerk contacted Vectis Housing and developer to ask if they could address the mud on the road and vehicles blocking in residents – they reported back that they are using wheel wash facilities, plus additional hardcore been put down and a road sweeper being used – doing all they can.

Complaint today from resident over several matters around the building site referred to the Project Manager, asking for him to speak to the resident concerned direct.

**West Wight Council** – due to attend meeting 14<sup>th</sup> February 2019.

**Annual Parish Meeting on 24<sup>th</sup> April 2019** – guest speaker to be agreed - Cllrs agreed suggestion of inviting Richard Grogan AONB and if he could not attend, Jonathan Bacon of CPRE or another person regarding the UNESCO Biosphere.

**Island Plan Site meetings** – attended this on 7<sup>th</sup> February 2019. Cllrs looked at sites/access etc.

Lee Farm – already has approval for layby in access lane, which does not pass the farmhouse and approval for 3 holiday homes, 32 stables in calving barn and Olympic Sand School (not on website as pre 2004) A brownfield site.

**Island Roads** – reported in broken bridge rail in Cooper Lane – asked for urgent action/and repair in materials more in keeping with area.

**Shalfleet Mill** – call from Val Gwynn concerned about the 20’ line of sandbags which have been put in, backed up with rubble on the meander of the river. Would like support of the PC to push for action to be taken by the Environment Agency. Clerk has emailed them to ask for an update.

**F17 Footpath** – report phoned in today of footbridge which had lifted in high tide and rain – now at an angle, with rotten posts. Clerk asked IWC to take urgent action.

**Bridge at Clay Lane, Newbridge** – Cllrs agreed Clerk also report this in as dangerous and in need of repair.

### **151/18-19 COUNCILLORS REPORTS:**

**Mr Broad** – Clerk reported he had produced a list of past Chairman of PC – copies circulated to Cllrs. Had also attended site meeting on 7<sup>th</sup> February 2019 regarding the Island Plan. Clerk will liaise with him regarding final draft of Roll of Honour booklet, which needs a front cover.  
**Action: IB/Clerk**

**Cllr Hewston** – Attended various meetings in January including:

CPRE on 16<sup>th</sup>.

IWALC - Emergency Planning on 17<sup>th</sup>.

Met with MP to discuss reduction in housing requirements for IW on 18<sup>th</sup>.

Flood Resistance Planning on 31<sup>st</sup> (including meet with Environment Agency Officer).

IWALC Training on Island Plan on 30<sup>th</sup>

7<sup>th</sup> February went round allocated site within the Shalfleet area Draft Island Planning Strategy.

Attended meetings of other Town and Parish Councils as IWALC Chair.

Helped with Wellow tree planting.

21<sup>st</sup> February – will be attending a meeting on services/grass cutting.

7<sup>th</sup> March LAF meeting.

**Cllr Head** – Attended training session on Island Plan. Tree planting at Wellow and another session hedge planting.

Also attended the AONB conference.

Thanked Clerk for offering to do the Village News in the absence of Cllr Broad. **Action: Clerk**

**Cllr Cowley** – Attended tree and hedge planting sessions at Wellow.

He reported Sally Woods had resigned from the PPG and the group needed to find a representative for Shalfleet. Agreed this be put in Village News. **Action: Clerk**

He reported Yarmouth were putting on events to mark the 75<sup>th</sup> Anniversary of D Day (6<sup>th</sup> June 2019), including an over 75’s Tea Party. He asked if Shalfleet PC wished to do anything. Agreed Clerk ask Cllr Broad if he would mention this at the next Village Hall committee meeting and maybe tie in the community lunch with this. **Action: Clerk/IB**

Mr Dunkley reported that Shalfleet WI was celebrating their 100<sup>th</sup> Anniversary in May this year – being the oldest WI on The Island. Clerk asked to put this in Village News and also ask if anyone had any photographs of this group they would be grateful to receive copies. **Action: Clerk**

**152/18-19 TO CONSIDER REQUEST FOR A TEMPORARY BOARD, WITHIN BOULDNOR FIELD, PROMOTING BOULDNOR MEAD:**

Cllrs **resolved** not to agree to this. Clerk to inform.

**Action: Clerk**

**153/18-19 TO MAKE A DECISION ON THE RESOLUTION PUT FORWARD BY CLLR HEWSTON: *This Parish Council resolves to determine the start date from when the named bars go on the chain of office ribbon:***

It was noted that the old chain of office had been 'lost' and the new one purchased in 2012. Gold bars giving details of Cllrs Hewston and Cowley's previous dates as chairman had been added by the Clerk, as well as those for Cllr Baxandall and Broadhead.

After discuss Cllr Head proposed the start date be from when Cllr Cowley was previous Chair (for which there was a gold bar) 1988, seconded Cllr Stables – **resolved** by majority vote. Cllr Hewston abstained.

The Chairman asked that the decision on what to do with the list of Chairman be a future agenda item.

**Action: Clerk**

**154/18-19 CORRESPONDENCE** – items tabled for Cllrs.

**Island Roads letter** – asked for response on new road name for Fleetway development. Royal Mail have confirmed they have no objections to either Burt Close or Rowlandson Close. PC resolved Burt Close be the preferred choice, Clerk to inform.

**Action: Clerk**

**Invite from Island Roads to their annual asset workshop on Wednesday 27<sup>th</sup> March 2019 6 pm**  
Clerk asked Cllrs to send any questions they may have through to her by the deadline. **Action: Cllrs**

**155/18-19 TO REVIEW SHALFLEET PARISH COUNCIL RISK ASSESSMENT:**

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

**Next meeting will be held on Wednesday, 13<sup>th</sup> March 2019 at Newbridge Community Centre at 7.15 pm.**

The meeting closed at 9.03pm