

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 13TH MARCH 2019 AT 7.15 PM

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

The Chairman welcomed everyone to the meeting.

156/18-19 WARD COUNCILLORS REPORT: Apologies sent from Cllr Hutchinson, he is away.

157/18-18 UP TO 30 MINUTES QUESTION TIME:

Mrs Cowley raised the hedge removal at the new Fleetway development and asked why the existing hedge had not been moved back. This question had previously been asked of the developers and Cllr Broad had raised the issue recently with the Project Manager. It was noted that Sovereign had confirmed they had discussed the overall landscape strategy and in particular the replacement hedge to the front of the site at their meeting on site last Friday. There are some highways works that need to take place including works to the site entrance (visibility splay) and once these are completed a hedge will be replanted. Clerk requested to ask when the hedge will be planted and if it could be with native species.

Mention made of the Solent levy, paid to protect bird life and question raised if developers would need to pay this – Clerk to enquire of this too.

Action: Clerk

Sovereign had agreed to send the PC a copy of the landscaping scheme.

It had been confirmed the new development would be called Burt Close.

Further to a resident enquiring, the Clerk had reminded the Project Manager of the problems with the sewage system in Shalfleet and asked if there would be a separate sewage system, plus aware there is a large pipe draining surface water into the stream. She confirmed the pipe to the stream will only deal with surface water. They are constructing a sewage pumping station in the central area of the site that will be adopted by Southern Water; the waste will then be diverted to the existing sewer in the adjacent Fleetway.

Cllr Broad referred to the fact the existing sewage system cannot cope, there is one concrete slab over one manhole and another bolted down to try to prevent problems. He suggested Southern Water should compensate people if there is a spillage.

The Chairman asked if there would be an oil interceptor installed to prevent oil leaks draining down to the stream.

It was noted that under the Draft Island Planning Strategy the development was due to double which again would exacerbate problems.

Clerk asked to contact Southern Water about concerns.

Action: Clerk

A resident asked why the PC was not talking about the proposed 2,000 properties in the two Garden Villages in the Draft Island Planning Strategy, one of which was in Wellow.

Discussion followed. It was explained that the PC comment on this document was not yet on the IWC Planning Portal due to the number of comments the IWC had received (both the Chairman and Clerk had chased this and it was felt residents may feel the PC had not commented on the Strategy) The comment was on the PC website for people to read.

The resident was informed the PC had paid for an ex senior planning officer to attend the February meeting to assist with the PC comment on this document and to take into account resident's views. It was noted that many people had attended both the January and February PC meetings to talk about this.

158/18-19 APOLOGIES FOR ABSENCE: Cllr S Hutchinson

159/18-19 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Cowley declared a personal and pecuniary interest in planning application P01387/18 for Camp Wight at Cranmore as his son was the applicant. He confirmed he would leave the meeting when this matter came up on the agenda and it was **resolved** the Vice Chairman take the meeting for this item. Cllr Head declared a personal interest in the same planning application as a neighbour and said she would abstain from voting if necessary.

160/18-19 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

161/18-19 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 13TH FEBRUARY 2019:

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

162/18-19 FINANCE:

- i) **To Discuss proposal put forward by the Chairman to give a Chairman's Award (£100 plus a certificate) to be given each year?**

The Chairman said he believed this award would help raise the profile of the PC and given recognition to people who work and contribute to the Parish; an individual who goes above and beyond. Not a group, but it could be someone who leads a group.

Cllr Hewston suggested vouchers rather than money and queried the name and figure of £100. She was aware of two Councils which gave 'Community' Awards.

After further discussion Cllrs **resolved** to agree in principle but detail be agreed at a later meeting.

- ii) **List of chairman – to agree where this list should go and in what format?**

Cllrs believed the information should be in the Parish Office and on the PC website. Discussion on what format it should be in; gilt lettering, typed on nice paper in certain font/hand written (calligraphy), carved. **Resolved** Clerk look into and bring back ideas when time allows.

Action: Clerk

- iii) **To Agree to pay cost of emptying litter bin at Withyfields and dog bin at Wellow Top Road of £2.45 per empty, total estimated cost £198.45 for 2019/20 and for Clerk to sign Transfer Note agreeing to this.**

Resolved to agree this and Clerk to sign.

Action: Clerk

- iv) **To Agree whether to go ahead with installing pathways to the new bus shelter on the Yarmouth Road at a cost of £2,450.08 plus £1,012.71 to cover the ongoing maintenance of the footpath until the end of the PFI Contract (March 2039)?**

Thanks given to Cllrs Hewston and Stables for measuring the proposed pathways and drawing up a plan for which Clerk had used to obtain the quotation.

Clerk confirmed she had checked the Chairman's boundary map and the bus shelter is in fact in Yarmouth Parish.

Cllrs agreed Clerk pass over all information on this to Yarmouth Town Council Clerk. **Action: Clerk**

Due to confusion over boundary the Cllrs **resolved** Clerk purchase a Boundary Map from Ordnance Survey for the PC (aware this may cost quite a lot). Clerk asked if it could be framed. **Action: Clerk**

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

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

Chq No.	Payable to	For	£
SO	Sally Woods	February Salary	900.00
DD	BT	Phone & Broadband	78.79
2003	CS Hougham	Planning Consultant Fee + mileage	165.00
2004	Sally Woods	Remainder February Salary + mileage	132.90
2005	Island Copier Co Ltd	Copier Contract	132.29
2006	WBS	Chair and stationery	245.00
2007	Wight Reclamation Ltd	Confidential Waste Shredding	31.50
2008	Newbridge Com Assoc	Room hire - March Meeting	30.00
TOTAL			£1,715.48

163/18-19 PLANNING:

a. Updates and decisions:

IWC Approved Planning permission for:

P/01026/18 The Drey, East Close, Cranmore: Proposed detached double garage; detached guest cabin.

P/00970/18 Land off, Bouldnor Mead, Bouldnor: Construction of 9 dwellings (3 x 2 terraced houses and 4 x 2 bed and 2 x 1 bed flats)(revised plans).

P/01325/18 Auld Reekie, Hamstead Road, Cranmore: Demolition of porch; proposed single storey rear extension; alterations; replacement roof.

P/00145/19 West Wight Alpacas, land accessed off, Main Road, Wellow: Agricultural prior notification for agricultural feed and implement store.

Parish Councillors had not let the Clerk have any objections to this application, therefore no comment made.

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

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 (revised plans)(readvertised application). Noted this revision was due to a change of boundary.

The Chairman left the room (previous declaration of interest) and Vice Chairman took the Chair.

The PC suspended Standing Orders and the Vice Chairman gave residents the opportunity to speak but no one took this up.

The Parish Council agreed they had no objections to this planning application.

The Chairman returned to the meeting/Chair.

P/00144/19 Tanglewood, Station Road, Ningwood: Formation of new vehicular access:

The Parish Council agreed they had no objections to this planning application.

P/00177/19 Breezes, Main Road, Bouldnor: Demolition of conservatory; proposed single storey rear extension.

The Parish Council agreed they had no objections to this planning application.

164/18-19 CLERKS REPORT:

Shalfleet Casualties of the Great War Booklet – very pleased to report this should have been finalised/in the process of being printed. Due to the fact the photocopier that is used for Village News is quicker and staples, the Chairman and Clerk used their authority to agree to pay £54 cost for this to be printed by the editor. (See Financial Regs 13.2.).

Draft Island Planning Strategy – PC report, received from Chris Hougham, sent to Cllrs. After some minor changes and additions this was submitted to IWC (Clerk and Chairman trying to find out why it has not been put on the Planning Portal). Clerk and Chairman have both chased this. Clerk also arranged for a copy of the PC submission to go on the PC website.

West Wight Council Meeting – attended this on 14th February 2019. Comments from the group of the Draft Island Planning Strategy were also made available to Cllrs.

The appointment of a Clerk for this group was discussed and Val Taylor agreed to send an email to West Wight Clerks, asking if anyone was interested in applying, to phone her. It was agreed an honorarium be paid for this role. A Job Specification was to also be drawn up.

Figures for the number of electorate for each Parish had been sought in order to work out how much each Parish should pay towards the expenses of the Group. Bank account would need opening.

Meeting venue would continue to rotate. Mention made of the West Wight School placings which were under review by IWC. Noted Shalfleet C of E School seemed safe.

Clerk has now applied for this role. Cost for Shalfleet is estimated to be £147.50, based on number of electorate.

Coopers Lane Bridge Rails – District Steward reported that Island Roads will be installing a new bridge rail. Would probably still have metal rails, as usually replace like for like and would be less maintenance than wooden.

Clay Lane Bridge Rails – Clerk went to site, and discussed with District Steward, who does not think this Island Roads responsibility. However, as Clerk reported one of the bollards in the lane had been flattened and needed replacing, he would look to put the replacement where the rotten bridge rail is. Cllrs **resolved** that they needed to go to look at this and report back before making a decision at a future meeting. Clerk to ask District Steward to not take any action at this time. **Action: Clerk**

West Wight Alpacas – Further to report that someone living in the barn, and at the Chairman's request, Clerk asked Planning Enforcement to look into this. Email confirmed Planning Officer had attended site last Thursday and whilst there checked the buildings for habitation. No sign of occupation other than which has been approved by planning permission. The barn is currently being used for pigmy goats, goats, chickens and a rabbit. There is an office area within the barn and it is the owner's belief that staff may have left the light on overnight which would have given the appearance of occupation. Clerk given thanks for information.

Planning - Clerk asked it be noted from 1 April 2019 changes were being made to the IWC website and the way in which people can comment and view planning applications. New website called 'Public Access' is being launched which will mean you will be able to view and comment on planning applications and receive bespoke alerts when applications are submitted and/or decisions issued within your chosen area, if you create an account. Clerk has printed out the guide which was put in the Correspondence file.

Annual Parish Meeting – Clerk invited Communications and Project Officer for IOW AONB to be guest speaker to talk on this and also the UNESCO Biosphere. Clerk chased and informed one of the team would attend.

3 Year Open Space Contract – Signed contract and copy of insurance received back from Brighstone Landscaping.

Jupiter Field, Warlands Lane, Shalfleet – Planning Enforcement Officer had reported that the owners say they are no longer living on the land. They will be in the process of clearing the caravan and buildings from the land and she has arranged to attend site in two months time. Agreed to keep PC updated as matters progress.

Bouldnor Meadows – Cllrs asked thoughts on suggested name for new development at Bouldnor. Cllrs had no objections – Clerk informed developer.
Copy of letter sent to Southern Housing residents noted. This addressed a number of the problems they are having due to the building works.

Newbridge Planters – these are now insitu. Clerk had informed Southern Housing that these were now in place, as well as insurance company. Also thanked Brighstone Landscaping.

Pension – Clerk had completed Declaration of Compliance, no further action.

Shalfleet WI – Clerk received photograph from 1933 which she forwarded on to those putting on the Centenary exhibition, thanks received.

Chair – Clerk now has her new chair and thanked Cllrs for this.

Informal Meeting with IWC Cabinet – Cllrs and Clerk will be attending this meeting being held on 14th March 2019 at WW Sports Centre.

Local Full Fibre Network Funding – Chairman and Clerk had been in contact with IWC Regeneration Director as they have funding available to improve internet in rural areas. Shalfleet School is a possible location for this. Newbridge Community Centre and Shalfleet Hall have also been put forward. Newbridge Community Centre Trustee confirmed there is no phone line in the building so Clerk informed them may be best to take off list of prospective sites.

Shalfleet Mill – reply from Environment Agency confirmed they are aware of the sand bag wall and have approached the landowner informing them that the work did not have the appropriate consent under a Flood Risk Activities Permit (FRAP) and therefore the site should be reinstated to its original condition. The work required to reinstate the site would need to be authorised through a FRAP. It was also made clear to the landowner that should the works cause a flood event, they may be liable for any associated damages. Following their review of the wall and adjacent land, the flood risk associated to the work is negligible and they do not foresee any problems from a flood perspective with the wall in its current state.
With regards the AONB, the IWC is responsible for enforcing unauthorised works and a copy of the policy was attached to the email.
Clerk had thanked Environment Agency for their reply.

Scrutiny Committee – Clerk received email from IWC Scrutiny Officer informing her Cllrs Andre and Kennett were undertaking a review of current arrangements for collaboration between the IWC and Town and Parish Councils, asking her to complete a lengthy questionnaire and saying Cllr Andre had indicated she would be delighted to visit Town and Parish Council meetings over the next couple of months if required.
Clerk had been asked to delay completion as some Clerks had complained about the questions asked.

Newbridge Community Centre – Clerk had asked one of the Trustees if the Parish Office door could be painted as it has the paint flaking off it. He confirmed they were aware of paint also flaking off the walls and may do something when weather better.

Play Areas – Clerk reported she had received notice that these would have their annual RoSPA inspection during May. Mrs Cowley asked Clerk to arrange for Wellow Millennium Green equipment to be inspected then too and agreed she pass on her email address as a contact for this site.

Action: Clerk

165/18-19 COUNCILLORS REPORTS:

Mr Broad – Gave thanks to Sally for her work on the booklet.

He still had worries regarding the sewer situation in Shalfleet.

Attended the Village Hall Committee – they are looking to extend their car parking area.

Attending the IWC Cabinet meeting tomorrow night.

Cllr Hewston – attended four meetings as a member of IWALC from 21st February to 11th March 2019 (details on file). Also attended meeting regarding the IWALC submission on The Island Plan and visited Town & Parish councils to promote the Association.

Attended Pre Open Space consultation on dogs and horses on beaches and elsewhere, meeting with IWC, Local Access Forum (in particular NT and Compton and the Military Road, as well as the 14 planned Rail Crossing closures), Coastal Path update and Carisbrooke Castle Museum Committee.

Cllr Head – attending the IWC Cabinet meeting tomorrow.

Cllr Cowley – Reported he had spoken to the Site Manager at Bouldnor Meadows who confirmed they would make good any damage done at Bouldnor Mead. Referred to letter sent from the Housing Association to a resident which confirmed who was responsible for what.

Attending informal meeting on IWC Cabinet tomorrow night.

Met with Headteacher of Shalfleet and Yarmouth School to discuss planned local school closure.

166/18-19 CORRESPONDENCE – items tabled for Cllrs.

- i) To Decide whether to make further comment on the draft recommendations on the Boundary Commission Review:

Cllrs noted comment previously made and **resolved** to not add to this.

167/18-19 TO REVIEW SHALFLEET PARISH COUNCIL'S CODE OF CONDUCT:

Cllr Hewston proposed 'working party' be added under 'Leadership' d. (b) – **resolved**.

It was then agreed, once amended, the Code of Conduct be adopted for the coming year – **resolved**.

Next meeting will be held on Wednesday, 10th April 2019 at Newbridge Community Centre at 7.15 pm.

The meeting closed at 8.47 pm