

SHALFLEET PARISH COUNCIL

MINUTES OF A MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 10th APRIL 2019 AT 7.15 PM

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

The Chairman welcomed everyone to the meeting.

01/19-20 WARD COUNCILLORS REPORT: None – not present.

02/19-20 UP TO 30 MINUTES QUESTION TIME:

Mr Dunkley gave details of the Ningwood and Shalfleet WI Centenary Exhibition being held at Shalfleet Village Hall on Saturday 18th May from 10 am – 3 pm. He gave the Clerk a poster which was copied and would be circulated round the Parish.

03/19-20 APOLOGIES FOR ABSENCE: None – all present.

04/19-20 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: Agreed these be given as and when required.

05/19-20 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

06/19-20 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 13TH MARCH 2019:

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

07/19-20 FINANCE:

- i) **To agree the detail in the proposal, previously put forward by the Chairman to give an annual Chairman's Award (£100 plus a certificate suggested) to be given each year?**

The Chairman had previously said he believed this award would help raise the profile of the PC and give 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 had suggested vouchers rather than money and queried the name of the Award and figure of £100. Cllrs had **resolved** at the last meeting to agree in principle but detail be agreed at a later meeting.

Cllr Hewston queried who would receive the award and how. The Chairman replied he felt at the PC Annual Parish Meeting would be a good time. Discussion on the name of the Award and who would make the final decision on who it would be given to.

It was envisaged the £100 would be given by the PC. Agreed the Chairman circulate details on this to give Cllrs time to give it some thought, and item go on a future meeting agenda. **Action: Chairman**

- ii) **To agree whether to give a donation to Armed Forces Day – letter and accounts circulated to Cllrs:**

Resolved £50 be donated.

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

Clerk had contacted Signpost Express for ideas:

1. PC could have a wooden board made 3' x 4' and have vinyl lettering put on – picture of example shown. Costs being sought. There would also be the cost of supply and fitting of lettering by Signpost express £75 + VAT.
2. First company said they could engrave the names on to the board – price yet to be received for this. Could be a problem getting board to them to add future Chairman, whereas lettering being added may be easier.
3. Another idea is to have a similar sized acrylic board made and have the names put on that, say in black lettering. Cost for this from Signpost Express £245 plus VAT.
4. Clerk showed Cllrs a wooden noticeboard which had been outside the Parish Office that could be refurbished – sanded and painted.

Cllr Stables proposed this be revamped, seconded Cllr Head, one Cllr abstained.

Resolved by majority decision Clerk ask her husband (who had refurbished other notice boards for the PC) if he could do this one and if so, agreed PC go with that and Clerk type up list of Chairman to go in it. **Action: Clerk**

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

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

Chq No.	Payable to	For	£
SO	Sally Woods	March Salary	900.00
DD	BT	Phone & Broadband	74.90
2010	Sally Woods	Remainder March Salary + mileage	138.30
2011	Ringway Island Roads Ltd	Final payment re bollards	1,540.68
2012	Newbridge Com Assoc	Room hire – April Meeting	30.00
		TOTAL	£2,683.88

8/18-19 PLANNING:

a. Updates and decisions:

IWC Approved Planning permission for:

West Wight Alpacas - Agricultural prior notification for agricultural feed and implement store at West Wight Alpacas, Main Road, Wellow.

Bartons Corner – Enforcement Officer reported she had been trying to arrange a meeting with the landowner of Barton's Farm to establish the current use of the land, but to no avail. She attended site on 4th April without the landowner and established that there is a large static caravan on the land which appears to be in occupation. Next course of action is to serve a Planning Contravention Notice (PCN) which is a requisition for information. Once the completed PCN is received then she will update PC further with LPA's intended course of action.

The Chairman reported the WW Councils had agreed to write to Planning about the poor service most of the member Councils receives. However, it was noted Shalfleet PC received a good service and Planning Officers usually reacted to the Clerk's emails.

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

P/00259/19 Pitts Farm, Main Road, Ningwood: Demolition of barn; proposed residential dwelling. The Parish Councillors agreed that there were several anomalies with this application:

Parish Councillors were unsure about whether the existing barn was to be retained as the application was for demolition, yet page 3 of the planning statement states 'The existing stone building on the site (which would remain on the site, as proposed within this scheme)...'

Island Roads had commented on a 3 bedroomed property proposed for the site when the paperwork referred to a 4 bedroomed one.

The Parish Councillors agreed to object to this application on the grounds:

The site is on a 40 mph stretch of highway but has no provision for a safe turning area.

Overdevelopment of site.

The application refers to the demolition of a barn but again to retaining a barn. Unclear which buildings are to be removed?

Affect on the environment, bearing in mind although the application states it is not near any protected sites, it does in fact have a SSSI nearby.

Design is out of character with neighbouring houses.

Concern and uncertainty over the fact the frontage of the site has room for further development.

Risk of flooding

Ticked 'Other' and written 'Unknown' under Foul Sewage.

P/00221/19 Land to south of Cliff Cottage, Seaview Road, Cranmore: Proposed two units of holiday accommodation.

Discussion held on this application. By a majority vote the PC agreed to object to the application on the following grounds (1 abstention):

It is Greenfield development in an AONB – unique area.

If approved for holiday use could become permanent dwellings.

Unsustainable as too far from the main road and access to facilities.

P/00272/19 Wellow Baptist Church, Main Road, Wellow: Outline application for conversion of existing building into two residential units and formation of one additional residential unit.

The Chairman gave permission for the previous Deacon for the Church to speak. He said the contentious issue was the third, additional residential unit which was proposed to be built where 250 people are buried. He stated the legal position is that if one person, who was a relative to someone buried in the last 50 years, objected, then it could not go ahead (Disused Burials Grounds (Amendment) Act 1981).

He stated the planning consultant was comparing the site to one at Apse Heath but this did not have any graves on the site. At Wellow the latest burial had been in 2014.

Information was given on the various graves on the site, some not that deep, and the fact the proposed driveway would mean people driving over some.

A neighbour spoke of his concerns of being overlooked from the installation of roof windows.

Residents in another property nearby had spoken of their concerns over surface water draining into the culvert and pond.

Discussion on parking provision for the site and fact there is no provision for a turning circle. As well as how the monies from the development would be used. Mention made of archaeology impact.

The Parish Council agreed to object to the application on the grounds:

Overdevelopment of site, due to the third dwelling.

Overlooking of neighbouring properties – windows in the Church roof would need to be high enough for this not to adversely affect neighbours.

Insufficient parking, traffic generation and highway safety.

Loss of heritage – when local resident's parents and grandparents are buried on the site.

Layout and density.

Design and visual appearance.

Drainage issues and lack of mains sewers – application ticked that a septic tank would dispose of foul sewage but a package treatment plant is required.

Under the Disused Burials Grounds (Amendment) Act 1981 if one person with a relative buried in the graveyard in the last 50 years, objects, the development cannot go ahead.

P/00298/19 Little Spinney, Main Road, Shalfleet: Proposed agricultural barn.

The Chairman gave Mr Rann, the applicant, who lives on the land, a chance to speak. He confirmed the barn was to store high end machinery and bales of hay.

Discussion with the Chairman on acreage, fertiliser and family. Mr Rann said the barn would not be seen from the road (proposed location was where his advisor had said it would be less obtrusive,) and did not require a track to it.

Some Cllrs felt they should support the local farmer and not object to this application. Vote taken (Cllr Head abstained) by majority - no objection to be given.

Cllrs noted a re-advertised application for Camp Wight was on the Press List which should be on the IWC website from Friday 12th April 2019 – additional information – bespoke Solent Recreation Mitigation Strategy proposals – so a readvertised application. Clerk asked Cllrs to look at this and let her know their comments/whether they require a meeting please.

09/19-20 CLERKS REPORT:

West Wight Town & Parish Councils Association – after much thought agreed to apply to be the Clerk for this. Good meeting being held 4th April 2019 and she had been appointed Clerk.

A comment was agreed by the group on the WW School place planning consultation – some form of Federation School could be set up made of two WW Schools. Too late for consultation period to be extended but asked for closure of All Saints to be delayed. Cllrs noted the decision on this matter is to be a delegated one by Cllr Brading.

Hamstead Drive – following resident reporting to Clerk after March meeting that the area where the triangle had been removed at the entrance to Hamstead Drive, she had reported this to Island Roads. Further to reporting this had sunk/meeting resident on site, District Steward had confirmed it is to be repaired.

Ningwood Hill – following residents report – Clerk reported to Island Roads there was flooding on the road at the top of Ningwood Hill – cause unknown.

Shalfleet Mill – copy of an email sent to the Environment Agency, received from the owner explaining his reasoning behind putting in the sandbags on the river bank. This was for a health and safety to protect the bank.

Scrutiny Committee Chairman – attended meeting with him with two other Clerks, as Vice-Chair of SLCC, to discuss questionnaire recently sent out to Clerks.

IWC Cabinet Meeting – attended the meeting on 14th March 2019, to which some West Wight Councils had been invited.

Clay Lane – Clerk asked District Steward to hold the installation of the bollard until Cllrs had visited the site. District Steward came to see Clerk – he needed to speak to Highways as aware the road is eroding and had previously suggested gabions being installed there some time ago. He was also pushing for a wooden rail. He confirmed a bollard cannot be installed in the road as it is.

Clerk spoken to District Steward again, who visited site again and he had met up the owner of Pigtails, a property near there. He had informed Island Roads that gabions had not been installed. He felt there could be further road erosion and informed them there was a 5m drop into the stream. If no action taken, once road gone, it's gone. He had been told no action to be taken and for him to monitor. Cllrs agreed Clerk write to the Highway Authority and tell them this is a safety issue and action must be taken.

Action: Clerk

Draft Island Planning Strategy – Clerk emailed and chased why PC comments were not on the Planning Portal. Received several emails generated on this which seem to suggest PC comment is being processed. Cllrs agreed Clerk write to Strategic Manager for Infrastructure and Delivery to chase this again.

WI Centenary Exhibition – Clerk confirmed this is on in the Village Hall on 18th May 2019 from 10 am to 3 pm.

Bus Shelter Pathway, Yarmouth Road – Clerk had explained situation to Yarmouth Town Clerk and let him have all information and paperwork on this. Been informed Yarmouth TC not forwarding this pathway at this time.

Ningwood Car Park – I have invoiced the Isle of Wight Council for the £100 rent for 2019.

Burt Close – emailed Project Manager with concerns and queries raised from the last meeting. Reply apologised for delay. Plans for landscaping have now been sent and circulated to Cllrs (Clerk has hard copies for perusal).

Sovereign Housing paid £4,128 (£172 per dwelling) to IWC for Habitat Mitigation, as per the s106 agreement. Drainage design does not include for an oil interceptor. Project Manager has asked engineer for further information as to the reasons why and will share these once she receives them.

Does not know whether Southern Water are aware of the issues PC mention re sewers.

Next site meeting 2 May and said to let her know if any further issues PC want raised.

Agreed Clerk contacted Southern Water to make them aware of the sewage issues. **Action: Clerk**

Wellow Air Raid Wardens Shelter – received email from Island Roads asking for information, as they are undertaking a shelter asset survey in order to bring shelters up to standard. Clerk had asked them to arrange for a site meeting with Chairman of Wellow Millennium Green Trust, to discuss this shelter's preservation.

Parish Boundary Map – contacted Ordnance Survey who suggested wait until after the Boundary Commission review as there are changes proposed beginning of May 2019. Also gave Clerk information on Maplines Newport who could help and Parish On-line a mapping service. After May Clerk will investigate further.

Winchester Corner – confirmed with Island Roads they could invoice PC for the final payment of £1,540.68, invoice received – see accounts.

External Audit – received notice and preparing necessary end of year figures. Will arrange for an internal audit to be undertaken.

Ningwood Hill footway – further to discussion with District Steward, and the fact this is still in a bad condition and on a safe route to school, Clerk had put in another report to Island Roads for this to be re-surfaced. Email received stated works programmed.

Best Kept Village Award – PC received posters, which Clerk will display, as requested.

Contacted by a Freshwater resident who had been attending 'The Avenues' group in Freshwater for over 20 years. Letters have been sent out saying the 'Well Being Centres' on The Island are closing! Staff are obviously worried as they had not that long ago been told jobs were safe.

Clerk felt it seemed odd that at the start of the financial year this has just happened when surely at budget preparation time this must have been discussed? Clerk had emailed local County Cllrs to seek update. The group in Freshwater used to 'live' opposite her office when it was at the Memorial Hall, The people that attend the group are vulnerable, suffer from isolation and mental health issues.

PC Booklet – Zoe has printer problems – having to get someone out! Cllrs felt that as PC had instructed her to print this, for this to stand, unless she had further issues.

Bouldnor Mead – complaint from resident over road sweepers and dust etc. Emailed Cllr Hutchinson to see what he can do. Not much more PC can do.

Shalfleet Community Plan – the Chairman had asked this be an agenda item for May meeting. PC to consider whether they wish to review this – copies made available at the meeting, together with the questionnaire which was previously sent out.

Solicitor – Clerk said she was very sorry to report that PC solicitor sadly died recently aged 46.

Resolved PC give a donation of £50 in her memory.

Action: Clerk

10/19-20 COUNCILLORS REPORTS:

Mr Broad – reported he had attended a Village Hall Committee meeting where it had been agreed they need to extend the car park. After discussion it was agreed Cllr Stables become the PC representative to the Village Hall Committee. Clerk to inform.

Action: Clerk

Cllr Hewston – Attended IWC Cabinet Road show meeting, CPRE meeting as IWALC representative, Executive meeting of IWALC re WW School Place Planning and All Saints School consultation regarding the same. She confirmed as PC representative on IWALC, she send reports and Minutes to be circulated via the Clerk.

Cllr Head – Attended IWC Cabinet meeting at WW Sports Centre, Wellow Coffee morning and also Thorley Coffee morning, which had been very successful.

Cllr Cowley – Attended IWC Cabinet meeting at WW Sports Centre and WW Town & Parish Councils Association meeting.

He referred to the car parking issue near the Thorley junction on the road from Bouldnor to Yarmouth. Concern is if new yellow lines put in (which would take 9 – 12 months) cars could then park near Thorley Marsh, Norton and Bouldnor. It had been proposed by Yarmouth TC to encourage people to buy a reduced priced permit to park in a section of River Road Car Park in Yarmouth. Cllrs did believe drivers would move to park on other roads if yellow lines were put in on this section.

11/19-20 CORRESPONDENCE – items tabled for Cllrs.

Email and photographs sent from local resident expressing concern over the road surface outside the solar farm on Warlands Lane. Edge had been cracking and there is a section which has a significant drop as the road has completely crumbled away.

This on the approach to the blind bend which make it even more hazardous as unable to see vehicles approaching and the road is no longer wide enough for two vehicles. Road narrow and unlit – fears someone will have a serious accident. Had reported to Island Roads but asks PC for help and support. Cllrs felt Island Roads were falling behind with follow up work and PC should support resident and request Island Roads maintain their standards of work at this site.

Action: Clerk

Letter and attachment from IWC on Local List Requirement Consultation – copy in correspondence file if Cllrs wish to comment.

12/29-20 TO AGREE COMMENT TO BE SENT TO THE IWC ON THE PROPOSED CLOSURE OF ALL SAINTS SCHOOL, FRESHWATER:

Firstly, it was noted that this item should be referring to the West Wight School Place Planning Consultation, not just the proposed closure of All Saints CE Primary School, Freshwater.

The Chairman informed the meeting there had been 300 comments made in support of All Saints staying open.

He believed Shalfleet Primary School must be maintained in its current situation and the PC should support that. Need to keep the Federation between Shalfleet and Yarmouth Schools.

The Headteacher had worked well to make both good schools. Proposed PC should support Shalfleet and Yarmouth Federation and it should not be disturbed – all agreed.

Cllrs noted a suggestion that had been made to link in All Saints with this existing Federation and Cllrs strongly disagreed as they felt it would overstretch the Head to cover three schools.

Pointed out the admission numbers for September for All Saints School were just 5. Cllrs knew of many children who had left All Saints School and moved to other schools.

Cllrs agreed it was the management of All Saints School which needed addressing. Some Cllrs felt the Headteacher and Governors should go.

Discussion held on the history of the All Saints School building. It was felt the Pre-School goes with the school and if All Saints School closed it would affect the sustainability of the Pre-School.

One Cllr felt if All Saints School closed due to falling numbers and children put in other schools it would put pressure on these schools. Noted Yarmouth, Shalfleet and St Saviours schools were all full.

Discussion on religion and live births on the Island each year, which were quite low.

The Clerk read out the comment submitted by the West Wight Town and Parish Council Association, who had met last week to agree this.

It was noted Cllr Paul Brading would make the Delegated Decision on this matter and the Recommendation from the report on this was read by the Chairman.

Cllrs agreed more time was needed before the All Saints School was closed.

Resolved Chairman and Clerk put together a comment to be submitted from the PC from the comments made above.

Action: Chair/Clerk

13/19-20 TO DISCUSS PARKING IN NEWBRIDGE – CLLR HEWSTON TO SPEAK:

Discussion held on vehicles parking opposite Cllr Stables property, on the hill, which had been problematic and dangerous. It was felt that vehicles connected to the building work next door exacerbated the situation and Cllrs agreed review again once building work complete.

14/19-20 TO REVIEW SHALFLEET PARISH COUNCIL'S INFORMATION PUBLICATION SCHEME:

Clerk pointed out the Data Protection Policy was now also on the PC website and this needed to be added to the Scheme. **Resolved** amendment be made and agree review. **Action: Clerk**

The Chairman said Cllr Broad wished to raise a proposal about how PC keep people informed. Agreed this be an item for the May meeting agenda. **Action: Clerk**

15/19-20 THAT UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC AND REPRESENTATIVES OF THE PRESS AND BROADCAST MEDIA BE EXCLUDED FROM THE MEETING DURING THE CONSIDERATION OF THE FOLLOWING ITEMS OF BUSINESS AS PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BECAUSE OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED:

To agree Clerk use Parish Office facilities for West Wight Town and Parish Association work and any costs for same?

Public left the meeting.

Cllrs **resolved** to agree Clerk could use Parish Office facilities whilst Clerk to West Wight Town & Parish Councils Association as long as she is Parish Clerk at Shalfleet.

Next meeting will be the Annual Parish Meeting to be held on Wednesday, 24th April 2019 at Shalfleet School at 7.15 pm. Guest speaker from AONB Team.

The meeting closed at 9.08 pm

Signed Date