

SHALFLEET PARISH COUNCIL

MINUTES OF AN ON-LINE MEETING OF SHALFLEET PARISH COUNCIL ON WEDNESDAY, 9th SEPTEMBER 2020 AT 7.15 PM

Present: Cllrs: S Cowley (Chair), G Head, H Hewston, S Stables, I Broad
Locum Clerk: Mrs M Warr
No members of public

22/20-21 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the third Zoom meeting of the PC.

23/20-21 APOLOGIES FOR ABSENCE: Cllr A Burt

An exemption of the six month rule for non attendance, due to technical reasons, was proposed for Cllr A Burt, this was agreed and seconded - **resolved**

24/20-21 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: None given.

25/20-21 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

26/20-21 TO CONFIRM AND APPROVE THE MINUTES OF THE ONLINE MEETING HELD 8TH JULY 2020:

The Minutes of the 8th July were proposed, agreed and seconded - **resolved**. The Minutes having been agreed, will be signed by the Chairman as a true record.

27/20-21 QUESTION TIME (3 minutes per member of public): None present. Cllr Hewston requested the return of the councillor reports agenda item for the next meeting and this was agreed.

28/20-21 FINANCE/REPORTS:

Cllrs should speak in alphabetical order – with the Chairman speaking at the end of each agenda item:

- i) Works at Bouldnor Viewpoint - it was agreed by email to pay £150 plus vat for works at Bouldnor Viewpoint – **resolved**
Members felt that the IWC should be billed for the work as this is their land – **resolved**. While this was agreed, it was also felt that the IWC should have been warned ahead of the work taking place. Cllr Hewston will raise this issue through IWALC, at her meeting with IWC on 14th September.
- ii) Wreaths for Annual Service of Remembrance – it was agreed to pay for two wreaths for the Annual Service and it was also agreed to donate £50 on top - **resolved**
- iii) To approve August and September list of payments:

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

AUGUST

Chq No.	Paid to	Amount
2116	S Cowley Chairman's Allowance	200.00
DC	HMRC 3mths Tax & NI	259.42
DD	BT Phone & Broadband	70.34
SO	Sally Woods July Salary	900.00
2117	Sally Woods Remainder July Salary + mileage	162.09
2118	Island Copier Co Ltd Copier Contract replacement cheque – lost by Post Office	93.00
		Total £1,684.85

SEPTEMBER

DD	BT	Phone & Broadband September	67.25
SO	Sally Woods	August Salary	900.00
2119	Sally Woods	Remainder August Salary + mileage	151.60
2120	Ringway Isld Roads	Supply and Install Litter Bin Bouldnor Field	444.79
DC	Wicksteed	Swing seat nuts and washers	50.76
2121	Island Copier Co Ltd	Copier Contract June - Sept	94.18
Total			£6,862.78

29/ 20-21 PLANNING:

The Parish Council had continued to comment on applications submitted for the Parish and their comments can be found on line.

a. Updates and decision, plus list of planning application the PC had commented on (since the last meeting) will be attached to the September Minutes.

b. To agree comments on application:

20/01268/FUL – The Old Service Station, Main Road, Shalfleet - Retention of five storage containers. It was agreed to object to the application on the following grounds:

Shalfleet Parish Council feels the retention of the containers is over development of the site and wish to support the view of residents that these containers would be detrimental to the amenities of the adjoining households. The Parish Council would also like to express disappointment that this is a retrospective application and hope that if there are future applications, these will be made in a timely manner. - **resolved**

20/01246/CLPUD The Orchards Holiday Caravan Park, Main Road, Newbridge: Lawful Development Certificate for use of land for the proposed siting of caravans without limited period of siting or occupation and to allow the use of static caravans or touring caravan pitches by the same individual for more than six months.

Members had differing views and it was felt that more information was needed to clarify the closing times of the site and if this was a forerunner to the site becoming permanent residency. It was agreed that the Chairman would write to IWC Planning for clarification. **Action SC**

30/20-21 WITHYFIELDS: Cllr Broad and the Clerk had made a site visit and the photos were discussed. Cllr Broad felt the trees were not only blocking a lot of light, but the overhanging branches would drop a substantial amount of leaves onto a steep garden causing a safety hazard. Cllrs were not comfortable about just improving a view and Cllr Hewston confirmed that a tree surgeon had worked on the trees a few years ago for safety reasons. The cherry suckers were no longer an issue as one of the residents was dealing with this herself.

After lengthy debate it was agreed to request a visit from the IWC Tree Officer and following any recommendations a professional tree surgeon would be approached - **resolved**

31/20-21 CLERKS REPORT:

Lee Copse – PC had it reported to them that the Forestry Commission toured the woodlands at Lee Copse and confirmed there has been no tree felling taking place as yet. The owner has been tidying some of the site which has included strimming of brambles and maintaining clear access as well as two windblown trees. He did say concern about chainsaw use might be noise from the adjacent site. Site is covered by a Woodland Management Plan and felling licence, which will enable them to thin the woodland and continue its transition towards native broadleaf. Owner has engaged the services of an ecologist to conduct a dormice survey. They are aware of the pre felling surveys for squirrels and bats, as well as dormice. Discussed area they were hoping to clear for a barn to house timber milling equipment and they still need planning application. The woodland is covered by a TPO so most activity here has to be run by Planning.

WightDASH – another email of thanks received for £500 donation from the PC, on their receipt of the cheque.

Lord Ross Memorial Seat – after a query raised by a Cllr, the Clerk confirmed at the July meeting that this is owned by, and is the responsibility of, the PC and following PC agreeing for refurbishment and repair work to be undertaken, quotation of £395 was agreed by the Chairman and Clerk. Quote to remove damaged stone, and replace with new 4 x corner coping stones. Take up several loose slabs and re-bed. Supply and bed 6 x new slabs and rake out and repoint all slabbed area and edge grass around slabs. Remove and dispose of waste. Great job done by maintenance man – photos sent to Cllrs.

Bouldnor Field:

Litter Bin – the Clerk established the size of the proposed bin and asked Cllrs if they had any objection to this to let her know, otherwise she would order it and ask it be installed inside the field. Signed quotation acceptance returned to Island Roads with a request that they empty once a fortnight and see how that goes. Access code to gate given to Island Roads, installation should occur during August. When visited the site to open the play area, saw bin had been installed. Photos emailed to Cllrs. See accounts.

Dog Training – Request received from Cllr Stables to hold two Dog Show Training sessions on the field on a Tuesday evening. Cllrs agreed to this. Clerk informed and asked for copy of insurance and risk assessment. Not held as far as Clerk aware.

Under 9's Football – approached Yarmouth Town Council to request use of their Recreation Ground, after finding Bouldnor Field too windy.

Parish Office Decorating – informed people, who quoted, of PC decision. Patrick Hayes doing outside work at the moment. Agreed he would undertake the work in October and will contact the Clerk nearer the time to arrange.

Newbridge Playing Field Fence – informed people, who quoted, of PC decision. Shane of A Grade Fencing agreed to let PC have an idea of when the work will be undertaken. Looks as if more vegetation has been removed from resident adjacent to the field.

Open Spaces – Clerk sent maintenance man a list of stream signs and seats and asked him to clean and paint where necessary.

Play Areas – Clerk sent maintenance man a list of works required following RoSPA annual inspection and asked these be carried out.

Risk Assessment required before opening the sites. Clerk asked all Clerks on the Island and IWC for one they had completed, but none forthcoming, so Chairman agreed she contact the Safety Advisor, (who had done the one for the Parish Office,) to ask if he would do one. Discussions held with him and he replied suggesting PC open with signage. Clerk asked Cllrs for their comments – majority decision that play areas be opened with signage.

Hedge Removal – wrote to Senior Enforcement Officer informing her the hedge removed at Ningwood was over 30 years old but PC unsure if it had met other criteria within the regulations preventing removal. Also pointed out the digger was back on site. Chairman asked AONB Officer to look into and he agreed to do this.

AGAR – Annual Governance Annual Return – External Audit – Clerk sent all signed and completed paperwork on 17th June 2020 – had an email confirming receipt on 29th July 2020! It basically said ‘no new, good news’ if they have any queries they will be in touch.

Burt Close allocations – spent much time trying to find out how these are undertaken and how people demonstrate their Local Connection. FOI request sent in to Sovereign Housing and IWC asking for the postcodes of the people to whom the rental properties were allocated to.

Worm Farm/Oak Farm, Barton Corner, Shalfleet – further to two Cllrs reporting in a large mound of earth and some digging going on, reported this on to Planning Enforcement. Officer requested photographs, which Cllr Broad kindly supplied. She is opening a case on this, letter received confirming this.

Bouldnor Viewpoint – put in a request to IWC to cut back overgrown vegetation. Email came back from Natural Enterprise to say it is not a site they maintain. Clerk sent copies of Land Registry Title and Plan confirming it is their land and to undertake work to cut back ASAP. Also sent a piece for the IWALC August Bulletin about how it is always a fight asking the IWC to do something.

Stream rails bottom of Ningwood Hill – put in a request at beginning of July for these to be cleaned as filthy, latest response email said action scheduled. Should have been done end of August.

AUGUST

Website – PC newly adopted Accessibility Statement has been added.

Burt Close – email to ask about why another section of hedgerow had been removed on the Yarmouth side of the site and if the replanting will take place, as per the planning conditions, later in the year. Email back from Project/Site Manager confirmed the hedge removed to accommodate the visibility splay, as requested by Planning and Island Roads – the new whips will be planted in the Autumn. Letter sent to MP from IWALC and PC Chairman about the allocation issues and Local Connection. Press may do article on the allocations.

Bouldnor Viewpoint – numerous communications with IWC, who own the site and stating they were only dealing with health and safety issues, not views, Parish Councillors agreed Clerk obtain a quote – see accounts and for work to be undertaken. Issue shared within IWALC August Bulletin.

Wellow Air Raid Warden Shelter – Cllr Hewston suggested this be ‘Listed’ in Local List. Clerk emailed local Archivist who put her in touch with someone who may have more information about when it was built etc. Useful information received from two local sisters circulated to Cllrs. Cllr Hewston, who asked the Clerk to look into this, doubts that it will qualify for the Heritage List. No further action.

Adult Gym installation – continued to chase. Latest date given is September.

Southern Water – leaks in Station Road, Ningwood – letter sent with copies to MP, Cllr Hutchinson, IWC, IWALC and Mr Dunkley. Email reply received and this will be forwarded to Mr Dunkley.

Hedge Removal – after Chairman contacted AONB Team response back confirmed the IWC Enforcement Team area aware of the hedgerow removal at Shalfleet. Due to Covid restrictions there are having to prioritise their workload – visits cannot be made except in particular circumstances – and there are many people trying to evade planning restrictions at this time.

AGAR Form – Clerk sent an amended Section 2 to the External Auditor, as requested.

Bouldnor Field – Cllrs need to agree when they wish the goal posts to be re-installed by the maintenance man

Clerk’s Pay Increase – Society of Local Clerks’ website states a pay increase of 2.75% plus one extra day’s annual leave has been agreed, back dated from 1 April 2020. Await the pay scales and will sort out my back dated pay due in next month’s salary.

32/20-21 SPEEDWATCH UPDATE – this action was noted and Cllr Stables was thanked for her participation in the initiative.

33/20-21 SHALFLEET LAY-BYS – after lengthy debate it was agreed that the parish council could not take any further action. The Police could not remove vehicles unless they were illegal and members were not keen to ask Island Roads to install limited parking measures, as this would be detrimental to overnight lorry drivers who use the lay-bys to rest.

34/20-21 NOTICE BOARD/S AT CRANMORE – this was deferred until the October meeting for further information.

35/20-21 OUTDOOR TABLE TENNIS TABLE – this was deferred for further investigation into the price of the equipment.

36/20-21 PLANTING SNOWDROPS ON NEWBRIDGE GREEN – members liked the proposal but it was felt that a site other than Newbridge Green should be sought as snowdrops like shady damp areas. This will be discussed again at a future meeting.

37/20-21 POLICY TO ‘FILL THE GAPS’ LEFT BY IWC – Cllr Broad expanded on his proposal, as he felt the IWC left items, such as cutting of Bouldnor Viewpoint, to be resolved by parish councils and he felt they (IWC) should pick up the bill. He felt a policy should be put in place to cover such items and flag-up to the IWC the action that SPC would take in the future. No decision was made.

38/20-21 REVIEW OF COMPLAINTS PROCEDURE - the complaints procedure was reviewed and agreed with one amendment, the removal of the word ‘unitary ‘ in item 2 and this will now read ‘Isle of Wight Council’ - **resolved**

Meeting closed at 8.35pm

Next meeting will be held on Wednesday 14th October 2020 at 7.15 pm

Whether on-line or at a venue to be confirmed and confirmation will be put on the PC website.

Signed Date

AUGUST PLANNING UPDATE:

Decisions:

Approved by IWC:

20/00600/HOU June Cottage, Main Road, Wellow – Demolition of conservatory and porch; proposed single storey extension (revised scheme).

20/00601/LBC June Cottage, Main Road, Wellow – Listed Building Consent for above.

20/00606/FUL – The Old Service Station, Main Road, Shalfleet – Retention and continued siting of three portable building; construction of a single storey rear extension to training facility.

20/00477/HOU Brook Cottage, Main Road, Wellow – Proposed workshop and additional stone boundary wall (readvertised application)(revised description).

20/00478/LBC Brook Cottage, Main Road, Wellow – Listed Building Consent for above.

20/00871/RVC – The Old Service Station, Main Road, Shalfleet – variation on condition no. 5 on P/01460/16 to allow for two areas of external storage (revised plans)(revised description).

20/00804/HOU Rosehaven, Main Road, Wellow – Demolition of utility and garage; proposed single storey extension to form orangery and 1st floor extension to form additional living accommodation; alterations; detached garage.

20/00751/HOU Loughrigg, Cranmore Avenue, Shalfleet – Proposed single storey side extension to form conservatory; raised decking (revised plan).

20/00702/FUL Mouse House, Hamstead Road, Shalfleet Proposed log cabin for ancillary accommodation.

20/00261/HOU Shalfleet Mill, Mill Road, Shalfleet – Demolition of lobby; proposed single storey extension on north west elevation; alterations.

20/00222/HOU Old Barn, Corf Road, Porchfield – Demolition of existing conservatory; proposed replacement conservatory; replacement windows; proposed balcony at 1st floor level.

PC Comments on application:

20/01009/LBC – Brook Cottage, Main Road, Wellow: Listed Building Consent for works including replacement windows and repairs to windows; internal alterations to form first floor shower room with associated drainage.

The Parish Council have no objection.

20/00834/FUL – Longlast, Cranmore Avenue, Shalfleet: Proposed construction of a new dwelling. Cllrs Cowley and Hewston both declared an interest as they know the applicants/family.

The Cllrs noted the site is in an AONB and a comment made they would like the land to remain designated as ‘agricultural’.

Shalfleet Parish Council had no objection to the application as long as the existing caravan was removed – otherwise there could be a case for overdevelopment of the site, and if the comment made by Island Roads (for which a ‘not’ was missing) is adhered to and a condition put on the approval regarding the proposal for a turning area for two vehicles to be able to park and turn so that they may enter and leave the site in forward gear and the space is not thereafter used for any other purpose.

Revised application with the same number for this site came through on the 21st August 2020
Press List – revised red line – Cllrs gave the same declarations of interest and comments as above.

20/00990/HOU – Tanglewood, Station Road, Shalfleet: Demolition of greenhouse and shed; proposed extension to detached garage to form car port at ground floor level and office at 1st floor level; alterations and proposed single storey extension to dwelling:

The PC objected to this application on the grounds:

1. Concerned it might be over-development of site.
2. Access – at present there is parking for 3 vehicles, the car port would mean an extra 2, on a tight corner.
3. Waste water – due to the proposed increase in bathrooms, together with the existing kitchens and bathrooms, a waste water treatment plant is required.

Worm Farm, Oak Farm, Main Road, Shalfleet: IWC Senior Enforcement Officer written to confirm they are investigating an alleged breach – unauthorised engineering operation to form bunding.

Appeal lodged for 20/00198/CLPUD Shishford Cottage, Caulbourne Lane, Newbridge – Lawful Development Certificate for proposed change of roof from thatch to clay tiles.