

SHALFLEET PARISH COUNCIL

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

Present: Cllrs: S Cowley (Chair), A Burt, I Broad, G Head, H Hewston, S Stables
Clerk: Sally Woods
No members of public

54/20-21 CHAIRMAN'S WELCOME:

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

55/20-21 MR JOHN PRICKETT TO SPEAK ON COMMUNITY LED HOUSING:

Mr Prickett said he had no vested interest in the Community Led Housing scheme and said he wanted to speak to more Parish Councils about it.

He mentioned the number of second homes on The Island and the need for more affordable homes and went through the types of housing.

The main things required to start the scheme off – land procurement (he was not aware of any land the IWC had available in Shalfleet Parish,) and setting up a Community Land Trust. This holds the land in perpetuity and deals with the management of the scheme and site. Also required, was holding open and meaningful communication with the community.

The number of properties built could be as small as you want – could start with one. The funding available determines the maximum. Homes England has 5 billion pounds available for the project over 5 – 7 years.

He said no one can impose the scheme – only happens if the community wants it.

He made mention of co-housing, which was another option – these usually built in triangles or courtyard style.

It was noted that Shalfleet recently had Bouldnor Mead and Burt Close developments built in the Parish and approximately 100 people had applied for each Burt Close rental property.

Need would have to be established before seeking Grants.

Clerk asked if the IWC Housing Needs Survey would have the information required on this. Mr Prickett agreed to find out and report back to the PC.

The Chairman thanked Mr Prickett for attending the meeting and said the PC would need to put together some ground rules before this taken any further. Also availability of land and need would require establishing.

56/20-21 APOLOGIES FOR ABSENCE: Cllr Head apologised as she may need to leave the meeting early as was unwell.

57/20-21 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Head regarding Planning application 20/01990/FUL as one of the applicants.

As she was not feeling well, she gave her apologies and it was agreed she would leave the meeting at the start of item 62/20-21. It was agreed item 69/20-21 be dealt with after Finance/Reports, as she had had an input in this.

Cllr Cowley also expressed an interest in the same application as Cllr Head, as he is her neighbour.

58/20-21 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

59/20-21 TO CONFIRM AND APPROVE THE MINUTES OF THE ONLINE MEETING HELD 11TH NOVEMBER 2020:

The Minutes of the 11th November were proposed (HH), agreed and seconded (IB) - **resolved**. The Minutes having been agreed, will be signed by the Chairman as a true record.

60/20-21 QUESTION TIME (3 minutes per member of public):

Mrs Hewston referred to a planning application recently submitted by Vectis Housing for Calbourne Parish, for mainly affordable housing. The Chairman agreed to speak to the Chairman of Calbourne PC and will report back to Cllrs by email. It was believed Calbourne PC had undertaken a Housing Needs Survey for its Parish. **Action: SC**

61/20-21 FINANCE/REPORTS:

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

- i) **To discuss request from Shalfleet C of E Primary School PTFA for financial contribution towards weather protection for children waiting for pick up.**
Accounts circulated to Cllrs:

No further information received - **resolved** item be deferred until it is.

- ii) **To agree to pay £581.17 annual insurance premium from 5th January 2021 to 4th January 2022.**

Resolved this be paid.

- iii) **To agree to pay £100 for Environment Officer services to put up signs and monitor Bouldnor Field for dog fouling.**

Resolved this be paid.

- iv) **To approve list of December payments (emailed to Cllrs).**

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

| Chq No. | | Paid to | Amount |
|----------------|-------------------|-------------------------------|------------------|
| DC | Land Register | Online Search | 29.94 |
| DC | Land Registry | Online Search | 29.94 |
| DC | Land Registry | Online Search | 29.94 |
| 2138 | Brightstone Lands | Newbridge Planters | 156.00 |
| DC | SLCC | Charles Arnold Baker | 123.80 |
| 2139 | Patrick Hayes | Decorate Parish Office | 375.00 |
| 2140 | IW Music Festival | Donation | 75.00 |
| SO | Sally Woods | Salary | 900.00 |
| DC | Thompsons | Christmas Tree | 19.99 |
| 2141 | Sally Woods | Remainder Salary + mileage | 262.26 |
| DC | RS Components Ltd | PoE Switch for BT Hub | 12.86 |
| DD | BT | Phone & Broadband | 69.59 |
| 2142 | Mr Shane Breaker | Newbridge Fence Repairs | 851.55 |
| DC | Boston Seeds | Snowdrops for Withyfields | 61.99 |
| 2143 | WBS | Shredder, mouse and board | 195.81 |
| 2144 | Zurich Municipal | 2021 Annual Insurance Premium | 581.17 |
| | | TOTAL | £3,774.84 |

Resolved to deal with item 69/20-21 before Cllr Head left the meeting.

69/20-21 TO AGREE SHALFLEET PARISH COUNCIL GRANT SECTION OF THE FINANCIAL REGULATIONS: Thanks to Cllrs Broad and Head for reviewing these and circulating to Cllrs.

Resolved in the first paragraph the word ‘individuals’ be added to those to whom grants can be awarded.

There were two points which Cllrs discussed – one being whether grants just are given within the budget available and the other whether there should be a maximum amount per grant given. Cllrs agreed to defer this matter until after the budget was done in January 2021.

Cllr Head left the meeting after wishing everyone a Happy Christmas.

62/ 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 has commented on (since the last meeting) will be attached to the December Minutes.

b. To agree comments on application:

20/01918/HOU – Loughrigg, Cranmore Avenue, Shalfleet – Proposed single storey side extension; raised decking (revised scheme).

The Parish Councillors had no objection.

20/01990/FUL Upper Lee, Main Road, Thorley – Replacement garage; storage barn including stables and use of land for the keeping of ponies.

The Parish Councillors had no objection.

63/20-21 TO NOTE CLERKS REPORT FOR DECEMBER:

Newbridge Playing Field fencing – installed last week of November 2020. Contractor had a bit of a job working around vegetation and objects from the adjacent property. Clerk contacted Housing Association and informed them and of rotten fence at the front of the boundary of 1 West Way.

Community Led Housing – invited Mr John Prickett to the December meeting. Completed three Land Registry searches for three pieces of land – see accounts. Received back information on two Titles and chased several times for third.

Shalfleet Village Hall – further to a phone call from a resident, Clerk contacted Island Roads regarding the diggers that were in extending the car park. Resident concerned about extra water runoff this would cause and fact only one drain in Church Lane, as well as whether planning permission required. Clerk contacted Planning Officer who confirmed as ecclesiastical, this was exempt and no permission required by them for works.

Island Roads said they would investigate. Clerk spoke to District Steward yesterday and he confirmed the gully would be cleaned out and Island Roads are investigating where the drainpipe goes. They will then monitor and if necessary could arrange a camera survey but obviously this costs.

Resident also reported wall which has come down into ditch, on PC land. He also said ditch needed clearing out and his wife spoke to a volunteer from the Church who was in fact doing this. See agenda. Agreed Clerk take no further action.

The Orchards – further to several phone calls from residents, Clerk asked Enforcement to check out the large green containers that had been placed on site and whether planning was required. Further information received on this and Planners confirmed that the LDC, already obtained, means that siting caravans of any type, together with necessary infrastructure is permissible.

Clerk received a phone call from representative of The Orchards who wanted to stress they do not want people living in the Lodges and caravans all year round. It is a holiday site and the last thing they want is a residential site. There will be no loss of jobs.

Shredder – Small Parish office shredder packed up despite Clerk oiling and maintaining regularly. Taken the liberty of ordering a new one, which was on offer, with £25 cash back, from WBS. It is much more robust – taking more sheets, staples and paperclips etc. Obviously with the GDPR this is necessary in order to shred confidential papers etc. See accounts.

Dog Fouling – Chairman and Clerk took decision to agree £100 cost quoted to buy in to the IWC Environment Officer – signs and monitoring visits for 4 weeks. Been in contact with Environment Officer who agreed to send a photo of the signs once up and report back to Clerk. See agenda item.

Bouldnor Viewpoint and Fleetway Green – IWC sending through draft agreements/Heads of Term. These have now been received and circulated to Cllrs – agenda items.

Outdoor Gym – re-opened this on 2nd December 2020, as per Government guidelines.

Christmas Tree – Newbridge – ordered/collected tree from Thompson, half the price of some. Electricians came 26th November to put up outside the Parish Office and add lights. Cllr Stables happened to be there for this and said she said the PC could do with another set of lights for next year. If Cllrs are happy Clerk shall organise these, not expensive - agreed.

Snowdrops for Withyfields – sourcing these and been advised best to plant in January/February so they do not rot in wet ground. Now ordered for delivery in January to Brighstone Landscaping Ltd, who have agreed to plant.

Hedge removal – Main Road, Wellow – chased IWC Tree Officer on this. He came back to say Planning Department aware.

SSE – Bouldnor Field – received and banked £10 cheque for Wayleave.

PPG – Clerk emailed regarding Yarmouth Surgery closure and asked if consultation would be taking place i.e. via Zoom, and to let her know when it was. Noted planning permission had been given for this to be a residential unit. Virtual meetings to be held next week – details circulated, put on PC website and on noticeboards through the Parish.

Cranmore Noticeboard – found a Facebook group, which Chairman messaged, yet to hear back. Clerk found phone number for one of the Cranmore Avenue Residents Association – he agreed this needs replacing and Clerk could obtain quote and PC discuss who pays costs, Clerks suggests half each.

Charles Arnold Baker – ordered new edition – due in stock soon.

Diamond Races – on behalf of the West Wight Town & Parish Council Association Clerk has spoken to the CEO on a couple of occasions. The organisers have had several Zoom meetings with the Parishes that will be affected by the races (similar to Isle of Man TT) – Chale, Brighstone and Shorwell. They have also had Zoom meetings with IWALC and many others. They continue with community engagement, speaking to land owners. He said safety is paramount and hopes they will leave a legacy for locals.

BT – negotiated a new two year contract which will save the PC about £20 a month. It is their Business Superfast Enhanced and Digital Phone Line (Cloud Voice Express). Will receive a new base unit and sim card so I do not have to use my personal mobile for PC matters. I am hoping the sim card will fit into my phone, so have two in one, fingers crossed. Hopes the new phone comes when it says it should and the change over goes smoothly. Sim card arrived and installed. New base unit due to be delivered next week.

BUDGETS AND PRECEPT 2021-22 – Clerk confirmed she will be putting together figures, and going through these with the Chairman, prior to PC January meeting, where this will be the main agenda item.

IW Music, Dance & Drama Festival – letter of thanks received for PC donation towards next year's event.

64/20-21 TO NOTE COUNCILLORS REPORTS:

Cllr Hewston had written a report, which had been circulated to Cllrs.

Attended Zoom IWALC meeting on 26th November. Items particular to Shalfleet PC:

Diamond Races – Brighstone concerned about lack of consultation by the organisers and the IWC. Cllr Hastings reported this had been recognised and was being addressed. Exec of IWALC felt postponement of the event was called for to allow more through consultation. This will be raised to IWC meeting on 17th December 2020.

New County Officer appointed – Heather Rowell – who is also Clerk to Freshwater PC.

Training and other information event will take place in the New Year.

CPRE – Cllr Cowley has become one of the two IWALC reps.

Roadside Cutting – Felt Island Roads could improve the relationship with the environment and hedge and verge cutting – this will also be raised on 17th.

Reminders to all T&PCs to submit questions for 17th December meeting on issues of concern.

Cllr Cowley – It was noted Cllr Cowley had added a section to Village News regarding the protection for Footpath S8. In order to protect it and its users, access by vehicles had now been stopped.

Discussion on the fact Cllrs felt Island Roads were changing the character of the Isle of Wight by taking out trees and hedges – they were denuding it. It was agreed to comment on this and ask the progress of Community Led Housing on The Island, in particular the West Wight at the IWALC meeting with IWC on 17th December 2020.

Action: Clerk

Cllr Stables agreed to ask the St Mary's Project Manager if the trees which had been removed from the roundabout were to be replanted.

Action: SS

PPG – Cllr Cowley said he was the representative for Yarmouth TC and was concerned over the closure of Yarmouth Surgery, a very useful facility, which was used by many from Shalfleet Parish too. He had spoken to the Chairman of the PPG and was disappointed that it had already been decided to shut this before any consultation meetings take place. Noted these were to be held next week and Clerk had displayed notice of the two remote meetings on the PC website and round the Parish noticeboards.

Village News – Cllr Broad reminded Cllrs he was no longer writing the PC News each month. The Chairman gave grateful thanks to Cllr Broad, for the time he had been doing this. Cllr Stables agreed to take this on and would call in to see the Clerk tomorrow.

Action: SS

65/20-21 TO DISCUSS HEADS OF TERMS REGARDING FLEETWAY GREEN:

Paperwork circulated to Cllrs.

Resolved that the PC do not take this forward. Clerk to inform IWC.

Action: Clerk

66/20-21 TO DISCUSS PARTNERSHIP ARRANGEMENT BETWEEN IWC AND SHALFLEET PARISH COUNCIL OVER BOULDNOR VIEWPOINT:

Paperwork circulated to Cllrs.

Cllrs noted this was on an unstable coastal slope.

Clerk made mention of the Harry Rees Trust who gave funding for areas such as this. They had in fact done so in the past and may be could be contacted again if complaints received over the condition of the Viewpoint and the IWC not prepared to undertake work to it.

Cllr Hewston abstained, but the majority of the Cllrs agreed to not take this arrangement forward.

Clerk to inform IWC.

Action: Clerk

67/20-21 TO AGREE DATES FOR PARISH COUNCIL MEETINGS IN 2021:

Resolved provisional dates circulated by Clerk be agreed. These will be displayed on the website.

Cllrs agreed meetings be on-line Zoom meetings until further notice.

Action: Clerk

68/20-21 TO AGREE TO INVESTIGATE REPAIR COSTS TO STONE WALL IN CHURCH LANE, SHALFLEET:

Clerk informed by local resident that a car had hit this during icy conditions some years ago.

Clerk believed it is the PC wall. Clerk took photographs and circulated prior to the meeting.

Cllr Hewston said the subject of the wall had been raised by Mr and Mrs Tyrell some years ago and it was looked into and she believes the ownership was determined as being with the LA (Highways) even though it borders PC land. Comes under the Island Roads hedge to edge contract.

Cllrs agreed the Clerk explore this formally and write to the IWC.

Action: Clerk

The Chairman gave grateful thanks to everyone and wished them a peaceful Christmas and a more peaceful New Year. He commented it had been an interesting year but the Parish Council had got through its business. Happy Christmas.

Meeting closed at 8.38 pm

Next meeting will be held on Wednesday 13th January 2021 at 7.15 pm via Zoom

Signed Date

DECEMBER PLANNING UPDATE:

Parish Council comments on applications that have been added to the IWC Planning Portal:

20/01634/HOU Prospect House, Bouldnor Road, Shalfleet – Proposed single storey rear extension. The Parish Council had no objection to this application.

20/01641/HOU Mayfield, Main Road, Wellow – Proposed single storey rear extension. The Parish Council had no objection to this application.

20/001732/6PA Shalfleet Manor, Main Road, Shalfleet – Agricultural prior notification for proposed agricultural building.

The PC asked for a full planning application to be submitted for this proposal. The Cllrs believe the agricultural activity should be justified, that the structure is visibly instructive in an AONB and ask where effluence will be going if it is to keep livestock.

20/01857/HOU Shishford Cottage, Calbourne Road, Newbridge – Proposed replacement of roof superstructure and change of roof covering from water reed thatch to clay tile.

The PC had no objection to this application.

20/01882/RVC The Orchards Holiday Caravan Park, Main Road, Newbridge – Variation of conditions 3 and 4 on P/01080/97 to remove time restricted occupation and vary to standard holiday condition.

The PC had no real objection to the application but had concerns that there could be job losses and potential loss of holiday accommodation as it could become personal homes which could be lived in full time.

Decisions:

Approval by IWC:

20/01258/FUL Kensal, Solent Road, Cranmore – Proposed siting of prefabricated mobile pod to provide self-contained accommodation.

20/01634/HOU Prospect House, Bouldnor Road, Shalfleet – Proposed single storey rear extension.

20/01641/HOU Mayfield, Main Road, Wellow – Proposed single storey rear extension.

Refusal by IWC:

20/01563/FUL Land between Highfield and Rosehaven, Main Road, Wellow – Formation of vehicular access.

20/01578/HOU Greenfields, Wellow Top Road, Shalfleet – Proposed extensions and alterations at ground and first floor level to form additional living accommodation; change of exterior materials, to include cladding and render to walls and new slate roof covering; replacement windows and doors.

Appeals:

Appeal Ref: APP/P2114/X/20/3250494 Shishford Cottage, Calbourne Lane, Newbridge – decision date 22nd October 2020 – the development for which a certificate of lawful use or development is sought is: new roof to replace existing water reed thatch with clay plain tiles on main roof. The Appeal was dismissed. Note subsequent planning application.

Wellow Baptist Church – Contacted Case Officer and informed this application not yet decided. They are still having discussions around nitrates. 7