

## SHALFLEET PARISH COUNCIL

### MINUTES OF THE ON-LINE ANNUAL MEETING OF SHALFLEET PARISH COUNCIL ON WEDNESDAY, 12<sup>th</sup> MAY 2021 AT 7.15 PM

**Present:** Cllrs: S Cowley (Chair), H Hewston, S Stables, I Broad, P Broadhead, T Cowley  
County Cllrs Steve Hastings and Peter Spink  
John Prickett (JP) – IWC Community Led Housing Officer  
7 members of public  
IW County Press Reporter  
Clerk: Sally Woods

Cllr Cowley welcomed Cllrs Pam Broadhead and Thomas Cowley, guests, and members of public, to the meeting.

#### **14/21-22 TO RECEIVE NOMINATIONS AND ELECT A CHAIRMAN OF THE COUNCIL FOR 2021/22:**

Cllr Broad nominated Cllr S Cowley as Chairman, seconded Cllr Stables.  
Cllr Hewston nominated Cllr Broadhead as Chairman, no seconder.  
5 voted for Cllr S Cowley, 1 against. Cllr Cowley thanked Cllrs and took the Chair.

#### **15/21/22 CHAIRMAN TO SIGN DECLARATION OF ACCEPTANCE FORM WHICH CLERK WILL COUNTERSIGN:**

The Chairman signed his declaration of acceptance form and acceptance of Chairman form.  
Cllrs confirmed they had signed their declaration of acceptance form. To be returned to the Clerk asap. The Clerk will countersign on receipt.

#### **16/21/22 TO RECEIVE NOMINATIONS AND ELECT A VICE-CHAIRMAN OF THE COUNCIL FOR 2021/22:**

Cllr S Cowley nominated Cllr Stables as Vice-Chairman, seconded Cllr Broad – **resolved**.

**17/21-22 APOLOGIES FOR ABSENCE:** None – all present.

#### **18/21-22 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:**

Cllr S Cowley declared a personal and pecuniary interest in Planning Application 21/00684/FUL Land at Lee Farm, Main Road, Wellow and confirmed he would leave the meeting for this agenda item.

Cllr T Cowley declared a personal interest in the same application and confirmed he too would leave the meeting for this agenda item.

**19/21/22 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None given.

#### **20/21/22 SIMON JACOBS, NICK TAYLOR AND ANDREW NEALE ATTENDING TO SPEAK ABOUT A PLANNING APPLICATION BEING SUBMITTED FOR LAND ADJACENT TO BURT CLOSE, SHALFLEET:**

Simon Jacobs thanked the Clerk for organising their attendance at this meeting and introduced Nick Taylor as his planning ‘guru’ and Andrew Neale as his architect.

He informed the meeting he have lived in Shalfleet for over 30 years and gave some background information. He would like this site to enable local people to live in the Parish.

NT said there was a shortage of houses in this part of the Island, there being an identified need through the number of people who had wished to live in the 24 homes developed in Phase 1. With local demand being shown as four times the number of people applying for each property. This need was driving their proposals. 35% of the properties would be affordable, to meet local needs. This being what the planners want.

There were no flooding, ground problems or site restrictions.

AN showed a plan of the site which detailed the existing development, as well as the proposed site, which was bordered by Ancient woodland and Warlands Lane.

The road structure connected to a centre point with a Green in the middle, a 15m protective strip between the properties and ancient woodland, with an attempt to put a cycle/pathway on site.

Predominately semi-detached, S/W/E facing, with a small proportion N facing.

Each half of the semi would be distinctive with screening and tree planting. The hedgerow would be preserved, with public open space and gardens.

70% of the affordable homes would be rental (16) (with courtyard parking) and 30% shared ownership (8).

The properties would be a mix of 2, 3 and 4 bed, built in clusters with some detached and semi-detached around the Green. Not made provision for 1 bed in this instance or for bungalows. Though the plans were not set in stone and discussions and alterations could be made before the application submitted to planners.

Questions were raised by Cllrs on the size of the site – 10 acre.

Sewage and drainage – regulated and balancing pond for draining, with a pumping station for foul water, to link up with system – believed capacity is there – pumped to Shalfleet treatment works, to Sandown to English Channel.

70 houses on plan – 24 affordable, 46 private – sold on the open market. Talking to agents – price around £200 – 300,000.

TC raised issue of cars and drives and made mention of commercial rental operators/car clubs. Also solar roof panel (south facing property would have solar panels) and ground heat source – green electricity.

Main spine road would be adopted by IWC – discussion on permeable surfaces and water run off. Regarding maintenance of the Green – normally a company would be set up to be responsible for this.

SJ said they would like to gift Pond Close Copse to the village.

Query on who would allocate the properties and noted discussions not concluded on this. Perhaps a Trust/legal agreement/Community Led Housing. PC would welcome more discussion on this as aware of the problems with Burt Close allocations.

S106 agreement to be looked into – community centre/suggestion of giving land for burial site. SJ felt this forward thinking and mentioned nature/woodland burials.

Community Led Housing officer mentioned the Land Trust model, Local Lettings Agreement and Management Agreement with homes for local people in perpetuity. He said he could help with a survey if required.

Affordable Housing would be in one area for ease of management/economics.

Public meeting to be held on 22<sup>nd</sup> June in the Village Hall at 6 pm – being advertised in a double page spread in Village News at the end of May. SJ, NT and AN would be present. More details should be available and they will answer any questions.

The Chairman commended SJ for being so open on these proposals and said the PC would like to continue dialogue on Community Led Housing with him. He also asked the local red brick style be incorporated into the site.

Thanks given to SJ, NT, AN (who thanked the PC for giving them the opportunity to speak about the proposals) and JP and they left the meeting.

**21/21/22 TO APPOINT REPRESENTATIVES TO OUTSIDE BODIES AND COMMITTEES:**

- a. IWALC – Lead and Deputy (currently Cllr Hewston as Lead/Deputy Cllr Stables).  
**Resolved** remain as is.
- b. Yarmouth Coastal Defence Working Group (currently Val Gwynn).  
**Resolved** remain as is but with Cllr Pam Broadhead as deputy.
- c. Child Protection Officers (currently Cllr Burt and Clerk).  
**Resolved** Cllr Pam Broadhead and Clerk.
- d. Road Safety representative (currently Cllr Stables).  
**Resolved** remain as is.
- e. Wellow Millennium Green – (currently Mr Mike Gable and Mrs Jill Cowley).  
Noted Cllr S Cowley is Treasurer.
- f. National Trust and Newtown National Nature Reserve (currently Val Gwynn).  
**Resolved** remain as is.

**22/21-22 TO CONFIRM AND APPROVE THE MINUTES OF THE ONLINE MEETING HELD 14<sup>TH</sup> APRIL 2021:**

Cllr Hewston proposed the Minutes of the 14<sup>th</sup> April 2021 meeting be agreed and seconded (SS) - **resolved**. The Minutes having been agreed, will be signed by the Chairman as a true record.

**23/21-22 QUESTION TIME (3 minutes per member of public):** No questions raised.

**24/21/22 FINANCE/REPORTS:**

**i) To Approve list of payments – copies emailed to Cllrs.**

Cllr Stables proposed the accounts be agreed, seconded Cllr Broad - **resolved**.

<b>Chq No.</b>	<b>Paid to</b>	<b>For</b>	<b>Amount</b>
SO	Sally Woods	April Salary	900.00
2164	Sally Woods	Remainder April Salary + Mileage £5.40	283.96
2165	Brightstone Lands	Jan – March Open Space contract	778.80
DD	BT	Sim Card monthly charge	12.00
DD	BT	Phone & Broadband monthly charge	53.34
2166	WBS	Stationery + Covid signage	66.96
		<b>TOTAL</b>	<b>£2,095.06</b>

**25/21-22 PLANNING:**

**a. Updates and decision:**

**Approved by IWC:**

**21/00405/HOU Greenfields, Wellow Top Road, Shalfleet:** Proposed extensions and alterations at ground and first floor level to form additional living accommodation including dormer window; change of exterior materials (revised scheme).

**21/00274/HOU Brookside Cottage, Main Road, Shalfleet:** Installation of PLG tank.

**21/00021/HOU Little Thatch, Bouldnor Road, Shalfleet:** Demolition of garage; alterations; proposed one and half storey side extension; alterations and extension to driveway; extension to pool (tree report).

**20/02185/FUL Pitts Farm, Main Road, Shalfleet:** Proposed demolition of derelict stable building, erection of a domestic garage with storage.

**21/00452/HOU Evergreen, Clay Lane, Newbridge:** Demolition of existing garage; proposed single storey side extension; alterations to parking/driveway area.

**20/00672/FUL Wellow Baptist Church, Main Rod, Wellow:** Demolition of wooden hall; proposed alterations and conversion of chapel to form 5 bedroomed single residential dwelling; proposed dedicated pedestrian access to private burial ground to north and east of dwelling.

**Silver Glades Caravan Park, Solent Road** – following reports received of extensive tree works being carried out, the Chairman reported this to various agencies. IWC Tree Officer and Police visited the site.

Cllr Spink given permission to speak, and said works had been carried out at a weekend when people more difficult to contact.

**Lee Copse** – Cllr Spink also been in contact with the IWC Tree Officer about this site and queried whether they had exceeded the amount of trees being felled in their Woodland Management Scheme. Was told this was not an IWC matter but one for the Forestry Commission, who it was noted were investigating.

It was felt that a replanting order should be put on both sites.

**Brambles, Victoria Road** – it was noted that the Forestry Commission had visited this site today and were not happy about the concrete on the beach, on Forestry Commission land – they were investigating this site too. Also the Marine Authority had been involved regarding the replacement gabions on the site.

#### **Matters raised with the Enforcement Officer:**

##### **Victoria Road, Bouldnor:**

**‘The Lookout’** – owner confirmed he was on Air BnB website for a short while but as they sold both weeks it was available, it is not now. He asked who he could speak to about this and Clerk directed him to the Planning Enforcement Officer.

#### **b. To agree comments on application:**

**21/00684/FUL – Land at Lee Farm, Main Road, Wellow:** Demolition of barns and storage buildings; proposed construction of 16 dwellings and use of existing holiday bungalow as permanent dwelling; access road, garaging/car ports, parking and associated landscaping.

Cllrs Steve and Thomas Cowley, having declared an interest in this application, left the meeting.

**Resolved** the Vice-Chair take the Chair for this item.

Mrs Cowley, as an applicant, was given chance to speak. She confirmed some Cllrs had been to visit the site recently and gave some background on the farm, explaining that dairy farming was not viable. Spoke of the Countryside Stewardship and the fact for 17 years the old railway line had been a permissive bridleway. Mrs Cowley confirmed the proposed site was away from the old farmhouse and the old area of the farm would be left untouched. They had worked with planners to develop the site and instead of affordable housing, as a quid pro quo, they proposed to make the old railway line into a 1.8 mile ‘Greenway’.

When asked about foul surface water, she confirmed an Environmental Assessment was to follow and the sewage would be kept on site.

Agreed, when asked, that any artefacts found on site would be properly dealt with – always worked closely with Frank Basford. Duty to report as part of the history of the site.

Mrs Cowley said they would be happy for people to contact them to discuss the proposals.

Discussion followed on the site and ‘Greenway’. Cllr Broadhead wanted it minuted that she objected to the application.

Matter went to vote: 2 For, 2 Against, with Chairman’s casting vote – PC had no objection to the application but ask that condition be put on regarding any artefacts being found be reported to the IWC Archaeology Department.

Cllrs Thomas and Steve Cowley re-joined the meeting.

**21/00716/HOU Oaklands, Solent Road, Shalfleet:** Proposed extensions to ground and first floors; alterations including cladding.

The Parish Council objected to this planning application on the grounds that the extra skylights conflict with the Dark Sky Policy.

**21/00719/HOU Wellow Green Cottage, Wellow Top Road, Shalfleet:** Proposed single story side extension.

The Parish Council had no objection to this planning application.

#### **26/21-22 TO NOTE THE CLERKS REPORT:**

**IW Road Race** – it was noted this would not take place in 2021.

**Post Office Service** – Laura from the Post Office emailed to say they feel the Newbridge building would be the better location and seem happy for her to proceed. She wants to come and test her kit. Clerk said it may be best to make arrangements with the Trustees, but if they are in agreement, she is quite happy to facilitate this.

#### **Bouldnor Field:**

**Footpath** - site meeting held with Cllrs and Clerk, Rights-of Way, IWC Highways and developers to progress the pathway which comes under the s106 agreement. Clerk liaised with Brighstone Landscaping regarding the hedge and it was then put forward that a 1.5m gap from the hedge to the new path be left. That the new path be 1.5 m and made up of ‘hoggin’ (cement and gravel mix) with the spoil being used to smooth the ridge of the pathway that was put in during extreme wet weather, after the shuttering is removed. Also noted that future maintenance may come from the Coastal path budget.

**Dog Fouling** – contacted IWC to source/install some metal signage. Suggestion on further signage will be future agenda item.

**Hedge/Bottom end** – whilst speaking to Brighstone Landscaping it was felt that it may be prudent, in a month or so, once it is obviously which of the newly planted hedge plants have died, to remove them and the gaps be filled in the autumn. Cllrs **resolved** to agree to this and Clerk arrange.

**Action: Clerk**

Also discussed the orchids which have been found at the bottom end of the field. The Clerk confirms this area is only cut once a year in July.

**Stone Wall** – spoke to stone mason end of April – PC’s his next but one job. Will not affect Polling Day at the Hall, will be after that. Explained the hall will be open for hiring again after 17<sup>th</sup>. He will let Clerk know when has a date and also let her have a copy of his insurance. Will be looking at the Village Hall entrance too for them.

**Ningwood Car Park** – confirm receipt of £100 annual rent from IWC.

**Ningwood Green Seat** – pleased to report this has now had a coat of preservative painted on.

**Southern Water** – replies from new External Liaison Co-ordinator give information on the Waste Treatment Works and Pumping Stations, as well as confirming that replacement water main pipes progressing through their risk and value process and no date yet.

**Cranmore Neighbourhood Watch/Road Safety** – received copy of letter sent from Arthur Dunkley to Island MP and others on this subject.

**Annual Parish meeting** – thank you card sent to Martyn Waitt for his presentation. Chairman's Annual Report put on the website and sent to Village News, as well as residents who ask for news.

**Fleetway Green Seat** – met with local resident who had spoken to wife of late Richard Steel, to whom the seat is to be in memory of. Shown position they have agreed. Clerk will send photo of seat and location to IWC and ask for their permission to have it installed, as their land. Will also confirm PC agreed to carry out future maintenance.

**Lee Farm** – attended a site meeting with Cllrs to look at the location for the planning application.

**Environment and Sustainability Meetings** – Clerk had emailed to ask if Shalfleet PC could have a representative on this group. Reply confirmed the Forum is open to everyone. They cover a different topic each month and are open to Q&A, although usually ask that most questions not related to that month's topic are pre-submitted. Takes place about every month/six weeks. They can add anyone to the mailing list and send on the invitation for the May meeting. Confirm this had been sent. Also planning to set up a separate group specifically for T&P Cllrs, after the May elections.

**Police** – spoke to PCSO prior to Annual Parish Meeting – not a lot of crime in Shalfleet, though The Orchards in Newbridge had some calor gas bottles stolen. They have been busy Covid wise. The Road Safety Unit has a retired Office working for them and they are carrying out more frequent checks. If a Cllr has an idea where would be a good place for them to set up to let her know (obviously have to adhere to their safety guidelines). Need specific location, rather than just 'Middle Road'.

**Pedestrian Crossing at Ningwood** – two issues reported in – broken traffic light, fixed same day. Drives not stopping at red light – PCSO will ask Road Safety Unit to look into, possibly during school times.

**Parish Council meetings** – Clerk is on annual leave from 3<sup>rd</sup> June 2021 for 2 weeks, returning 22<sup>nd</sup> June. Maxine Warr is kindly covering as Locum Clerk and she will service the June meeting on 9<sup>th</sup> June.

Whilst the PC are aware of the High Court ruling on PC meetings, the Chairman and Clerk had agreed tonight's meeting go ahead via Zoom, with the decision on Chairman and any on finances, being ratified at the next face to face meeting. Agreed best to make a decision tonight for the June meeting in order to inform people in Village News. Cllrs agreed with the new variants around they should be cautious.

**Resolved** June meeting be held via Zoom and agree at that meeting how to proceed with the next.

## **27/20-21 TO NOTE COUNCILLORS REPORTS:**

**Cllr Broadhead** – reported that sleepers had been put across the path in The Avenue, Bouldnor (S44) which stops vehicles, including fire engines, from gaining access. She asked if Rights-of-Way could be contacted and asked to look into. Cllr T Cowley made Cllrs aware of s130 regarding Rights of Way and agreed to send the Clerk his guide on blockages. **Resolved** Clerk write to Rights-of-Way.  
**Action: Clerk**

**Cllr Hewston** – made mention of the broken traffic light at Ningwood.

**28/21/22 TO AGREE WHO WILL WRITE PC NEWS ARTICLES:**

The Chairman said Cllr Stables had done an excellent job writing these for a period but that Cllr Broad now happy to resume. Thanks given to Cllr Stables and Chairman said ‘welcome back’ to Cllr Broad who it was **resolved** will now write the News articles.

**29/21/22 TO AGREE WHAT TYPE OF EQUIPMENT THE PC COULD INSTALL ON FLEETWAY GREEN FOLLOWING QUESTIONNAIRE RESULTS BEING COLLATED AND CIRCULATED TO CLLRS, AND ASK IWC PERMISSION FOR SAME:**

**Resolved**, due to length of this meeting, that this item be deferred to the next meeting.

The Chairman thanked the two new County Councillors for attending and said their reports are always welcome, either in person at a meeting or in written form.

Meeting closed at 9.20 pm

**Next meeting will be held on Wednesday 9<sup>th</sup> June 2021 at 7.15 pm via Zoom.**

Signed..... Date.....