

SHALFLEET PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF SHALFLEET PARISH COUNCIL HELD AT WELLOW INSTITUTE ON TUESDAY, 28TH SEPTEMBER 2021 AT 7.15 PM

Present: Cllrs: S Cowley (Chair), H Hewston, S Stables, I Broad, P Broadhead, T Cowley
22 members of public
IW Cllr Peter Spink
Clerk: Sally Woods

83/21-22 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the meeting – the second part of the September meeting.

84/21-22 TO NOTE WARD COUNCILLOR PETER SPINK'S WRITTEN REPORTS:

Cllr Spink's report had been circulated to Cllrs and was noted – see below.

Cllr Spink said most of what he had been involved in since his last report had been spent on the Draft Island Planning Strategy (DIPS).

He is Chair of a Task and Finish Committee which is examining whether the DIPS has sufficiently taken into account matters raised in the previous consultation.

Attended a number of residents' meetings in Freshwater and 2 presentations re the DIPS. He is extremely concerned that the presentations are misleading and gave an example.

Other than the DIPS he has been involved with contravention of the Wellow Millennium Green regulations, lighting left on overnight at Tapnell Farm, an abandoned car on the verge at Bouldnor and a serious problem with badger setts in Freshwater.

85/21-22 APOLOGIES FOR ABSENCE: IWC Cllr Steve Hastings

86/21-22 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr S Cowley declared an interest in 'all things Lee Farm'. He also said he had written to the IWC Monitoring Officer regarding the fact he has a planning application awaiting determination and if he needed to declare an interest in the discussion at the PC meeting about the Draft Island Planning Strategy. He read the reply from the Monitoring Officer which said in his own view, the discussion on the DIPS is too remote to amount to a disclosable pecuniary interest in the item of business on the agenda, so he did not believe he had any disclosable pecuniary interest, which if he did, he would have to leave the room. Cllr S Cowley confirmed he would not be leaving the room.

Cllr T Cowley declared an interest in 'Camp Wight'.

87/21-22 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None given

88/21-22 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 8TH SEPTEMBER 2021:

Cllr Broadhead proposed the Minutes of the 8th September 2021 meeting be agreed, seconded Cllr Stables – **resolved**. The Minutes having been agreed were signed by the Chairman as a true record.

89/21-22 15 MINUTE QUESTION TIME (3 minutes per member of public):

The Chairman asked if anyone present had a question other than on the Draft Island Planning Strategy?

Mrs J Cowley asked the Parish Council, and those present in the meeting, to join in and congratulate Mick Franklin who had recently completed his 20th Walk the Wight. She said people were welcome to give a donation to him for the Hospice. All present congratulated Mick Franklin.

90/21-22 FINANCE/REPORTS:

i) To agree to purchase two wreaths for Remembrance Day at a cost of £20 each and a donation to the Royal British Legion:

Cllr T Cowley proposed the PC purchase 2 wreaths and gives a £50 donation – **resolved.**

91/21-22 PLANNING:

a) Updates and decisions:

IWC Tree work consent:

1 Eastmore Court, Bouldnor Road – 5 x Monterey Cypress.

Planning Inspectorate Appeal Decision

Application 20/00276/FUL – Lower Dodpits Farm, Warlands Lane, Shalfleet: Conversion of redundant barn into a dwelling. The Appeal was dismissed.

Parish Council Comment on applications which came between meetings:

21/01401/FUL Land between Highfield and Rosehaven, Main Road, Wellow: Proposed 2 detached bungalows, parking and formation of vehicular access.

The Parish Council objected to this application – comments on the Planning Portal.

21/01362/FUL Land between Sun Meadow and Stone Close, Station Road, Ningwood: Proposed detached bungalow.

The Parish Council had no objection to this application – comments on the Planning Portal.

Refused by IWC:

221/01362/FUL Land between Sun Meadow and Stone Close, Station Road, Ningwood: Proposed detached bungalow.

b) To agree comments on application:

21/01765/HOU, Oaklands, Solent Road, Shalfleet – Proposed alterations, single storey rear extension with accommodation within roof space; dormer windows on north, west and south elevation (revised scheme).

Cllrs noted the velux windows were both in hallways. Resident commented that objections around UPVC should only be made if in businesses. It was noted the PC had no power to agree or refuse a planning application but could only comment, as per an individual.

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

- 1) There is no Design and Access Statement to help justify the extension and roof alteration.
- 2) Velux type of roof windows will contravene the Dark Skies policy.
- 3) Use of UPVC coated windows and doors is alien to rural environment. Timber would be more in keeping with the ambience of the area. Although UPVC is present in the area it does not show quality of design, which is a vision of the IW.

c. Draft Island Planning Strategy – To agree any comment the Parish Council wish to make following the presentation on 8th September 2021:

The Chairman said he was disappointed not more people had attended the intense presentation given on the Draft Island Planning Strategy at the last meeting.

He advised those present that the Clerk would read the comments she had collated from Parish Councillors and then those from residents (copies of residents collated comments were circulated at the meeting).

Residents could then ask questions in the time taken over from Question Time. Then the Cllrs will agree a comment to be submitted to IWC.

The initial comments made by residents, as well as final comment from the PC, are attached to these Minutes.

Cllrs discussed the comments made in more detail and agreed whether they stay in or not, be amended, and whether they be made for the Parish or Islandwide.

Resident asked if the PC would consider including 'exceptional circumstances'. It was noted 35 residents had requested this. Discussion followed and the Chairman said comments made by members of the Planning Committee and the advice the IWC had received from a QC, said a lower figure would be better to be pushed for, rather than 'exceptional circumstances' which could lead to a delay in the IPS being finalised. It was noted target number of houses was aspirational and did not necessarily have to be met.

Member of the public suggested the PC state they are aware of a significant number of people in the Parish asking for exceptional circumstances be asked for.

PC felt they were not qualified to define what number of houses should be built but welcomed the reduction in numbers.

The Chairman urged people to individually comment on the DIPS.

Resident of St Michaels Close asked if a time limit, of say 7 years could be put on how long a person should stay in their house. The Clerk at this point made mention of Community Led Housing.

Resident of St Michaels Close then asked about a lamp stand on his property. The Chairman asked him to contact the Clerk on this matter outside the meeting.

Cllr P Spink asked for confirmation on the PC view on asking for 'exceptional circumstances' and the PC agreed they did not feel this was the best route to go down.

Cllr P Spink gave mention of Rural Exception Sites and he asked the PC to look at the small print and paragraphs 7.65 – 7.68. He also made mention of paragraph 60.

The Chairman felt this was getting too detailed, 'above their pay grade' and that sufficient time had been given to questions and PC needed to agree their comment.

Cllr Spink stood up and shouted, demanding that he felt he should be listened to and the Chairman replied that the PC had given a fair amount of time for people to ask questions and speak on the DIPS and Cllrs had to agree a comment. Also, if people continued speaking he would clear the meeting of public and press.

Vice-Chair Cllr Stables intervened and asked for order to get the meeting back on track.

PC discussed and agreed which comments to submit - agreed that they would comment that if IWC felt it appropriate they should apply for exceptional circumstances.

It was noted that second homes and holiday homes come under national policy.

PC agreed they did not have the capacity to undertake a Housing Needs Survey and the IWC would not accept the one previously undertaken, which had taken much work.

The Clerk to circulate draft comments to Cllrs for agreeing and will then submit. These will be on the IWC website and are also attached to the Minutes. **Action: Clerk**

92/21-22 Fleetway Green – To discuss way forward following request to install outdoor gym and swings on the Green – IWC suggesting PC enter into a 30 year Lease at a cost of £450 in legal fees (works out at £15 p.a.), could have exclusions (to be discussed with IWC) could include a break clause that would release PC from the agreement at 6 months notice.

Cllr Broad said he was against the PC taking on a Lease with the IWC for Fleetway, with the IWC charging for this. Note a peppercorn rent of probably £1 p.a. would also be charged.

The Clerk gave some background on the fact if the PC had not taken on some responsibility for Fleetway Green i.e. grass cutting, it would have just become overgrown.

The PC had previously installed a seat/planted a tree in memory of Lord Ross, have a goal post on the Green and the Clerk liaising for a seat to be installed in memory of a local resident.

If the PC wish to have a gym and swings installed, as per results of questionnaire they need to have a legal agreement with the IWC.

Cllr Broad felt the swings and gym could be installed on PC owned land, rather than take on a lease.

Cllr Stables said Cllr Hewston and herself had attended a workshop last Saturday where an IWC Cllr had asked all Town & Parish Council to take on more responsibilities. IWC have a spending cap, whereas at the moment Parish and Town Councils do not.

Vote taken 4 For, 2 against (Cllrs Broad and Broadhead). Clerk to ask for draft Lease for PC to consider, excluding any responsibility for trees.

Action: Clerk

93/21-22 TO NOTE THE CLERKS REPORT:

WW Sports & Community Centre – Centre Manager thanked for attending the July meeting, informed of £3,000 donation and Village News contact details given. Cheque sent and thanks received.

S19 Broken Rail – emailed through photographs kindly taken by Cllr Stables and asked for action to be taken. Reply informed PC that the IWC Maintenance Officer had put in a request to install and maintain barriers at this point but cannot give a timescale as to when it will be done.

Island Cottages Ltd – emailed response to Clerk after she put forward Cllrs Hewston and Stables to join the Board – they will be in touch.

Victim Support – informed them PC agreed £100 donation – cheque later sent, see accounts for payment list. **Correspondence** – letter of thanks received from Victim Support for donation.

Speed Gun – ordered this the week after July PC meeting, together with a supply of batteries. Handed both over to Cllr Stables, who signed a receipt (on file).

Stone Wall, Church Lane – Clerk spoken with stone mason and agreed he could not proceed with quotation given due to increase in Island Road charges. He had obtained higher insurance cover for working roadside and it was agreed PC would look at again later in the year but quote given not valid.

Report that a section of the wall had collapsed. Clerk visited site and took photographs which she forwarded on to Cllrs. Agreed with Chairman to keep an eye on. Maintenance volunteers from the Church undertook work to the damaged section of the wall (which had apparently been hit by a vehicle using the Village Hall). They also repaired another section, without permission of the PC - asking for a donation. This will go on the October agenda. Clerk had obtained necessary accounts from the Fabric Trust (as per PC regulations) and feels the donation request should be looked at separately to the wall repair.

Bouldnor Viewpoint – annual complaint via email about pathways being overgrown. Spoke with Chairman and he agreed Clerk forward the email to Rights of Way and ask for action to be taken, which Clerk had done and chased IWC.

Play Areas – sent maintenance man a copy of the RoSPA reports and list of work required to be carried out.

Seats and Stream signs – Clerk sent maintenance man a list of these and asked him to clean and paint where necessary.

Poster Competition – obtained a rough idea of the price of some signs from Signpost Express. Number, type and fixings to be confirmed once competition judged by Clerk and Cllr Stables.

Greenway – letter emailed from resident of Bouldnor Road forwarded on to Cllrs for comment.

Fleetway Green – chased IWC for response to request for permission to install swings and outdoor gym on the Green. Email communication between IWC and Clerk – Agenda item.

LAF Meeting – following request for questions to put to Island Road at their next meeting, Clerk asked for an updated Highway Safety and Improvement Register and queried their response time (and lack of).

Island Roads – emailed beginning of July and advised them PC would like to discuss ‘Nature’s Highways’ scheme. They later confirmed Shalfleet will be cut the same as Chillerton and Gatcombe – 2 cuts a year, apart from on bends and where visibility an issue. Enquiry closed. Clerk informed resident who initially raised this matter.

Southern Water – External Liaison Co-ordinator was keen to meet Cllrs to discuss issues, along with Technical Co-ordinator. Clerk submitted some questions to them ahead of the meeting. Visit to the Treatment Plant at Shalfleet held 17th August by four Cllrs, Clerk and Cllr Hastings. Notes circulated by Clerk.

Email to EA sent asking for details of overflow consents for Mill Lane and Newbridge. SW sending flowchart showing processes at Treatment Plant at Shalfleet, together with copies of the discharge consents.

Burt Close extension – Mr Jacobs also in communication with Southern Water regarding sewage issues. They are looking into information he has requested, which included when last upgrade of the plant was carried out.

National Trust – update on Newtown National Nature Reserve received – circulated to Cllrs and sent hard copy to Val Gwynn, as PC representative. Had a conversation with Val Taylor, (Clerk to Calbourne & Newtown) – she is on the case regarding several Newtown/National Trust issues (i.e. increased car parking charges) – asking FOI requests and having meetings. She agreed to keep Shalfleet PC updated when she knows more and feels it is really a Newtown issue rather than Shalfleet.

Platinum Jubilee – meeting arranged with Working Group consisting of Cllrs S Cowley, P Broadhead and H Hewston and Clerk for 11th August to take this forward and bring ideas to full Council. See agenda.

Draft Island Planning Strategy Consultation – Letter from IWC Planning Policy Team received which enclosed a copy of the Draft Island Planning Strategy main document, 10 summary documents and a batch of comment forms circulated round Cllrs and on September Agenda to agree a comment. Planning team members attend first September PC meeting to give a presentation and answer questions.

Yurt in Warlands Lane – Cllrs reported this was advertised in AirBnB – emailed Planning to ask if planning permission required. Was asked to complete an on-line form for this, which Clerk duly did. Letter received giving formal acknowledgement of the complaint. They will update as soon as practically possible.

Bouldnor Field – sadly dog died of an adder bite. Arranged for another cut of the path through the bottom of the field (after seeking permission of Chairman).

Vehicular Access Gate – due to a number of vehicles parking/blocking the access gate, Chairman agreed Clerk arrange for a ‘Keep Clear’ sign to be ordered and fitted by the maintenance man. Clerk measure gates bars and ordered from Signpost Express and arranged for maintenance man to fit once received. Agenda item.

S106 Agreement Pathway – chased all concerned, asked for update. Nothing heard at time of writing report.

Boundary Signs – if PC decides to go ahead with these, to commemorate the Queens Platinum Jubilee, Island Roads happy to quote for the signs, to install and if PC send a list of proposed locations to Mark Roberts, he will forward to their Safety Engineer. Preferably with a map marking the suggested positions (copies circulated to Cllrs). He agreed we could ask him to find out if planning permission required. Plus PC need to decide whether to take on future maintenance, in which case an Attachment Licence could be draw up, similar to that for the bollards at Winchester Corner (otherwise would be added to the PFI Contract which would be more costly for PC).

Post Office – emailed and asked for an update. Chased for news – apparently Post Office do not see Newbridge is attached to Shalfleet, so the Operations and Business Manager cannot get them to consider this for an Outreach service. Suggests Clerk contact Area Manager.

Website – scanned Cllrs Register of Interest forms, once IWC Monitoring Officer signed, and arranged for these to go on the PC website.

Installation of driveway in Station Road – following a report from resident, reported fact a driveway was being installed to Island Roads, who came back to say they were investigating. They then emailed to say the matter was open and another to say closed, with no explanation.

West Wight Parish & Town Councils Association – Clerk asked if any Cllr had an item they would like on the next meeting agenda – asking for one from each member Council. Has to be an item that affects all member Councils.

Cllrs **resolved** that as PC Chairman is also Mayor of Yarmouth, Vice-Chair, Cllr Stables representative Shalfleet if he is attending for Yarmouth.

Island Roads – reported VW Golf on verge outside Bouldnor Field – they replied giving details of process that has to be taken. Information circulated to Cllrs and others.

IWALC Resilience Workshop invitation – Cllr Stables had provisionally said she would attend, on 25th September 2021, depending on times.

94/21-22 TO NOTE COUNCILLORS REPORTS:

Cllr Hewston –

Attended the LAF meeting on 3rd September at which the Clerk had asked her to raise the issue of the footway across Bouldnor Field, which is part of the s106 agreement for Bouldnor Mead. Island Roads said the person dealing with it was on holiday. (Noted the site meeting had been held in April 2021) they were waiting for things to happen with scheduling and there is a bus stop involved in the project. Cllrs agreed Clerk ask IWC Cllr to pursue on the PC behalf. **Action: Clerk**

Island Roads Safety Register is under review and they are starting again – any health and safety issues need to be re-submitted.

Attended a Sustainability Meeting and will write a report on this.

Member of public had asked if measures could be taken to slow the traffic in Newbridge, and have signage to help protect red squirrels. Agreed this be a future agenda item.

Referred to a previous letter from Cllr John Medland regarding Electric Charging Points – agreed Clerk obtain more information. **Action: Clerk**

The Chairman thanked all for coming.

Meeting closed at 8.50 pm

Next meeting will be held on Wednesday 13th October 2021 at 7.15 pm – venue to be confirmed.

35 asked for the PC to include the words ‘exceptional circumstances’ in their comment.

Exceptional circumstances essential due to the additional expense and difficulty of transport to and from the Island.

Cut out second and holiday homes.

Target future housing primarily for Islands in existing communities in sensitive numbers and in an appropriate and aesthetic style.

Need for affordable homes for Island residents and younger population of the Island. Larger houses only encourage Mainlanders to buy holiday homes that are empty for 50% of the year.

Protect Island undeveloped landscape - only build on brown field sites.

No infrastructure to cope – existing under great strain. New build should only be allowed where adequate services – sewage, telephone, medical, transport and schooling are already in place.

New homes should be in keeping and enhance the attractiveness of the Island.

Expand the Islands AONB or create an Island Park designation, tailored to specific needs.

Protections should include recognition of the Island’s landscape as an UNESCO Biosphere – the importance of sustainable interaction with the environment.

Protect Dark Skies Park.

IW Housing Needs Survey needed – believe this still in the pipeline?

New build on green field sites should only be permitted where there are demonstrable exceptional circumstances and then only 1 or 2.

Need to improve and sustain excellent quality in hospitals, schools, dentistry and retain that excellence.

Difficulty of recruiting quality medical professionals

Question raised asking if the PC would endorse the noteworthy objections presented in the Yarmouth and Thorley Community Plan?

A unique habitat for red squirrels and growing number of sea eagles.

Section 6 – Growth - Garden Village – Shalfleet Parish Council were pleased the garden settlement, proposed for Wellow, had been removed from the DIPS.

Section 7 - Housing Numbers – Shalfleet Parish Council welcome the reduction in housing numbers from 641 to 486 p.a. Suggest lower number to better protect the community but Shalfleet Parish Council do not feel they are qualified to say what the lower number should be.

Section 9 – Transport - ‘Greenway’ – Shalfleet Parish Council accept the planned ‘Greenway’.

EV12 - Dark Sky Policy – Shalfleet Parish Council ask for an extension to the Dark Sky Policy – they believe it is relevant to the whole of West Wight, not just the south west corner. No sky lights in new builds.

Section 7 - Allocated Sites for development – H5 – Shalfleet Parish Council accept there are no allocated development sites in the parish and that any Social Housing will have to be on Greenfield sites. The Parish Council supports a clear need for affordable social housing, ideally for rent, for local people.

H2 – H8 - Future housing to be in existing communities, in sensitive numbers.

H3- Permeable Driveway – Shalfleet Parish Council asks that, where possible, driveways need to be mandated as constructed from permeable materials, so they do not contribute to run off.

E3 & E1 - Employment – concern about the lack of employment opportunities in rural areas and difficulty of recruiting quality medical professionals. Need to improve and sustain excellent quality in hospitals, schools, dentistry and retain that excellence.

Section 5 – Community – C10 - Renewables – Shalfleet Parish Council ask that more renewables are mandated in new developments. Insufficient plans for green energy generation and there is a priority for a 4th electrical connection to the mainland/electrification plan.

The renewables target for new developments needs raising significantly, as its currently in at 10%, which is exceedingly low.

T5 Vehicle electric charging points should be provided in all new developments.

Provision for electric vehicle ‘car club’ hubs in n new developments.

Provision of space for battery storage units in new builds, to allow an increased resilience in our electricity supply.

C13 – C14 - Infrastructure – lack of infrastructure needs to be addressed i.e. GPs, drainage, sewers, pavements, hospital, schooling, transport links.

EV14 - Policy - Floodplains – Shalfleet Parish Council ask that no building should take place on floodplains.

G2 Policy - Sustainability – Wellow and Shalfleet are considered as sustainable but other policy precludes building on Greenfield sites?

Section 4 Environment – EV9 -- Characteristic Heritage – in order to protect heritage and aesthetic style in villages i.e. Coopers Lane in Wellow, IWC should work with all Parish and Town Councils to draw up Character Assessments, following up with Management Plans to preserve Conservation Areas.

Section 3 – page 24 – EV10 – G2 - Sustainable rural settlement – Shalfleet Parish Council would like there to be a site in Wellow.

H7 – Rural Exception Sites – to help meet the required housing need for affordable housing across the Island, Shalfleet Parish Council supports these.

Islandwide:

Desalination Plant – Shalfleet Parish Council would welcome an involvement in a desalination plant for the water supply for the Island.

Standard of Build – Shalfleet Parish Council believes housing density should be further considered, with homes going up, rather than out - including residences with more than 3 stores and less than 6.

EV11 - Area of Outstanding National Beauty – Shalfleet Parish Council ask that these areas be extended or create an Island Park designation, tailored to specific needs.

E6 - Digital Connection – this remains poor in some areas and this should be addressed.

Exceptional Circumstances – Shalfleet Parish Council heard the presentation given by IWC Planners and despite significant number of residents requesting it, Shalfleet Parish Council do not feel that 'exceptional circumstances' is the best route to go down. Though if IWC feel it appropriate they should apply.

IW Housing Needs Survey – an Islandwide survey is required. Shalfleet Parish Council do not have the capacity to undertake a Parish Housing Needs Survey.

EV2 - Ecological Assets – the Island is an unique habitat for red squirrels and has a growing number of Sea Eagles – these should be protected.

Not included from comments made:

Trees and Hedgerows – legislation in place to protect.

Second homes and holiday homes – no to these – not commented as National Policy.