

## SHALFLEET PARISH COUNCIL

### MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET CE PRIMARY SCHOOL ON WEDNESDAY, 13<sup>th</sup> APRIL 2022 AT 7.15 PM

**Present:** Cllrs: S Cowley (Chair), H Hewston, S Stables, T Cowley, P Broadhead, A Ingram  
23 members of public  
Clerk: Sally Woods  
Deputy Clerk: Amy Parkinson

#### **1/22-23 CHAIRMAN'S WELCOME:**

The Chairman welcomed everyone to the meeting and then he asked Parish Councillors, Clerk and Deputy Clerk to introduce themselves to those present and for Cllrs to confirm where they lived.

#### **2/22-23 SIMON JACOBS ATTENDING TO PRESENT HIS PLANS AND ANSWER QUESTIONS REGARDING A PROPOSED DEVELOPMENT ADJACENT TO BURT CLOSE, SHALFLEET (30 MINUTES):**

The Chairman welcomed Simon Jacobs and Andrew Neale, his Architect to the meeting. He informed those present that at this stage, this was consultation on the proposals for the site, not a planning application and the PC would comment when this was formally lodged with the IWC.

Simon Jacobs referred to the public meeting held outside, right after lockdown ended, and said one of the main issues raised then was foul drainage experienced by residents. He said in August 2021 Southern Water had been fined 90 million pounds and since then had 'pulled up their socks'; engaging with people, including the PC, who had subsequently visited the Water Treatment Plant in Shalfleet.

Andrew Neale gave more detail on the proposed plans for land adjacent to Burt Close: 70 properties; consisting of 24 x 2 bedroomed, 36 x 3 bedroomed and 10 x 4 bedroomed. Of these 24 would be 'affordable' and 10 bungalows. The plans are for clusters of properties in cul-de-sacs, with pedestrian and cycle routes to the village. A mix of red/brown and buff bricks, cladding, with white render for the bungalows. Car parking to be set back from the road and lots of tree planting. Discussion on need, who gets the affordable units and local connections, as well as Housing Associations, the benefits the Parish could receive i.e. woodland, sports field or more graveyard space.

It was confirmed the hedgerow along Warlands Lane would be retained.

A question and answer session took place with many residents expressing concerns over Southern Water (and the need for them to upgrade the existing sewage system), water supply, increased traffic in Burt Close and the potential pressure on village life. Request made for provision of battery storage and that skylights not be included.

It was noted that the previous application had been withdrawn due how impossible it was to communicate with Southern Water and a capacity check would be undertaken by them once the application went in. A resident asked if the IW Cllrs present could continue to press Southern Water, to take up the ongoing issues. Cllr Hastings confirmed they were, as was the MP.

It was noted that the existing Burt Close site had been sold to Sovereign as a pre-application plan. A full detailed planning application, including a detailed landscaping plan for the site (to be known as Hans Green,) would be submitted to the Local Authority in May 2022.

Thanks were given by the Chairman, to Simon Jacobs and Andrew Neale for attending and he said the PC awaits the next presentation or planning application, and they left the meeting.

**3/22-23 SHAUN CUFF, GRAPHIC DESIGNER, ATTENDING TO FINALISE THE DESIGN OF THE PARISH CREST:**

The Chairman welcomed Shaun Cuff to the meeting and said he had attended to finalise the design of the Parish Crest with the PC. He showed the Councillors boards with the original designs he had provided, as well as one showing a combination of 1 and 4 suggested by Parish Councillors. This represented a shallow stream (the meaning of Shalfleet), bricks and an oak tree.

The Councillors **resolved** to agree this design (in black and white) and Shaun Cuff confirmed the Parish Council would receive a logo suite, which will enable the crest to be used in varying formats, in the next couple of weeks.

The Chairman thanked Shaun Cuff for attending and he left the meeting.

**4/22-23 WARD COUNCILLORS REPORTS:**

**Cllr Steve Hastings** – report received and circulated to Cllrs (on file). He had informed the PC he would be attending part of meeting (as also had Brighstone PC meeting to attend as a Parish Cllr) and suggested if PC met earlier he could attend meetings to give a report.

**Cllr Peter Spink** – part report circulated to Cllrs (on file). He confirmed he had written a letter of support regarding the planning Appeal for land next to Stone Meadow, Station Road, as well as sending a copy to the Planning Officer.

The Clerk advised him of the update on the s106 path in Bouldnor Field (see Clerks Report) and gave him a copy of the plan showing the path.

**5/22-23 APOLOGIES FOR ABSENCE:** None, all present.

**6/22-23 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:**

Cllr S Cowley – all things Lee Farm, Yarmouth Town Council and Wight Nature.

Cllr H Hewston – Queens Platinum Jubilee event.

Cllr T Cowley – Camp Wight, Wight Nature and Yarmouth Town Council.

Cllr A Ingram – Yarmouth Town Council.

**7/22-23 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None received.

**8/22-23 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 9<sup>th</sup> MARCH 2022:**

Cllr T Cowley proposed the Minutes of the 13<sup>th</sup> January 2022 meeting be agreed, seconded Cllr Stables– **resolved**.

The Minutes having been agreed were signed by the Chairman as a true record.

**9/22-23 30 MINUTE QUESTION TIME (3 minutes per member of public):**

Query raised over the proposed tree work at Withyfields following the tree survey. The Clerk confirmed as Withyfields was in a Conservation Area, the permission of the IWC Tree Officer was required before works could go ahead. He had recently been due to meet with the contractor. Unfortunately this work had been delayed due to firstly wet weather and then the storms. It was noted trees could be checked for nesting birds before work takes place and felt if any doubt this work should be deferred until September.

Resident enquired about the proposed Outdoor Gym and Swings for Fleetway Green – they agreed a good idea, but had concerns over the location on the Green, as some houses were adjacent and children sometimes think their garden is part of the Green.

Cllrs agreed that information on the proposals should be made known in Village News, with a leaflet drop being done of adjacent properties to consult with residents over the location of the equipment. The Clerk said she had asked the Deputy Clerk to start obtaining quotations for when the Lease for the Green was finally signed.

**Action: Clerk**

## **10/22-23 FINANCE/REPORTS:**

**i) To agree how to commemorate the Queens Platinum Jubilee – ideas and costings circulated**  
Cllr T Cowley proposed PC purchase flasks, with the Jubilee and PC logo on, for Shalfleet Primary and Pre School children, as he felt mugs become shelf ware.

It was noted the pre-school children could not use these at pre-school but could use at home and be kept for Primary school use.

Discussion on hygiene, cross contamination and some Cllrs felt they needed to be personalised if used at School.

Cllr T Cowley proposed flask in different colours, seconded Cllr S Cowley.

Cllr P Broadhead proposed mug and medal on ribbon, seconded Cllr Hewston.

Vote taken 3: 3 – Chairman’s casting vote meant flasks would be purchased in red, white and blue, if possible. Clerk to check numbers required with School. **Action: Clerk**

Cllrs T Cowley and S Stables agreed to meet with school to agree presentation arrangements.

**Action: TC/SS**

**ii) To agree to cost, and type, for a sign to mark the Queens Canopy planted at Bouldnor Field:**

Cllrs discussed the sign that could be obtained through RBLI and noted this went a rusty colour.

Agreed AJ Wells (Island company) be contacted to see if they could make a metal sign with the new PC logo on and words ‘The Queen’s Green Canopy – the Platinum Jubilee 2022’.

Agreed this could go on a piece of Greenheart, cut at 45°, about 4’ long, so 2’ could go in the ground. Chairman and Cllr Broadhead to look into Greenheart, Clerk to contact AJ Wells.

**Action: SC/PB/Clerk**

**iii) To consider request for financial support for an event in Newbridge to commemorate the Queens Platinum Jubilee to be put on by residents:**

Cllrs noted that there had also been a request for financial help to support a Wellow event?

Cllr Hewston informed the meeting that 12 people had attended a meeting and she gave an update on what had been achieved in readiness for an event on Sunday 5<sup>th</sup> June 2022 on Blacksmith Green.

Necessary permission had been sought for the use of the Green and the Community Centre in Newbridge.

She said the PC would be the ‘umbrella’ for the event and a Working Party had been set up.

Money was needed to finance a cake, prizes, bunting etc. An estimated cost for these was in the region of £220. The Community Centre were to provide teas, coffees and soft drinks, which people would pay them for.

It was noted that Zurich insurance company had emailed to confirm that if the PC planned an event for the Jubilee and expect less than 500 attendees, they are covered under their existing policy, as long as an appropriate risk assessment has been carried out.

Cllr Broadhead suggested re-usable bunting be purchase.

Cllr T Cowley proposed the PC give up to £250 to this event, seconded Cllr Broadhead – **resolved**.

The Clerk suggested, and it was agreed that £50 of this be in petty cash, with Cllr Hewston providing a breakdown on what the money was spent on – **resolved**.

**Resolved** £200 donation be given to the Wellow event (noted the Institute accounts had already been sent to the PC with regards the donation request for works to the building).

**iv) To consider tender submission received for a Conservation Area appraisal for Shalfleet (information circulated to Cllrs):**

Discussion held on the need for a Conservation Area appraisal and it was confirmed this would adopted as a Supplementary Planning document. It was noted less that 50% of The Island was covered with these and there was a limited amount of people that could carry one out.

Cllr Stables proposed the PC accept the tender of £3,300 for the appraisal to be carried out, seconded Cllr Broadhead, **resolved**.

Discussion on light pollution.

**v) To Approve list of payments – copies emailed to Cllrs - resolved.**

<b>Chq No.</b>	<b>Paid to</b>	<b>For</b>	<b>Amount</b>
SO	Sally Woods	Salary	900.00
BAC	Sally Woods	Remainder Salary + mileage	315.18
BAC	Amy Parkinson	Salary	236.88
DD	BT	Phone & Broadband	53.34
DD	BT	Sim card	13.18
BAC	M Mears	Donation to Red Nose Day Cakes	250.00
DC	SLCC	Membership Fee	75.00
DC	MSF UK	Donation re Ukraine War	1000.00
BAC	Wight Computers Ltd	Add email address + website change	89.28
BAC	WBS	Stationery	48.96
BAC	Ringway Island Road	Dog Bin emptying Sept 21 – March 22	144.96
BAC	Broxap Ltd	Goal Post hoops + delivery	133.20
BAC	Brighstone Lands	Ground maintenance Jan – March 22	43.20
<b>TOTAL</b>			<b>£3,303.18</b>

**11/22-23 PLANNING:**

**a. Updates and decisions:**

**IWC Approved:**

**21/01401/FUL Land between Highfield and Rosehaven, Main Road, Wellow** – Proposed 2 detached bungalows, parking and formation of vehicular access (revised plans)(further information – Preliminary Ecological Appraisal)(re-advertised application).

**21/02571/FUL Lower Dodpits Farm, Warlands Lane, Shalfleet** – Proposed alterations and conversion of barn to form residential dwelling.

**22/00115/HOU Greenwood, Sea View Road, Shalfleet** – Proposed single storey rear extension to create additional living accommodation.

**22/02257/HOU Cider Cottage, Main Road, Wellow** – Proposed single storey side and rear extensions to form bedroom, therapy room and hydrotherapy pool.

**Certificate of Lawful Proposed use or Development:**

**22/00057/CLPUD The Dovecote, Clay Lane, Newbridge:** Lawful Development Certificate to establish compliance with condition 1 on 19/00290/FUL for demolition of dwelling and garage; proposed replacement 2 storey dwelling with single storey wing; garage to establish legal commencement of works for this development.

**Consent to Works to Trees in TPO**

**Fresh Field, Cranmore Avenue, Shalfleet.**

**Comments made on application between PC Meetings:**

**22/0035/FUL Forest House, Bouldnor Road, Shalfleet:** Demolition of existing dwelling; proposed replacement detached dwelling.

The PC objected to this application on the grounds the light spill for all the glazing and roof lights is harmful to the environment and contravenes the Dark Skies Policy. Overdevelopment, in that it is of a footprint scale that is out of keeping with the landscape, location and character of the area.

Two other applications 22/00366/CLEUD The Caravan, Eddie Farm and 22/00311/HOU Holdefast, Bouldnor Road had come in and comments requested from Cllrs, as only one comments – no objection had been received from Cllrs, at the agreement of the Chairman, no comment had been submitted on these.

Another application had just come in; 22/00559/HOU Annexe Little Acres, Warlands Lane, Shalfleet – proposed loft conversion to include velux windows. Cllrs were asked to please let the Deputy Clerk have their comments on this by 19<sup>th</sup> April 2022. 4

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

**22/00465/HOU Harts Hole Cottage, Wellow Top Road, Wellow: Proposed orangery.**

The Parish Councillors agreed they had to be consistent and objected to this application due to the roof light, which contravened the Dark Sky Policy.

**22/00463/HOU Tanglewood, Solent Road, Shalfleet: Proposed single storey extension.**

The Parish Councillors had no objection.

**12/22-23 TO DISCUSS A PROPOSAL FOR A NEW MEMORIAL TO MARK THE CRASH SITE OF THE BOMBER AEROPLANE AT EADES FARM (IT WILL BE 80 YEARS AGO ON 20<sup>TH</sup> DECEMBER 2022) – CLLR T COWLEY TO SPEAK:**

Cllr T Cowley confirmed that the existing memorial, at the end of Clay Lane, next to the footpath to Brook (inside the Parish boundary,) needed replacing.

The Parish Councillors agreed to support this in principle and that it be a future agenda item.

**Action: Clerk**

**13/22 -23 TO NOTE THE CLERKS REPORT:** Copies had been circulated.

**Queens Platinum Jubilee Book** – after the last meeting Mrs Jill Cowley said she was no longer willing for the book she compiled to be associated with Shalfleet Parish Council. Therefore the PC would not be involved in the printing of this book, as agreed at the last meeting, nor the website. This had also affected the proposed event that the PC had said they would partner the School/PTFA in arranging, the meeting for this had been cancelled.

**Open Space Contract** – sent letter of confirmation of acceptance of tender and two copies of signed contract to Brighstone Landscaping Ltd. Asking them to return one signed copy, together with copy of their Public Liability Insurance. Have now received these.

Received another tender after the deadline date, from Groundsells Contracting Ltd. Have informed them they were unsuccessful.

**SLCC** – Deputy Clerk is now a member.

**Bouldnor Field:**

**Queens Canopy** – have put the newly planted tree whips with photo on the official website.

**Tree guards** – asked Brighstone Landscaping Ltd to push the tree guards down.

**Electricity Cable** – Clerk queried whether spare channel (for future PC use,) was put in by the developer – he confirmed he would find out when next saw the foreman, who had been resident on site, and get back to her. Later came back to confirm no additional duct was installed, only the mains cable!

**Spraying** – Brighstone Landscaping Ltd have sprayed round the tree whips and hedge plants to keep weeds at bay.

**Goal posts** – Maintenance man moved and secured these. Some ground securing hoops missing, More on order. These have now arrived and should be installed in next few days.

**Donation to Medicins Sans Frontieres:** received thank you letter for this.

**Defibrillator Cabinet** – this was delivered 14<sup>th</sup> March. Arranging for electrician to install/fit to outside wall at Newbridge Community Centre. Actual defibrillator delayed due to chip shortage.

**Bouldnor Viewpoint** – invoiced resident for half costs (£250) to improve the view. When phoned resident for his email address to send it, he commented that Brighstone Landscaping had done an amazing job (Clerk passed on comment). Invoice paid.

**Speed Limit Change** – Mr Dunkley asked if there could be a change in speed limit from Shalfleet CE Primary School to the other end of Cranmore – down to 30 mph? He also asked Clerk for the number of houses there were in Shalfleet, which she provided. The PC felt they had done all they could regarding speeding in this area.

**Parish Crest** – meeting arranged for 23<sup>rd</sup> March 2022 at 12 noon at the Parish Office with Shaun Cuff and Cllrs to finalise the design. Chairman cancelled as Clerk off sick and this is now an Agenda item.

**Ningwood Car Park** – have invoiced IWC for the £100 annual rent for this. BACs payment received.

**Ningwood Hill/Hamstead Road junction** – email from Island Roads confirmed works scheduled to deal with raised concrete pipe which was hitting car undercarriages. Island Roads have said they will not repair – Clerk will chase this as IWC confirmed previously this land was theirs and originally took out the ‘triangle’ which was there.

**Bridge Rails** – chased for work to be undertaken for health and safety reasons on S16 and S19. Email from RoW stated Maintenance Officer had said he is anticipating doing works to the bridge in the next few weeks.

**Play Areas RoSPA Inspections** – received notice that these will be carried out in May. They will also inspect Wellow Millennium Green and the Trust will later be invoiced for this.

**IWALC** – thanked PC for feedback on Planning Training – constructive comments and said always good to get feedback, whatever type it is.

**Beaver Recovery Project** – Officer will attend June Parish Council meeting.

**Hamstead Road** – resident queried fact a low loader with a mobile home on it had travelled down Hamstead Road and whether anyone had any information on this? Resident informed that a large locked gate has been installed, so cannot see in the site, so not worth pursuing.

**Hamstead Estate** – query as to who owned a particular field that they could possibly hire for an IW Challenge.

**Audit** – email received confirming PKF Littlejohn are again PC External Auditors fir 2021-22 audit.

**S106 path Bouldnor Field** – update from Rights of Way and Planning Officer (with maps) and developer confirmed they have agreed to vary the terms to provide that they only be responsible for the formation of a path in the field with a contribution being made to RoW in lieu of forming gravel paths in the highway verge. This is being dealt with by lawyers. Hopes the path can be formed this summer. Apologised for complications but hopes end result likely to be achieved.

**Precept** – payment had now been paid by IWC.

**TPO** – notice received from IWC that they made a TPO on Woodland West of Lucketts, Bouldnor road, Shalfleet.

**IWALC – Code of Conduct Training** being held Wednesday, 4<sup>th</sup> May 2022 6.30 – 8 pm at the Riverside Centre, Newport. Sue Chilton will provide the training. Deputy Clerk and Cllr Hewston attending.

**Village Map** – Clerk had been invited to a meeting of Shalfleet Village Hall Management Committee to discuss this, with Alan Rowe, the artist who will be drawing the map, on 29<sup>th</sup> April.

**Desk Top Computer** – Clerk reported she had been given a second hand desk top computer with new keyboard and mouse. She will get this checked out by Wight Computers. It will need a new monitor and could then be used by the Deputy Clerk. Will also send thank you letter. **Action: Clerk**

**14/22-23 TO NOTE COUNCILLORS REPORTS:**  
**Cllr H Hewston:** IWALC report circulated to Cllrs (on file).

**15/22-23 TO REVIEW THE MANAGEMENT OF TRANSFERABLE DATA POLICY:**  
Copies circulated to Cllrs. Cllrs duly reviewed and agreed this policy.

**Next scheduled meeting will be the Annual Parish Meeting, to be held on Wednesday 27<sup>th</sup> April 2022 at 7.15 pm at Newbridge Community Centre.**

Meeting closed at 8.40pm.

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