SHALFLEET PARISH COUNCIL

MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT WELLOW INSTITUTE ON WEDNESDAY, 13TH JULY 2022 AT 7.15 PM

Present: Cllrs: S Cowley (Chair), P Broadhead, H Hewston, S Stables, T Cowley, A Ingram

IW Cllr. Peter Spink 2 members of public Clerk: Sally Woods

Deputy Clerk: Amy Parkinson

48/22-23 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the meeting.

49/22-23 TO NOTE PLANNING APPLICATION 22/00989/FUL – Land Adjacent Warlands Lane, Off Burt Close, Shalfleet: Redevelopment of Site to provide 70 residential dwellings including 27 affordable units to include associated roads, landscaping.

After the applicant had advised the Clerk that there could be a revised application submitted, due to design issues, (including the mono pitch roof,) she contacted the Case Officer for clarification. He confirmed that if they do receive updated plans, that a fresh public consultation will be undertaken. He will update PC as and when the plans are received. Due to this the Chairman felt the PC should submit a comment in case another application is not submitted/consultation extended.

The Chairman said he had looked at the materials considerations list and asked it be noted that sewage is not one.

Cllr Spink said sometimes when there is heavy rain this is discharged into the sewers and he was aware of discussions between Southern Water and IWC regarding proposals to separate and there be a different system for rain drainage water to help the sewers cope, though obviously this would take years to sort out, if agreed. Not sure why the IWC will not agree. Mention of greywater and concrete drives, Southern Water upgrades and the recent reedbed application for the Water Treatment Works at Shalfleet. Also housing need, bats and hares.

The PC **resolved** to ask the Case Officer for this planning application to be 'called in'.

Action: Clerk

Resident queried if the Shalfleet Parish Plan needed updating. Cllr Hewston said it is a lot of expense – Shalfleet does have a Community Plan which could be updated and changed. Discussion on Parish Plans and Planning Policy.

Cllr T Cowley confirmed he had learnt from his IWALC planning training that policy in place at the time applications are submitted are taken into account, rather that say a draft plan in the pipeline.

Resolved that the PC comment on this application now rather than wait to see if a revised application/design is submitted.

Cllr Broadhead did ask if modular houses had been considered as they were very good, cheaper to make and less costs for building.

Discussion followed on the application.

Cllrs **resolved** to object on the following grounds:

Cllrs felt they could not support so many properties and there should be more affordable units.

Visual Amenity – approach had been described as urban and 'towny' – needs to be more rural.

Layout and density is urban and too dense for the village.

Island Roads comments need to be taken into account.

Highway Safety – concern over open plan and road safety and children going over people's gardens.

Approach road through the existing Burt Close is not good – it will no longer be a Close.

Traffic generation – more vehicles will be accessing the site onto the main road (A3054).

Parking – adequate parking needs to be in place to prevent vehicles clogging up the highway.

Nature Conservation – consideration needs to be taken into account for birds, bats etc.

Crime and Disorder – concern this will increase with the increase in people.

Design and Access Statement – need for cycle storage, battery storage.

Landscaping – more landscaping is required.

Comments:

Looking at the comments made by the general public – there is serious worry that the properties will not go to Island people and a Management Trust needs to be put in place to give protection for local people and for them to continue to go to those with local connections. Detailed words on this need to be in place, if the application is approved – Local Agreement/Local Housing Provider – who keep to it.

The PC asked for Burt Close to be built of red brick and got buff.

Concern that a housing estate is being built, with no footway connection to Fleetway. Query as to how a community can be created with the Fleetway and St Michaels Close developments.

Noted a 'cut' was put on the existing Burt Close application when there is not a right of way through to Fleetway and this was pointed out at the time. Suggestion made that a dwelling in Fleetway could be purchased to enable this and the property used as a Parish Office/meeting room.

Query as to what the community gets from this development.

Three and half thousand people on the IW housing waiting list – so there is a need for houses. Noted the plans are likely to be approved as the Island Planning Strategy is out of date. Parish Plan to be discussed at a future PC meeting – **resolved.**Action: Clerk Cllrs agreed the Clerk put together the comments made, circulate to Cllrs and submit next

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Action: Clerk

50/22-23 WARD COUNCILLORS REPORTS:

Cllr Steve Hastings – report received and circulated to Cllrs (on file).

Cllr Peter Spink – presented report at the meeting and report was circulated to Cllrs (on file). When asked, he said he had nothing to add. Discussion held on the Island Plan and SP1 – Local Needs and affordable housing. Thanks given to Cllr Spink.

51/22-23 APOLOGIES FOR ABSENCE: Cllr S Hastings

52/22-23 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

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

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

Cllr A Ingram – Yarmouth Town Council.

53/22-23 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:

None received.

54/22-23 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 8th JUNE 2022: Copies had been circulated:

Resolved remove the word 'Annual' from the agenda, so Minutes just read 'approve the Minutes'. Cllr Hewston proposed the Minutes of the meeting be agreed, seconded by Cllr Stables – **resolved**.

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

55/22-23 30 MINUTE QUESTION TIME (3 minutes per member of public):

Resident asked if the PC had a Parish Plan and if so, did it need updating.

Cllr Hewston said the PC had a Community Plan, which had been produced at a lot of expense, but could be changed. Chairman asked this be a future agenda item. **Action: Clerk**

Resident asked what the PC budgets were for donations.

The Clerk replied that she had given Cllrs details on these: £5,000 in the donation budget, or which £3,913 remaining. £20,000 in the projects budgets of which £16,475 remaining and there was £5,000 in the contingency budget.

Cllr Spink asked about the rescission of a previous resolution that was on the agenda. The recission of a decision made in the previous Minutes was explained and the PC Standing Orders noted.

Resident asked about agenda item 59/22-23 on proposal made by a resident for a reduction from the national speed limit, to 30 mph, along Main Road, Wellow and whether the PC had done anything i.e. reactive traffic signs. Discussion on Speed signs and Speedwatch and fact 6 people needed to achieve this. Resident present at the meeting had already expressed interest in this.

Clerk had previously raised this with the West Wight Council Group and suggested they purchase a mobile unit.

56/22-23 PLANNING:

a. Updates and decisions:

Refused by IWC:

22/00705/FUL Longlast, Cranmore Avenue, Shalfleet: removal of existing mobile home; proposed dwelling with associated car parking and landscaping; alterations to reduce size of existing barn A.

Cllr Ingram made a comment that the applicant had told him there were no comments from the PC on the Planning Portal for this application, though the PC had agreed they had no objections. The Clerk confirmed that 'no objections' should have gone on and she would liaise with the Deputy Clerk on planning procedure.

22/00523/FUL Lad adjacent Brackendene and North of West Close with access off Sea View Road, Shalfleet: Proposed log cabin to provide a unit of holiday accommodation.

<u>Certificate of Lawful Existing Use or Development</u>: 22/00366/CLEUD The Caravan, Eddies Farm, Warlands Lane, Shalfleet: Continued use of mobile home as residential dwelling unrelated to operation of Shalfleet Village Stores.

IWC Tree Works Decision

Consent given to tree work at Rofford House, Thorley Road and Inglefield, Cranmore Avenue – details circulated to Cllrs.

Application commented on between meetings:

22/00761/FUL Land at and adjacent to Sewage Treatment Works, Warlands Lane,

Shalfleet: Change of use from agricultural land and mixed equestrian land to an engineered wetland and provision of associated infrastructure to the existing water treatment works and access road. At the request of a resident, the Clerk read the PC objection comment.

Shalfleet Parish Council objected to this planning application on the grounds:

On the same basis as the Rights of Way.

Concern as to the lack of assurance in the application to confirm that Public Footpath S17 will not be impacted. The understanding being that there will be an outlet of treated water into the river - the Footpath has suffered from flooding in the past.

There is an acknowledgement of the Footpath in sections 2.4 and 6.7 of the Planning Statement, but it does not provide detailed information. Further, the Flood Risk Assessment does not appear to provide any details of the impact on the use and condition of the Footpath - it is already situated in/near a flood risk area and has been subject to flooding due to the operation of the plant in the past.

Objects to the application pending full assessment of the impact on the Footpath in terms of ground conditions, flooding, environmental/health risks, and any loss of amenity. With regard to the latter, the path currently runs through a rural/agricultural setting with countryside views and the development will adversely affect this.

If additional sewage is going to flow through the village to the pumping station in Mill Lane, the pumping station needs upgrading with a second pump to help reduce discharges into the Caul Bourne. (70 houses = 168 people).

The application is difficult to interpret from the technical reports.

Obviously linked with the proposed extra 70 houses behind Burts Close which needs to demonstrate that it is nitrate neutral. Southern Water says that reed beds only reduce nutrients, it cannot eliminate them.

The plan is to harvest the reeds and dispose of them. They should not be disposed on to land where the water runs into the Solent.

The plan seems to be an interim improvement and will be unsustainable for future development of the area it serves.

22/00898/HOU 16 St Michaels Close, Shalfleet: Proposed conservatory/garden room. Shalfleet Parish Council had no comments/objections.

Received notice that the Planning Portal with be down 14th and 15th July due to upgrades to the software. During this time they will make changes to the programming so from 18th July the press list should show applications in alphabetical order – this requested some time ago.

b. To agree comments on application:

22/00995/HOU Mariners Lodge, Bouldnor Road, Shalfleet: Proposed two storey extension.

The PC had no objections.

57/22-23 FINANCE/REPORTS:

i) To resolve to agree to purchase 30 Collins paperback Dictionaries/Thesaurus for Shalfleet CE Primary School Leavers at a cost of £239.70 (includes 21% discount):

Resolved.

ii) To agree the Rescission of Previous Resolution (Copies circulated to Cllrs)

Donate £3,000 to West Wight Sports and Community Centre:

Donate £5,000 to Shalfleet School PTFA to a new pavilion:

Agree to £100 per year to host the additional data for an online Parish Archive:

The Chairman explained that the £1,500 to be donated to WW Sports & Community Centre at the last meeting was rather less than given in the past and rather than taking time relooking at this again later in the year, (after six months,) that was the reasoning behind increasing it to £3,000 now.

The School PTFA had already met the criteria for the PC to look at giving a donation and agreeing £100 a year to host the additional website space could move this forward. Discussion held.

Vote taken on the Rescission: 3 For, 3 Against – Chairman's casting vote moved in favour.

iii) To discuss a new template for the existing website, to work with the new logo – Cllr T Cowley to speak.

Cllr T Cowley said he had not got the figures for this yet, for bringing the website up to date and use on mobiles—agreed this go on a future agenda once quotations obtained. **Action: TC**

iv) To agree to purchase a 'post' for the Queens Canopy plaque (Clerk obtaining quote for 3' x 1' x 18" x 18" sawn green England Oak as an example) and pay costs to install both at Bouldnor Field.

The Clerk had collected the plaque from AJ Wells and said it was lovely. She showed Cllrs a mock up of what it would look like on a 'post'. After discussion, PC **resolved** to purchase a piece of sawn green England Oak to be installed by the Maintenance man on Bouldnor Field for the plaque to be fixed to.

Action: Clerk

v) To consider planting a suitable tree (Oak?) in Newbridge to commemorate the Queens Platinum Jubilee. Cllr Hewston to speak.

Cllr Hewston reported that this had been requested at the Newbridge Jubilee event and she asked if the PC would provide a tree to be planted on Malthouse Green, Newbridge. She also mentioned that one of the cherry trees was struggling.

Resolved Clerk ask Southern Housing for permission to plant a small oak tree in the Autumn, on Malthouse Green, with a metal tree guard put round it. Also, that a metal tree guard be installed for the cherry (old guard falling apart).

Action: Clerk

vi) To consider giving a donation towards works at Wellow Institute (accounts and information circulated to Cllrs).

Cllr S Cowley said he would start and proposed £1,000. Cllr Hewston said as there was a large amount of repair needed to the pathway, which the PC had requested be done, and £5,000 given to the school, more should be given.

Cllr Stables proposed a donation of £5,000, seconded Cllr Hewston – resolved.

vii) To consider giving a donation to Victim Support (accounts and information circulated to Cllrs).

Resolved £250 be given.

viii) To agree quotation for outdoor gym and swings at Fleetway Green, Shalfleet and installation costs. Prices to be circulated to Cllrs.

Site meeting had been held with Cllrs Stables and Hewston, Clerk and Deputy Clerk and 3 residents.

Location proposed to the PC was 5 metres away from the Lord Ross seating area – the outdoor gym to go in one direction and swings another.

Prices had been sought by the Deputy Clerk and these discussed at the meeting.

Outdoor Gym: Proludic £11,265 plus VAT plus 10% delivery charge.

Sunshine Gym (same as one at Bouldnor) £3,601 plus VAT plus £3,212 Installation cost and £371 delivery = £7,184

Wicksteed £15,730 plus VAT and delivery.

Swings: Creative Play – double swing combi £1,946 plus VAT and delivery

Kompan – swing frame £1,810 plus VAT plus swings £170/£300 each plus VAT

Red Lynch Leisure – Swing for 2 plus birds' next (2 swings, 1 regular seat, 1 cradle seat £3,990 plus VAT including delivery.

Wicksteed Double Swing £2,147

Basket Swing £3,584 plus installation and delivery.

After discussion the PC **resolved** to agree to purchase the Sunshine Gym and Red Lynch Leisure swings (1 regular, 1 cradle and bird nest) to be installed on Fleetway Green.

Action: Deputy Clerk

To approve list of payments Copies emailed to Cllrs - resolved.

Chq N	No. Paid to	For	Amount
SO	Sally Woods	Salary	900.00
BAC	Sally Woods	Remainder Salary + mileage	290.00
BAC	Amy Parkinson	Salary + mileage	338.54
DD	BT	Phone & Broadband	53.34
DD	BT	Sim card	13.18
BAC	Churchers Solicitors	PC Fleetway Green legal fees	560.00
BAC	P & HM Stickland	Newbridge Jubilee mugs	140.40
DC	Amazon	5 Minute timer plus delivery charge	19.98
DC	HMRC	Previous 3 mths Tax & NI	591.79
DC	HMRC	3 mths Tax & NI	712.57
BAC	Aspire Ryde	Donation	250.00
BAC	Island Copier Co Ltd	Copier Contract	141.55
BAC	Playsafety Ltd	RoSPA Play Area inspections	252.00
BAC	IW NHS Trust	Newbridge Defibrillator	1,005.00
BAC	Wight Computers	Microsoft Office 365 12 mth Sub	86.40
BAC	Barry Townsend	Internal Audit	120.00
BAC	Crystal Solutions Ltd	Install Newbridge Defib	268.80
DC	Medina Bookshop	30 x Dictionary/Thesaurus	236.77
BAC	Brighstone Lands Ltd	Grounds maintenance April – March	2,810.98
DC	Cash	Competition prizes/petty cash	70.00
		TOTAL	£8,861.30

58/22-23 TO NOTE THE ROSPA PLAY SAFETY INSPECTION REPORTS FOR THE PLAY AREAS AT NEWBRIDGE AND BOULDNOR AND AGREE FOR ANY WORKS REQUIRED TO BE CARRIED OUT. TO ALSO DECIDE WHETHER TO GO AHEAD WITH SOURCING AND INSTALLING A 'NO KITE FLYING' SIGN AT NEWBRIDGE.

PLUS AGREE FOR WORKS TO BE REFURBISH THE GOAL POST AND GOAL MOUTH AT FLEETWAY:

Resolved that the work raised in the RoSPA inspection be carried out by the Maintenance man.

Resolved not to purchase a 'No Kite Flying' sign.

Resolved works be undertaken by the Maintenance man to refurbish the Fleetway goal and goal mouth and a new net be purchased and fitted. **Action: Clerk**

59/22-23 TO DISCUSS PROPOSAL BY RESIDENT FOR A REDUCTION FROM THE NATIONAL SPEED LIMIT, TO 30 MPH, ALONG MAIN ROAD, WELLOW:

Ningwood resident had asked this go on the agenda – in particular, outside Ningwood Manor Farm and cottages.

Cllr Broadhead informed the meeting that the PC had previously discussed this and written to the IWC.

It was noted that there was a review pending on road speeds and Clerk asked to write to Phil Jordan, IWC to ask Main Road, Ningwood to be added to the review, if it is not on it already.

Action: Clerk

60/22-23 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 20TH DECEMBER 2022):

Cllr T Cowley said his proposals were similar to one at Yarmouth - a piece of Portland stone with an AJ Wells plaque on. Also The Whitchards on Eades Farm are in agreement to the new memorial (which is by the river).

He had also approached the Royal Canadian Airforce who are happy for it to be done. Also contacted the Memorial Commission in London who advised there was no agreed format for these memorials.

He was in the process of finding the price for the stone

Cllrs agreed once Cllr T Cowley had obtained prices this would go on a future agenda.

Action: TC

Clerk confirmed there is no storage space at the Parish Office and it was suggested the Church may have storage – Clerk to ask.

Action: Clerk

61/22 -23 TO NOTE THE CLERKS REPORT: Copies circulated to Cllrs and available at the meeting.

Beaver Recovery Project Officer – thanked for attending the June meeting.

Aspire Ryde – Thank you card received confirming the PC £250 donation will be spent to support the people of Newbridge and surrounding area with a community group. (Will be tabled at the meeting).

Wessex Cancer Trust – Thank you letter received for PC £500 donation which will enable them to provide vital support for people in the local community living with cancer. Included invitation to Newport Support Centre to meet staff and beneficiaries. (Will be tabled at the meeting).

School:

Flasks – these were presented to the children of Shalfleet CE Primary and Pre-School. Photo and report circulated and to be tabled.

Whilst at the presentation the Chairman (who gave the School an Oak tree,) arranged a competition with the School to write a story about an oak tree and $7 \times £10$ prizes = £70 (number of years of the Queen's reign - Platinum Jubilee) be given. The Clerk asked if Cllrs could agree to this as it had not been agreed beforehand.

It was noted the Headteacher had confirmed she had received a number of entries already. Cllr Broadhead proposed the £70 expenditure be agreed, Cllr Hewston objected to the proposal. **Resolved** this be agreed by remaining Cllrs.

The Clerk gave the Chairman the seven £10 notes and commented that if the PC had not resolved, this it would have had to have been paid by his own pocket.

Dictionary/Thesaurus – these were obtained through Medina Bookshop, (who gave the PC a 21% discount) and delivered to the school direct f.o.c. Also delivered to the school, inserts for the books with the new PC logo on, stating presented from the PC.

Leavers Assembly – Cllrs noted this is being held on 22nd July 2022 at 9 am. Venue to be confirmed. The Chairman asked the Vice-Chair if she would like to accompany him. As she had a prior appointment, Cllr Ingram agreed.

Fleetway Green:

Lease – signed copy sent to Solicitors. Pleased to report completion now taken place on this and solicitors in process of registering it with HM Land Registry.

Memorial Seat in memory of Richard Steel – this has now been installed. Clerk will add to seat list for future maintenance (PC previously agreed to this) and seat list.

Blessing will take place early July. Family put notice of this in recent Village News and information on the Blessing will be displayed in Shalfleet Stores noticeboard.

Old Tree Stump – been left in Green – needs grinding down to ground level. Resolved Clerk obtain quote for this.

Action: Clerk

Lord Ross Seat – woodwork needs sand and paint – Cllrs agreed this be added to the list of works for the Maintenance man.

Island Roads:

Verge at Main Road, Shalfleet – asked them to cut back, as overgrown, with nettles, making people to have to walk in the road further. Immediate response said it would be done in 2 weeks (22.6.22.).

Newbridge resident – came to the Parish Office regarding a number of matters, including; do the Cllrs know about the new Highway Code rules for pedestrian/cyclists. A need for cyclists to wear reflectors/reflective clothing, to be seen. Dip in pavement at Newbridge, outside the Parish Office – he agreed to report to Island Roads and this was repaired next day. **Defibrillator** – chased refund on original defib order of £890 + VAT, now been paid. Pleased to report that the defibrillator was installed on the wall at Newbridge Community Centre on 29th June 2022. Signage put up in Parish noticeboard informing people of this, with arrow depicting where it is. Will also add to the PC insurance, Asset Register and various defib apps, including The Circuit (Deputy Clerk now done this), as advised by Ambulance Control.

Planning – Clerk asked Cllrs that when the Deputy Clerk asks for comments on planning applications between meetings, that they respond, even if it's no comment.

Community Asset – following a phone call/meeting held in The New Inn, information sent through from a Shalfleet resident asking if the PC would be interested in registering the New Inn, Shalfleet as a Community Asset. Email circulated to Cllrs.

Clerk spoken to a Cllr from another Parish on this, (who had attended the meeting,) and he had advised others present, to prepare the necessary paperwork and ask the PC to support the application which could then be submitted to the IWC. He said this is a planning issue. Cllrs asked if they wish to support this and appoint a representative to be part of the group and it be a future agenda item. Cllrs said this matter needed thinking about, there was a need for capable volunteers and more information needed.

Tour of Britain – Stage 8 – Isle of Wight – had a Zoom meeting with representative of Visit Wight who gave her several pieces of information:

The route through Shalfleet will be Main Road, Ningwood Hill, Corfe Road on Sunday 11th September 2022. Starting at Ryde and finishing at Needles New Battery. It will pass through Shalfleet approximately 1.30 pm (halfway) as starts between 11 am – 12 noon.

It is be shown live on ITV4, together with end of day highlights. 19 teams/100 riders.

There will be rolling road closures.

Bunting and posters will be available to be displayed.

People are also encouraged to paint bikes and put them on the route.

There will be a Land Art competition. Information tabled.

Organiser asked if PC would allow Bouldnor Field to be used as a Park and Ride for the event. Cllrs agreed they more information on this before making a decision. **Action: Clerk Community Led Housing** – a very positive meeting was held on 22nd June 2022, with 11 attending, including all Parish Cllrs and Clerk.

BT – contract due to expire – Clerk has negotiated a cheaper one for 2 years plus cost of postage for new router.

Village Map – comments on draft have been sent and Cllrs agreed the PC logo could be used on it.

62/22-23 TO NOTE COUNCILLORS REPORTS:

Cllr H Hewston: 15th June – IWALC Training (Planning) presentation circulated by IWALC.

22nd June Community Led Housing meeting, to which all Cllrs attended.

28th June Environment and Sustainability Teams, of particular interest was the 'Hub' dealing with housing contacts.

30th June IW Society Awards for Conservation and Design. Of particular interest is St Michaels Church East Window, Providence Farm for Conservation and Design and Waterfall Lodge – Newbridge Certificate of Merit.

30th June Bob Seely MP web/newsletter.

2nd July Newbridge.

5th July Calbourne – Hub in action.

6th July Fleetway site meeting to discuss equipment on the Green.

8th July School Fayre i.e. following our request that PC be notified of school activities.

25th July Live Well & Early Help Services Wellow – promotion of their hub and services.

The Chairman commended Cllr Hewston for her work in Newbridge and instigating the Community Hall gets used more. He had spoken to one of the Trustees, who confirmed the Centre was being opened on a Friday and Cllr Hewston had done good work to help with this.

Cllr T Cowley: 30th June Nigel Barker-Mills had carried out a Character Assessment of Shalfleet Conservation Area. This to be adopted by IWC and will be used to enhance and improve the Parish. Looks forward to receiving the report.

Ningwood Hill – asked Clerk to report overgrown hedge opposite Camp Wight. Noted when Clerk originally reported this, he had received the notice, not the people opposite.

Action: Clerk

Cllr Stables: Had attended IWALC meeting, which included an explanation on the Biosphere – very interesting.

Also attended Fleetway Green site meeting.

63/22-23 TO REVIEW THE PARISH COUNCIL STATEMENT OF INTENT (TRAINING) Copies circulated to Cllrs.

The Parish Councillors agreed to changes suggested by the Clerk that this also include the Deputy Clerk – **resolved.**

Next scheduled meeting will be held on Wednesday 14th September 2022 at 7.15 pm at Shalfleet CE Primary School.

Shalfleet CE Primary School.				
Meeting closed at 9.10 pm				
Signed				
Date				