

SHALFLEET PARISH COUNCIL

MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 11TH JANUARY 2023 AT 7.15 PM

Present: Cllrs: S Cowley (Chair), S Stables, P Broadhead, H Hewston, T Cowley, A Ingram
IW Cllrs. Peter Spink and Nick Stuart
4 members of public
Clerk: Sally Woods
Deputy Clerk: Amy Parkinson

138/22-23 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the meeting.

139/22-23 SENAD ADAMS ATTENDING TO GIVE A PRESENTATION ON THE WORK OF A IWC ENVIRONMENT OFFICER:

Information on Environment Officers Core Services had been circulated to Cllrs.

Ms Adams had done a patrol around Newbridge and Shalfleet and gave her observations. She outlined the areas she covered and pointed out Shalfleet different to Newport. She explained the services and checks on offer, including dog fouling, tree inspections, Rights-of-way, fly tipping. The position may be renamed Public Realm. 6 Environment Officers (that wear bodycams) covered The Island for those Parishes that had signed up. Councils could just buy in for a few hours a week for the service.

The Chairman thanked Ms Adams for attending, said the PC were going to discuss later in the meeting whether to join the scheme and she left the meeting.

140/22-23 TO NOTE WARD COUNCILLORS REPORTS:

Cllr Nick Stuart – Attended for part of the meeting as also attending Brighstone PC meeting as a Parish Councillor. Report circulated to Cllrs and noted. Cllr Stuart said he was happy for people to contact him if it was felt he could be of help.

Cllr Peter Spink – Report circulated to Cllrs and noted. Several queries had been addressed:

Planning – he had requested the planning applications for Lee Copse at Lucketts and the Barnfield Solar Farm be 'called in'.

Silver Glades – he was still trying have action taken regarding the tree felling.

Community Led Housing – he asked that the community be given the opportunity to nominate persons to be included on the working group. It was noted there had already been mention of this in Village News and the meeting informed that the CLH Officer was attending the 8th February PC meeting (7 pm start).

Bouldnor Field - Cllr Spink also enquired about Bouldnor Field covenant and whether this matter should be held in private and asked the community be provided with a copy of the covenant. Although this was an in-committee item on the agenda the Chairman gave a brief overview of the matter. The Clerk later sent a copy of the covenant to Cllr Spink.

141/22-23 APOLOGIES FOR ABSENCE: None.

142/22-23 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Hewston declared a non pecuniary interest in CLH as the IWALC representative for CLH.

143/22-23 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:

All Cllrs present, living in the Parish, had now signed a dispensation in order to discuss budgets and precept setting.

144/22-23 TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 7th DECEMBER 2022: Copies had been circulated:

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.

145/22-23 30 MINUTE QUESTION TIME (3 minutes per member of public): None.

146/22-23 PLANNING:

a. Updates and decisions:

Tree Preservation Order 22/00012/TPO Land adjacent to Brackendene and north of West Close with access off Sea View Road, Shalfleet – application modified and confirmed.

Consent of works to trees in Tree Preservation Order:

Lucketts Copse, Bouldnor Road, Shalfleet.

The Lodge, 2 Port L Salle, Shalfleet.

1 Port La Salle, Shalfleet.

Approved by IWC:

22/01700/HOU Saanen, Solent Road, Shalfleet: Removal of sheds 1 and 2; retention of sheds 3 and 4; replacement of shed 5 with log cabin to be used as a sewing and art room.

b. To agree comments on application:

22/01793/FUL Barnfield Solar Farm, East of Wilmingham Lane, West of Broad Lane, Yarmouth and parts of Broad Lane, Thorley Street, Station Lane and Warlands Lane, and Shalfleet Substation, Warlands Lane, Shalfleet:

Construction and operation of a solar photovoltaic (PV) farm with all associated works, equipment, and necessary infrastructure, to include buried cables within road network (Broad Lane, Thorley Street, Station Lane and Warlands Lane) to connect solar farm to Shalfleet Substation.

Yarmouth TC comments and objections noted.

The Chairman agreed a representative of West Wight Villages Association could speak. She said the Association had carried out a survey (68 replies) and whilst they support solar power in principle they object to this application. She read through the objections and comments for the application.

Discussion followed on disruptive effect the proposals would cause, lack of s106 proposals, environmental issues, traffic, size of site.

Resolved the material consideration objections from both the Yarmouth TC and the WW Villages Association be amalgamated and submitted as objections from Shalfleet PC:

1. It would have significant, long term harmful effects to adjacent internationally and nationally designated nature conservation areas, landscape designated areas and Public Rights of Way. The predominant economic driver in the West Wight is tourism (SP4) and this development would have a major negative impact on this.
2. This industrialisation would degrade the visual amenity throughout the area as designated by The National Parks Commission and will be seen in many places from the AONB downland. The area would change from rural to industrialised and would fail to protect and enhance the immediate locality, the adjacent conservation areas and the special quality of the landscape designated by the National Parks Commission under Section 87 of the National Parks and Access to the Countryside Act 1949 as an Area of Outstanding Natural Beauty.
3. This proposal would impact negatively on residential dwellings. This proposal adversely affects the properties on Wilmingham Lane, and Dog Kennel Cottage which is to the east of the site. 'Impact on Amenities of Neighbouring Occupiers' states that "new developments should not detract from the reasonable use and enjoyment of adjoining buildings". Impact due to glare, noise of the inverter stations and views of local natural surroundings.
4. The National Planning Policy Framework explains that:
"all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities".
"deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes." Barnfield Solar Farm would be on undulating and open land.
"Where possible, ground mounted Solar PV projects should utilise previously developed land, brownfield land, contaminated land, industrial land, or agricultural land preferably of classification 3b, 4, and 5 (avoiding the use of "Best and Most Versatile" cropland where possible.) However, land type should not be a predominating factor in determining the suitability of the site location.
5. The area is in a Flood Zone 3 which means it has a high probability of flooding. The Environment Agency objects because of the possibility of flooding on the surrounding low-lying roads and housing nearby. Barnfield Stream flows through the proposed site directly into Yarmouth Estuary with high risk of harmful chemicals from the building of the solar farm flowing into the Estuary which is a protected site for birds and wildlife.
6. This application fails to comply with IOW Policy SP5 on Environment which states that "Development that has a demonstrable adverse impact on the Island's natural, historic and built environments should be avoided." And "The guiding principle in the countryside is that development should benefit the rural economy and maintain or enhance the environment. New development in rural areas should be sensitively related to existing settlement patterns and respect the historic, wildlife and landscape character of its surroundings."
7. There would be no jobs or any other benefits for Islanders.
8. It does not comply with policy DM2 (Design Quality for New Development)
9. It does not comply with policy DM17 (Sustainable Travel)
10. The access is unsatisfactory, as Island Roads suggest.
11. If approved, the required access would require the removal of much of the hedgerow on Wilmingham Lane.
12. Various hedges and trees will need to be removed on the site to the detriment of wildlife.
13. Footpath Y1 is included in the site and no provision is being suggested to protect it, both during or after construction of the site.

14. Various mammals and reptiles have been identified on the site but there is no coherent plan to protect them, either during construction or the life of the solar farm.
15. It is suggested that sheep might graze the site but with the lower edge of the panels only 0.9m high this is not safe for sheep or the panels. The IWC has endeavoured to safeguard farmland and other valuable resources and this application goes against that endeavor.
16. Trenching a cable from Dog Kennel through Broad Lane, Thorley, Wellow, Ningwood, Warlands Lane to the Shalfleet sub station will cause significant disruption along the route.
17. There is a likelihood of increased opportunistic crime locally due to the ease and rising occurrence of theft from solar sites.
18. Assurances were given when Wilmingham Solar Farm was built (which is almost entirely shrouded by mature trees,) that it would not be extended - and that is what is now being planned.

The Clerk asked Cllrs to note that a further planning application just come in for 13th January Press List – may need to hold a meeting – asked Cllrs to let her know once looked at the application.

131/22-23 FINANCE/REPORTS:

- i) **To agree to pay annual SLCC (Society of Local Council Clerks) membership for Clerk and Deputy Clerk of £267 for 2023.**

Resolved the two memberships be paid.

- ii) **To agree to pay annual IW Sports Foundation membership of £11 for 2023.**
Cllrs queries why the PC are members of this Foundation. Cllr Broadhead agreed to look into and feedback to Cllrs. **Action: PB**

- iii) **To agree to pay for the installation of the defibrillator at Wellow Institute – approximate cost for this £250 + VAT:**

The Clerk reported that this can only be an approximate cost as the electricians cannot install a new circuit as the fuse board is old and it may involve more work in order to fit the defib.

- iv) **To agree whether to contribute towards an IWC Environment Officer:**
After discussion the Cllrs **resolved** not to contribute.

- v) **To agree budgets and precept for financial year 2023-24:**
Spreadsheet giving spend to date, projected spend and budget suggested at December meeting circulated to Cllrs. Noted PC not increased precept since 2016/17.

Had confirmation from IWC that the provisional figure of 761.2 for Shalfleet used as band D adjusted tax base for 2023-24 (for 22/23 was 753.1). Clerk was asking confirmation that this was the number Council Taxpayers in Shalfleet Parish.

Cllr Broadhead requested it be Minuted that she is not happy with the increase in Precept, that the PC had spent too much money and must be more prudent with spending. Felt there should be one project a year and PC be more careful. It was Parish people's money. The Clerk reported the end of year balance for 2021 was £55,000 with projected for current year end of £15,000.

Cllr Stables she agreed PC should be more prudent (in the situation of people facing financial crisis, and curb spending,) and put a cap on donations, £50 for small donations and a ceiling for larger ones.

Clerk said Financial Regulations would need amending to reflect this, if agreed.

The Chairman said Cllr Stables was referring to West Wight Sports & Community Centre when speaking of capping donations and Cllr Stables asked it be minuted she had not mentioned by name any particular organisation or body.

Cllr T Cowley commented Cllr Stables was referring to WW Sports & Community Centre.

Cllr T Cowley said the PC should increase the precept by 20% as it had not been put up for so many years.

Further discussion took place.

Cllr S Cowley proposed a 20% increase in the precept, seconded Cllr T Cowley.

Cllr Stables proposed a 15% increase, seconded Cllr Broadhead – vote taken 4 For, 2 Against.

Precept will therefore have a 15% increase on last year and Clerk will work out amount to inform IWC and Council Tax payers what their increase will be to go in Village News.

Agreed budgets go on February agenda for finalising.

Action: Clerk

vi) To approve list of payments (copies emailed to Cllrs) - resolved

Chq No.	Paid to	For	Amount
SO	Sally Woods	Salary	900.00
BAC	Sally Woods	Remainder Salary	323.30
BAC	Amy Parkinson	Salary + mileage	230.73
BAC	Newbridge Com Assoc	December Meeting room hire	30.00
DD	BT	Phone & Broadband	62.90
DD	BT	Sim card – BT taken in error/reimbursed	24.78
BAC	Island Copier Co Ltd	Photocopier contract	168.84
BAC	IW NHS	Defib + Cabinet	654.60
BAC	Wight Computers	Remote Support	18.00
BAC	Mark Harrod Ltd	Goal post hooks	62.32
DC	Argos	Kettle	25.00
BAC	Crystal Solutions Ltd	Install tree bracket/tree/removal of tree	270.00
BAC	Newbridge Com Assoc	Jan Meeting room hire	30.00
DC	Signomatic	Plaque for School Pavilion	33.58
TOTAL			£2,834.05

148/22-23 TO NOTE THE CLERKS REPORT:

Happy New Year to one and all.

2023 Meeting Dates, venues and times – these all confirmed and will be put on the PC website, Facebook page and in Village News.

School - times of meetings at the School noted – 10 am March and October.

Cllr T Cowley agreed to speak to children again, prior to the meetings. Cllr Hewston said she would like to accompany him, he said he would rather go on his own. Clerk suggested they sort this between them.

Action: TC/HH

Oak Tree – the Clerk asked the Chairman to confirm when the oak tree for Malthouse Green was dormant and okay to plant. She had obtained the necessary guard and plaque.

Maintenance man away until February. Cllrs S & T Cowley agreed to plant in centre of the Green, as agreed by Southern Housing.

Action: SC/TC

BT Sim Card – this has now been cancelled and account sorted out.

Defibrillator Training – 4 PC members attending session on 18th January 2023 at the Riverside Centre. Cllrs Stables and Ingram, Deputy Clerk and Clerk.

8 parishioners attending session arranged at Wellow Institute on 16th January 2023.

Community Led Housing – spent time arranging various meetings.

Sheet confirming meeting and training sessions circulated to Cllrs.

Whips ordered for Bouldnor Field – firstly these were not dormant to move, now wet. The Clerk will obtain advice on whether able to plant in March.

Cllr Broadhead asked that an update on the s106 pathway go in Village News.

Annual Parish meeting speaker – Clerk asked Cllrs to have a think about who they would like invited and will discuss at the next meeting – February agenda item.

Crash Site Memorial – Cllr T Cowley suggested PC have a signed agreement with The Witchard family and confirmed he had applied for funding for this memorial but would not hear until April 2023. (Clerk would look permission before taking memorial further, if funding approved.)

Voluntary Community Social Enterprise – Clerk asked if could have number of Shalfleet people who have benefit – not able to provide – asking for £160. This was noted, no decision made.

WW Council Meeting – due to be held to have update on Draft Island Planning Strategy – IWC Committee meeting 18th January 2023 wants this to be deferred until June 2023, so WW Council meeting also deferred.

149/22-23 TO NOTE COUNCILLORS REPORTS:

Cllr A Ingram: Concerned about the raised ironworks on Ningwood Green. Agreed to send Clerk photographs and she will report to IWC. **Action: Clerk**

Cllr T Cowley: Ningwood Hill – asked Clerk to re-report to Island Roads the overgrown hedge (top section cut but not bottom). **Action: Clerk**

Asked Clerk to chase works to action drainage problems near Shalfleet traffic lights where water still pouring over the roadway. **Action: Clerk**

Planning Enforcement – queried if planning required for a large ‘shed’ that had appeared next to a Listed Building on Main Road, Wellow. **Action: Clerk**

Cllr S Stables: Reported road flooding issues at Barton/Winchester Corner and Elm Lane, asked Clerk to report to Island Roads. **Action: Clerk**

Cllr S Cowley: Visited the School and PC thanked for financial contributions made in 2022. Given a nice card and chocolates which he agreed to bring to the next meeting.

Newtown Action Group – he had attended the December meeting of the group. Minutes to be circulated once received.

150/22-23 COMMUNITY LED HOUSING:

- i) **To resolve to set up a Community Led Housing Working Party that can also make decisions and agree expenditure from the grant funding, with the Clerk being given authority to sign any relevant paperwork:**

After discussion, it was agreed to set up a CLH Working Party, as above, (whilst the incorporated body was being set up by the solicitors,) made up of a couple of members of the PC and members of the community (as it is a community project). With membership being 8 – 10 people. A Chairman, Secretary and Treasurer can then be appointed.

It was also agreed the Clerk be given authority to sign any relevant paperwork, including that involving the signing off of grant funding payments, without having to come to the PC.

- ii) **Update:**

Meetings arranged to meet some Architects who have expressed an interest in order for a decision to be made on which one to use for the project.

Preliminary Ecological Appraisal and Topographical Surveys have been carried out.

Solicitor had been instructed and it was resolved the letter of engagement be signed.
Chairman and Vice-Chairman, together with the Clerk to send through ID for anti-money
laundering purposes. **Action: SC/SS/Clerk**

John Prickett, CLH Officer, attending the PC February meeting on 8th 7 pm to speak about
CLH.

9 pm Cllr T Cowley gave his apologies and left the meeting.

**151/22-23 TO REVIEW THE PARISH COUNCIL POLICY ON FILMING, AUDIO-
RECORDING, PHOTOGRAPHING AND REPORTING OF COUNCIL AND
COMMITTEE MEETINGS:**

Copies circulated to Cllrs. Cllrs agreed item 13 be removed and then agreed these.

**152/22-23 THAT UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS)
ACT 1960, THE PUBLIC AND REPRESENTATIVES OF THE PRESS AND
BROADCAST MEDIA BE EXCLUDED FROM THE MEETING DURING THE
CONSIDERATION OF THE FOLLOWING ITEMS OF BUSINESS AS PUBLICITY
WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BECAUSE OF THE
CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED:**

Bouldnor Field Covenant after discussion, resolved land valuation be carried out by Agents
letter, at cost of £400. **Action: Clerk**

After the meeting it was agreed Cllr Spink be sent a copy of the covenant, as requested.

Action: Clerk

**Next scheduled meeting will be held on Wednesday 8th February 2023 at 7.00 pm at
Newbridge Community Centre – John Prickett, Community Led Housing Officer
attending.**

Meeting closed at 9.10 pm.