

## SHALFLEET PARISH COUNCIL

### MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 8<sup>TH</sup> FEBRUARY 2023 AT 7.00 PM

**Present:** Cllrs: S Cowley (Chair), S Stables, P Broadhead, H Hewston, T Cowley, A Ingram  
IW Cllrs. Peter Spink and Nick Stuart

23 members of public

Clerk: Sally Woods

Deputy Clerk: Amy Parkinson

#### **158/22-23 CHAIRMAN'S WELCOME:**

The Chairman welcomed everyone to the meeting and said it was good to see them all.

#### **159/22-23 JOHN PRICKETT ATTENDING TO GIVE A PRESENTATION ON COMMUNITY LED HOUSING (CLH):**

The Chairman introduced John Prickett and explained the scheme was a Parish Council initiative that needs to be more community run. John gave out information leaflets on the CLH.

He explained the five stages of the project and said the mix and design had yet to be agreed. Also confirmed the properties would be built in perpetuity as affordable for local people and could be held in a Community Land Trust, with a Local Lettings agreement. Legal advice and funding were being sought. 26,000 homes had to date been built nationally via the CLH scheme.

The allocations for Burt Close were discussed.

Resident asked why the 'Crossways' site. The Chairman responded by saying the Baxandall family had responded to a PC article in 'Village News' asking for a site. The family/land owners had already sought planning advice for 8 – 10 properties; 2 to remain with the family, 8 CLH, it was close to the village and other houses and was a manageable site. Other sites had previously been put to Planners but these had been rejected. By definition it was a greenfield site – no brownfield sites available in the Parish.

Land owner said the reason they were looking at CLH was fact a family member would have liked a Burt Close property – worked at the pub with children at Shalfleet School, but did not get one. No property in reach.

Cllr Spink raised question on local need and how type of property was to be established. John Prickett said he was in the process of obtaining details from an affordable database which was updated yearly.

Felt a local survey would not show need, as some of these people outside the area but had the local connections. IW Survey would show need.

Cllr Stuart said he believed CLH a good idea and it may help that Brighstone had a recent survey done.

Discussion on surveys and how information gained from those outside the area wanting to move back due to local connections, work etc.

Mention made of the IW Housing Register and fact people had ticked Shalfleet as an option – needs to be more focused.

Resident felt more information was needed to be given to the community on the scheme. Noted reports go in Village News (and given monthly at PC meetings), go on the PC website and Facebook page.

It was noted a meeting had been held with Island Cottages, a housing provider set up in 1938, with the same ethos as CLH.

Stressed that a Working Party, with Terms of Reference, was to be set up. Comment made it would be good to have younger people on board. Noted that in East Yorkshire a scheme had been set up which now had nothing to do with their PC.

It was noted that if someone joined the Working Party it would not preclude them from applying for a property.

Although a site had been found, the whole CLH process had only just begun. The group welcomed volunteers, with something sensible to offer, to come forward to help with the project and to contact the Clerk.

Resident thanked the PC for what done so far for the community. Aware communication difficult and that was why they were there, to listen.

Some people left the meeting.

#### **160/22-23 TO NOTE WARD COUNCILLORS REPORTS:**

**Cllr Peter Spink** – Gave some planning updates, including fact he was pressing for action to be taken regarding the Silver Glades site. Said he was spending time updating the IWC Constitution. This had not been done for some time.

**Cllr Nick Stuart** – Confirmed Brighstone PC met yesterday, hence he could attend the whole of this meeting. Also attended full IWC meeting. He was impressed with the Shalfleet CLH scheme.

Discussion had been held on planning matters, including Burt Close and a footpath from this development to the school and nitrates.

Regarding enforcement matters – if PC had any issues to send them through. The Clerk agreed to send him information on the Worm Farm and caravan, which was the subject of a Planning Appeal.

IWC budget problems very serious and the Council Tax would have to have a large increase. Resident asked about the forming of a footpath between Thorley and Wellow – noted this was Cllr Spink's area.

Cllr Broadhead said she was annoyed that the IWC funding for WW Sports & Community Centre had been withdrawn and there had been no mention of doing the same for Medina and The Heights. Cllr Stuart confirmed there was to be a review of these two facilities.

**161/22-23 APOLOGIES FOR ABSENCE:** None.

#### **162/22-23 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:**

Cllr Hewston declared a non pecuniary interest in CLH as the IWALC and Island Cottages representative regarding CLH.

Cllr S Cowley declared an interested in anything Lee Farm, member of Yarmouth TC, Wight Nature Fund and Yarmouth Town Trust.

Cllr T Cowley declared an interest in Camp Wight, Wight Nature and Yarmouth TC.  
Cllr A Ingram declared an interest in Yarmouth TC and Wellow Millennium Green.

**163/22-23 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS:** None received.

**164/22-23 i) TO CONFIRM AND APPROVE THE MINUTES OF THE MEETING HELD 11<sup>th</sup> JANUARY 2023:** Copies had been circulated:

Cllr Stables asked for an amendment to be made – page 5 ‘Cllr Stables replied to the Chair that she had not mentioned by name any particular organisation or body.’

Cllr T Cowley commented ‘that Cllr Stables was referring to West Wight Sports and Community Centre.’

Cllr Broadhead proposed the Minutes of the meeting, once the amendment made, be agreed, seconded by Cllr T Cowley – **resolved**. The Minutes having been agreed were signed by the Chairman as a true record.

**ii) TO CONFIRM AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD 31<sup>ST</sup> JANUARY 2023:**

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

**165/22-23 30 MINUTE QUESTION TIME (3 minutes per member of public):** None.

**166/22-23 PLANNING:**

a. **Updates and decisions:** None.

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

**23/00077/FUL Lucketts Farm, Bouldnor Road, Shalfleet:** Proposed change of number of pitches from 15 to 30; alterations to vehicular access (revised scheme).

The owners were present and said they were happy to answer any questions – they explained the reasoning behind the application, which basically, was to allow more motor homes on the site.

Shalfleet Parish Council agreed they had no objections to this application, support it as it is for a tourist business in the local community and wished them the best of luck.

**167/22-23 FINANCE/REPORTS:**

i) **To decide whether to pay annual IW Sports Foundation Membership of £11 for 2023:**

Cllr Broadhead reported that 50 clubs and Parish Councils were members of this Foundation. Grants were available for coaching and sporting equipment. She felt the PC should carry on as members and offered to pay for the next 2 years membership. She had also been invited on to the School Sports Committee and membership may help the school. **Resolved**.

Cllr Broadhead then gave the Clerk £11 for current year – thanks given.

Invite to the IW Sports Achievement Awards given to Cllr Broadhead.

ii) **To agree to seek and pay for legal advice to have the covenant for Bouldnor Field explained:**

This matter had got more complicated after the Clerk found a past email stating the person the PC had been contacted by with regards the covenant, is not the covenant holder.

Further copies of the Land Registry documents and covenant found and it was queried whether legal advice should be sought.

**Resolved** this matter not be taken any further and Clerk take no action.

**iii) The King's Coronation – to decide how to celebrate – suggestions and costings requested from Cllrs:**

Cllr Hewston said she would like to put on an event at Newbridge, using the Green and the Community Centre. She hoped the same arrangements as the Queens Jubilee could be agreed, coming under the umbrella of the PC insurance for a picnic, with the PC contributing £200 for mementos and costs. Perhaps giving the same amount for Wellow and Shalfleet. Resident said discussions were being held for an event at Wellow, with Thorley and Ningwood residents being invited and they would appreciate financial assistance for this.

Email circulated from Shalfleet Village Hall – they are putting on a lunch on Sunday 7<sup>th</sup> May 2023 and asked if Cllrs wish to volunteer for this event, but as yet not asked for financial help.

Discussion held and it was noted budgets had yet to be set, but one Cllr said as PC were short of money, they may not be able to be as generous as last year.

**Resolved** those wishing financial assistance should write to the Clerk.

**iv) To agree to pay subscription for SoundCloud to enable recordings of Minutes (should read meetings) to go on the Parish Council website. Cost of approximately £10 per month given by Newport Council:**

Cllr T Cowley proposed this be paid, seconded Cllr S Cowley. Cllr Broadhead objected. Vote taken 4 For, 2 against.

Clerk will ask Deputy Clerk to look into setting this up.

**Action: Deputy Clerk**

**v) To agree budgets for 2023-24 – information circulated to Cllrs:**

Cllr Hewston proposed PC meetings be held at the school as no hire costs if meet there. Clerk to look into whether they have the availability.

**Resolved: Clerk**

**Resolved** Chairmans Allowance not be paid and this taken out of the budget.

Cllr Stables felt a cap should be put on the amount paid in donations both large and small. Agreed this be looked at when the Financial Regulations reviewed. She confirmed she was making no reference to the WW Sports Centre at this point.

Discussion on the amount to go in projects – decision on the funding application for the crash site memorial, submitted by Cllr T Cowley, should be known in April.

Agreed there needed to be some provision for CLH and £3,000 go in the projects budget.

Cllr Ingram said CLH meetings could also be held at the school to save hire fees. He also felt PC needed to look at what they gave School leavers and queried if dictionaries be given.

Noted School usually ask PC what they want but still a need to have something in the budget for the School.

**Resolved** final budget for 2023/24 of £59,373. Clerk had already informed IWC of the fact the PC had agreed a 15% increase in the precept of £45,793.

**vi) 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	425.12
BAC	Amy Parkinson	Salary + mileage	299.88
BAC	Newbridge Com Assoc	January CLH Meeting room hire	30.00
DD	BT	Phone & Broadband	59.94

Cont.

BAC SLCC	Clerks 2023 Membership subscription	177.00
BAC HMRC	3 mths Tax & NI	661.72
BAC IW NHS Trust	AED Training – Wellow	150.00
BAC IWALC	2023-24 Annual Subscription	377.51
	<b>TOTAL</b>	<b>£3,081.17</b>

### **168/22-23 TO NOTE THE CLERKS REPORT:**

**Shalfleet CE Primary School Pavilion** – confirmed that the plaque (stating the PC gave a contribution towards the pavilion,) had been fixed on the pavilion.

**Defibrillators** – successful training at Wellow Institute – good feedback from attendees. Sadly, some could not attend.

Cllrs and staff attended the IWALC training at the Riverside on 18<sup>th</sup> January 2023 which was informative.

Electrician given the go ahead to install the new defibrillator at Wellow Institute. Confirm this now installed.

The Deputy Clerk had arranged for this to go on The Circuit and IWC Defib website and will arrange signage at Wellow Millennium Green to direct people to the one at the Institute.

**Newtown Action Group** – Val Gwynn contacted the Clerk to say she could no longer commit to attending these meetings. Clerk informed her Cllr S Cowley attended the last meeting and she agreed to send her copies of any Minutes that she receives.

**Tree Warden** – Val Gwynn kindly agreed to check PC trees on Withyfields once better weather here.

**Bouldnor Field Whips** – liaised with Yarmouth TC Clerk and Brighstone Landscaping for these to be delivered to Brighstone Landscaping for them to plant when conditions allow.

**Allotments** – had two people interested following note in ‘Village News’ – one lives in Thorley, so asked Yarmouth TC Clerk if they had any and also mentioned fact one available at the time. at Freshwater Court. Keeping names on file and see if any further interest.

**Withyfields** – hedge – being cut 24<sup>th</sup> January 2023. (Contractor reported Millennium Green hedge in hand – wanted to cut but an overhead wire down – asked them to liaise.)

### **Ningwood:**

**Green** – reported through to IWC there were raised ironworks on the Green and sent photographs emailed through from Cllr Ingram. They came back to say they had no knowledge of these works, thanked PC for reporting in and if hear any more will let PC know. Noted that someone has now concreted round the ironwork and made good.

**Hedge** – contacted Island Roads again as hedge at bottom of Ningwood Hill not yet cut. They have opened this as a new case and closed the one for the hedge at the top of Ningwood Hill which had been done.

**Malthouse Green** – update on oak tree planting? Cllr Cowley kindly offered tree. Cllr T Cowley confirmed he would plant this as soon as time allows. Clerk has guard and plaque.

**Action: TC**

**Southern Water** – report from Val Gwynn that hazel saplings from the riverbank went into the river during the storm in mid-January and have gathered against the existing tree that is blocking the river (reported to SW in 2018). Val had spoken to the EA to ask them to push SW for the removal of these.

Also been a sewage spillage at Rose Cottage, Main Road, Shalfleet. She believes as a result of the combined sewer system in St Michaels Close. Owners of Rose Cottage have been trying to get action taken for 10 years.

**Hamstead Road** – Mr Dunkley reported in blocked drain (he rang this morning to say this had been dealt with), also reported apron at entrance which could damage the undercarriage of low slung cars, which Clerk reported in – this is being investigated.

**Royal Garden Party** – Cllrs agreed they were more than happy for Maxine Warr to go this year – previously cancelled due to Covid.

**Bouldnor Field Footpath** – emailed those concerned to remind them this due to be done in better weather.

### **169/22-23 TO NOTE COUNCILLORS REPORTS:**

**Cllr Hewston:** Attended a useful Community Land Trust webinar. IWALC meetings on 25<sup>th</sup> January and 1<sup>st</sup> February, as well as CLH meetings.

**Cllr T Cowley:** gave his apologies and left the meeting.

### **170/22-23 TO AGREE THE SPEAKER FOR THE ANNUAL PARISH MEETING:**

Noted this was being held on 26<sup>th</sup> April 2023.

After discussion **resolved** Clerk invite a representative from Island Waste, with Best Kept Village Chairman as second choice. **Action: Clerk**

### **171/22-23 COMMUNITY LED HOUSING:**

#### **i) Update:**

John Prickett gave an update - several meetings recently held – met with two Architects and meeting a third next week.

Options report paperwork through from the Solicitors circulated, which the group need to read through. This will determine the body to be formed.

Specialist funding would need obtaining and stages of design costed.

Working Party to be set up, with membership, criteria and terms of reference to be agreed.

#### **ii) To set up a Community Led Housing Working Party and agree membership and criteria for joining same:**

At the last meeting it had been agreed to set up a CLH Working Party made up of a couple of members of the PC and members of the community. With membership being 8 – 10 people. A Chairman, Secretary and Treasurer can later 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.

After discussion, it was felt the PC make up of the Working Party needed to be firmed up. Cllr Broadhead proposed 3 Parish Councillors and the Clerk, seconded Cllr Hewston – **resolved.**

Cllr Broadhead proposed vote for Councillors to be on the CLH Working Party, Cllr Hewston seconded and proposed this be in form of paper ballot, Cllr Stables agreed.

Cllrs asked to write down 3 names. Papers collated and Cllrs Ingram, S Cowley and Hewston obtained the most votes, so will be CLH Working Party Councillor members.

It was **resolved** the Terms of Reference for the Working Party should be agreed by the CLH Working Party. John Prickett had circulated a draft.

**172/22-23 TO REVIEW THE PARISH COUNCIL STANDING ORDERS AND FINANCIAL REGULATIONS:**

Copies circulated to Cllrs.

**Resolved** this item be deferred until the March PC meeting.

**173/22-23 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:** The public and press left the meeting.

**To agree who should be given the Shalfleet PC Community Award:** Several nominations put forward and discussed. **Resolved** this go to Andy Norman and Cllr Broadhead would inform and invite him to the Annual Parish Council meeting to collect his award, to include £100 cash.

**Next scheduled meeting will be held on Wednesday 8<sup>th</sup> March 2023 at 10 am at Shalfleet CE Primary School.**

Meeting closed at 9.25 pm.