SHALFLEET PARISH COUNCIL

MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 12th JULY 2023 AT 7.15 PM

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

Clerk: Sally Woods

Deputy Clerk: Amy Parkinson

Ward Cllrs Peter Spink and Nick Stuart

8 members of public

47/23-24 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the July meeting of Shalfleet Parish Council and apologised for the quick change of venue due to being unable to access Shalfleet School (the Headteacher later phoned to apologise).

48/23-24 MARK HOLMES ATTENDING TO OUTLINE HIS PLANS FOR BOULDNOR FIELD IN CONNECTION WITH WEST WIGHT YOUTH FOOTBALL:

Information, together with a plan, copies of risk assessment and insurance, had been circulated to Cllrs.

Mark outlined his proposals for Bouldnor Field – it was his wish to use the field for football training, (to include boys, mixed and girls,) as well as for Home games. He said the sport was good for forging friendships and building confidence.

The Club had been using Jubilee Field in Freshwater, but there were issues with WW Sports Centre around this and it would be good to have their own ground.

Mark reported he had spoken to the Clerk on the use of the field, and she had pointed out that previously another football group had the PC agreement to use the field, but it had proved too windy. He had visited the site a few times and not found this an issue.

He had a female parent that was currently undertaking a coaching badge.

The Chairman asked Cllrs for their views, and all thought it a great idea. The matter of the recently planted trees was raised, and the Chairman agreed a site visit was required to look at where the pitch would sit in relation to these.

Discussion on; drainage (Mark had done some costings for installing this), the size of the existing hardstanding and whether this would be sufficient (noted Bouldnor Viewpoint car park nearby), positioning of a shipping container for equipment, mower and goal posts etc. Noted that a lock up was integral to the use of the site. It was noted the children turn up in their kit, so changing rooms not required, but a porta-loo may need to be put on site.

The Chairman confirmed there was a covenant on the field and matters around this would need looking into, as well as whether planning permission required for the container.

It was felt the site could be used on a trial basis, whilst matters looked into. Mark said permission to do a bit of maintenance on the field (fill holes and cut grass,) would be needed for this.

The Chairman said fees would also need looking at.

All agreed a provisional date for a site visit with the Chairman, Clerk, Mark and other available Cllrs, for Tuesday 18th July 2023 at 9 am.

49/23-24 TO NOTE WARD COUNCILLORS REPORTS:

After speaking to the Chairman, the Clerk had emailed both Ward Cllrs and asked for their reports to be sent in advance of the meeting, in order for Cllrs to read and prepare any questions.

Cllr Nick Stuart apologised, he had not prepared a written report but gave a verbal one on meetings he had attended:

Island Roads – (as Chair of Scrutiny) to discuss various issues. Cllr T Cowley had attended this meeting too. Issues around cracking on roads, potholes, hedges and verges.

IWC Committees – School Places, Regeneration, Housing for Homelessness, strategy for poor, electric charging – roll out slow.

Wightfibre – he confirmed one can establish if a particular house is to be connected. He had asked for schedules of work and will let PC have a map of where this is not going.

Island Road Survey – he had performance statistics, which he is happy to give out.

Skills Planning Review – meeting ran out of time.

Speed Awareness – if anyone interested in being a Speed Watch Co-ordinator, to let him know.

He said he was happy for people to raise any queries with him.

Resident said gaining Education back from Hampshire to the IW would be good.

He did not know off hand, about a query asked regarding Wightfibre in Wellow. Cllr Spink said he could look into this. Cllr Broadhead mentioned an issue she had with them and said she did not like their attitude.

When asked – Cllr Stuart said Island Roads do not repair short sections of road. Stressed if people had issues to use 'Fix my Street' on IR website.

Noted IWC had reduced verge trimming to save money.

Cllr Peter Spink had sent his report, which was forwarded in advance of the meeting to Cllrs. **Hamstead Drive junction** – confirmed he had lodged an application with the HSIR – will monitor and update the PC.

Report made mention of fatal accident at Pixley Hill, Freshwater, together with another accident close to the junction of Norton Green. He is corresponding with Cllr Jordan and Island Roads on both these matters. (Noted Clerk had also written personally to Freshwater PC asking for a pathway inside the hedge in Hill Lane to be looked into, after coming across pedestrians on the bend in the road, Cllr Spink noted this).

Query on width of Southern Vectis bus servicing our area – Cllr Spink agreed to look into. **Anti-Social behaviour** – aware there has been a considerable amount taken place recently. He had

attended a number of meetings with the Police, members of the public and parents of the culprits. Important any further occurrences of ASB in the Parish be reported to the Police. Gave quote from Inspector Matt Gooding's statement.

Resident asked about Hang Gliding – Cllr Spink said he did look at the Gov.Uk website on this. Noted Open Access land excludes paragliders and hang-gliders, they have no legal right to land, (this in respect of Wellow Millennium Green). He agreed to send resident the regulations on this. The Clerk confirmed she had written to IWALC/NALC for information on this, but yet to hear back.

The Chairman thanked the Ward Cllrs for their reports. Cllr Stuart left the meeting.

50/23-24 APOLOGIES FOR ABSENCE: Cllrs Ingram and T Cowley

51/23-24 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:

Cllr Stables declared a non-pecuniary interest regarding the planning application for Sunningdale Farm, as she knows one of the applicants.

52/23-24 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received. 53/23-24 TO CONFIRM AND APPROVE THE MINUTES OF THE PREVIOUS MONTHLY MEETING HELD 14TH JUNE 2023 (Copies circulated to Cllrs):

Cllr Cowley raised a point from the June Minutes in relation to the TOR and voting; Clerk had advised the PC she had a right to vote on the CLH Working Party – he felt it was unclear and PC

should look at more clearly and PC could be open to challenge, he believes she should not have a vote and not beyond reproach. Discussion followed. The Clerk confirmed what advice she had received from the top Solicitor of SLCC and she had circulated the information to the Cllrs. The Clerk was not happy on this matter, and she said if Cllr S Cowley had evidence why she should not have a vote, to provide and prove it, and the Chairman agreed.

The Chairman asked why this had not been raised at the recent CLH Working Party meeting. Cllr Hewston pointed out this is a new venture, when John Prickett looked at the whole set up, he said the rules will vary for each County and establishment. Everyone understands why we have solicitors – can argue the points. Working Party under John Prickett says Clerk can have a vote. Cllr S Cowley asked it be noted in the Minutes that he interprets the information from Roger Taylor that acting in administrative capacity, she should not have a vote.

Cllr Hewston proposed to approve the minutes, Cllr Stables seconded.

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

54/23-24 30 MINUTE QUESTION TIME (3 minutes per member of public):

Main Topic: To collate queries and questions on Shalfleet Anti-Social Behaviour, to forward on to the Police:

The Chairman said as a PC we are limited as to what we can do - have no powers. The Clerk had invited the Police to attend this meeting but unfortunately they were unable to do so. They had asked that questions and queries be collated and sent to them, and they will provide a written response and ensure that a member of the team attends a future PC meeting.

She stressed if people do have a problem and if a certain individual comes to their premises, to dial 999 (not 101). She understands a certain person does have a Restraining Order on her now.

Protect your home as best you can, (if this means installing CCTV, to record evidence).

The Chairperson stressed that the PC fully support people and sympathise with their problems. Incidents must be logged and if a person is giving verbal abuse, have your phone on, so the Police can hear it whilst the incident occurring, record it, so Police can hear dialogue. They can then use it as evidence. Issues at Freshwater mentioned.

Resident 1:

- 9.6.23. Wife and himself had stones and eggs thrown at car and house, and window smashed at a neighbour's house. Phoned 101 but unable to get through as a 15-30 minute wait, then phoned 999 at 4.20 pm, Police came at 7 pm but to date no statement taken by them, so incident unrecorded.
- 24.6.23. Same person came to house, stones thrown at their house and neighbours neighbours window smashed a second time. To date the Police have not taken a statement from him and his wife, so incident goes unrecorded.
- 28.6.23. Met PCSO Quinn and discussed lack of response from the Police, she took their details and to date no response.
- 30.6.23. Wife and himself met Donna Jones, Police Crime Commissioner and MP, took details but failed to get back to them.

Phoned their County Cllr Stuart, who came to see them about their concerns.

Please could Shalfleet PC write to Donna Jones, MP and Police and ask why there is such a long wait for a 101 call to be answered, why it takes two and a half hours for a response to a 999 call and why Police not taken statement from them to date.

Donna Jones gave them a booklet and how going to make safer streets. Not happening in Shalfleet. Would like the PC to put concerns forward, otherwise they could have a summer of trouble. Thanked PC for their time.

Resident 2:

Questions he would like put to the Police:

- 1) Seeks guidance on to what extent members of public can protect their own properties should they come under attack of any sort and is there any official guidance from the Police on this.
- 2) Asks what work Police are doing in the local community to get to the bottom of the issues of ASB?
- 3) Who are the Local Police Liaison Officers, where are they based and how can they be contacted outside of dialling 101 or 999?
- 4) Could the Police provide statistics around ASB incidents attended in last 6 months and how does this compare to 6 months previous? Has there been an increase?
- 5) Given the significant number of incidents attributed to one individual and these incidents are still ongoing, are the Police happy with the wider Court system and do they feel that they have all been dealt with by an appropriate degree of seriousness?
- 6) Lots of reports of ASB in West Wight why did the Police feel it not appropriate to send a representative to this meeting, bearing in mind last week was ASB Awareness Week?

He mentioned a Restraining Order that a particular individual had regards him, the fact the date on the Notice of the Court Order had run out before it was served! Huge typo. Issues around this. Also, second Order had a spelling error in his name, he had sent this back. Hopes to finally get a correct one.

The Chairman said the Clerk had made good notes and will find out when the Police can come to a PC meeting. Noted PCSO had left.

Residents thanked the PC for listening and adding this issue to the agenda and taking questions. The Chairman said residents could always get together and collate information and send it to the PC, to be forwarded to the Police. A resident said he was happy to facilitate a meeting.

Cllr Spink asked if since the date of the Referral Order and Restraining Order there had been any further occurrences. Reply was; not in relation to where they live, but there had been at the local shop. At this stage not clear if charges made. Discussion held on bail, Court Orders, and other local incidents.

All felt incidents should be reported. Cllr Spink said he might take this up with the Police. Further information given by residents on their incidents, statements and recording by Police.

Cllr S Cowley asked about Neighbourhood Watch schemes, Noted these are no longer set up through the Police. Clerk had sent resident a link to the website – up to residents to go on this or Neighbourhood Watch Contact Number: 0116 402 6111.

Some residents left the meeting.

Resident said be good for villagers to get together, like a support group. The PC **resolved** to agree to pay for the hire of the Village Hall for the residents to hold a meeting.

Mrs Cowley aware it's been a hot June and IWALC put out information about the Climate Emergency. She asked the PC what they would do – what plans do Shalfleet PC have to deal with the Climate Emergency, looking to the future for our children and grand-children?

The Chairman said this would go on a future agenda.

Action: Clerk

55/23-24 PLANNING:

a) Updates and decisions:

New Bungalow, Hamstead Drive, Shalfleet: Alleged breach – caravan being used for residential purposes; Letter from the Senior Enforcement Officer confirmed a site inspection had

been undertaken where the caravan appeared not to be habited. Communication made with the landowner who advises the caravan has no utilities and is being used as a day room for a disabled child, photographic evidence produced. The enforcement case has been closed on this matter. **At Last, Ningwood Hill, Ningwood:** Officer confirmed no details from the Planning Inspectorate at this time, relating to an Appeal, have been received. She will raise a case for the residential use

at this time, relating to an Appeal, have been received. She will raise a case for the residential use of the land. Asks with any new concerns, these be sent through on their complaints form, (gave link, circulated to Cllrs). The form makes sure that they have all the necessary details required to assess a case.

Brook Cottage, Wellow: Photographs of pitched roof that had been added, sent to Planning. LBC had been approved for workshop/chalet and additional boundary wall. However, there are discrepancies between that shown on the approved drawing and what has been built. Officer discussed alterations with the planning team with a view of requesting a further application to be submitted to regularise the changes made, along with requirement to address alterations made to the entrance/frontage.

Approved by IWC:

23/00657/LBC The Old Post House, Wellow Top Road: LBC for reinstatement of side entranceway, two external vents and minor internal alterations.

23/00843/HOU The New House, Main Road, Wellow: Proposed detached garage. Refused by IWC:

23/00734/HOU Cranleigh, Ningwood Hill: Proposed single storey extensions to form linked ancillary accommodation and recreation room.

'Slow Motion' Yurt accommodation – Cllr T Cowley reported in about a website advertising for local retreats, which includes the use of Yurts. He had circulated link to website and google maps to Cllrs and he asked for enforcement action to be taken. Clerk had checked, and Deputy Clerk again today; at present the website states 'coming soon' for accommodation.

Resolved weekly check undertaken to see if this changes and if the accommodation becomes available for let, to ask Planning if permission required.

It was also noted that regarding another enforcement issue, the Senior Enforcement Officer had asked that in future a Complaint Form be completed for enforcement issues, rather than just an email, to ensure all the information required is given.

Planning Services Customer Survey – letter received today (and circulated to Cllrs) from Ollie Boulter regarding an online survey which will open from 18 July and close on 15 September. Information on launch sessions given – one for PCs on 18 July 2023 4 – 5 pm Committee Room 5, County Hall. Cllrs Stables and Hewston agreed to attend.

b) To agree comments on application:

23/00908/FUL – **Sunningdale Farm, Cranmore Avenue, Shalfleet:** Demolition and rebuilding of an existing agricultural barn and the conversion/extension of the former milking parlour into a holiday unit.

The Parish Council had no objections.

23/01019/RVC – **Wellow Baptist Church, Main Road, Wellow:** Variation of conditions 2, 7 and 8 on 20/00672/Ful to allow for replacement windows and revised drainage details; removal of condition 12 on 20/00672/FUL in relation to Bat Survey. The Parish Council had no objections.

c) To note IWC Draft Housing Affordability Supplementary Planning Document, which consists of the Draft Housing Affordability Guide, with a view to adopting it as a Supplementary Planning Document (SPD) within the Island Plan Local Development Framework, is out for consultation until 28 July 2023 and agree any comments to be made?

Cllr Spink spoke on this and gave his view on fact 20% discount on market value for properties, still not affordable. He believed The Island needed to claim Exceptional Circumstances. Discussion followed, including that on modular houses – fact low cost and there are IWC sites on The Island these could be built. He agreed to let PC have his response to the SPD. Cllr Hewston asked that a comment be sent in from the PC on section 6 - SEA Screening Procedure. It was inaccurate and stated that it would have no effect, when it would – agreed this comment be submitted.

Action: Clerk

d) To note updated IWC Statement of Community Involvement is out for comments until 4 August 2023 and agree any comments to be made?

This was noted.

56/23-24 FINANCE/REPORTS:

i) To consider grant request from Citizens Advice Bureau – (letter, with information pertaining to Shalfleet, circulated to Cllrs):

It was noted PC can give £50 without asking for accounts. Cllr Broadhead proposed £200 be given, subject to seeing their accounts – **resolved.** Action: Clerk

ii) To approve list of payments (copies circulated to Cllrs): Resolved.

SO	Sally Woods	Salary	900.00
BAC	Sally Woods	Remainder Salary	372.23
BAC	Amy Parkinson	Salary + £10.800 mileage	227.21
DD	BT	Phone & Broadband	70.66
BAC	WBS	Stationery	87.58
DC	SoundCloud	New Pro monthly	10.00
DC	SchoolDepot	27 x Dictionary & Thesaurus	144.45
BAC	Newbridge Com Assoc	CLH Room hire	30.00
BAC	Wight Computers Ltd	Microsoft Office 365	95.04
BAC	Samantha Sharp	Donation re Scouts Jamboree	50.00
BAC	Victim Support	Donation	50.00
BAC	IW Prostate Cancer	Testing Day	200.00
BAC	Wight Computers	Restore Backup	18.00
BAC	Newbridge Com Assoc	5 th July CLH Meeting room hire	30.00
BAC	Brighstone Lands Ltd	Open Space Maintenance	4,041.39
		TOTAL	£6,326.56

57/23-24 TO NOTE THE CLERKS REPORT (Circulated to Cllrs):

Ward Councillor Reports – After speaking with the Chairperson, emailed both Ward Cllrs and asked reports be submitted prior to the PC meeting to enable Cllrs to prepare any questions for the meeting.

Play Areas and Open Spaces - instructed Maintenance Man to carry out works as per the RoSPA inspections, undertake annual clean of signs, information boards and seats (and report back any that require a coat of paint).

Bouldnor Field - Deputy Clerk reported litter bin and seat in play area loose – asked Island Roads to look at litter bin (which they had recently repaired) and they came straight back to say the defect is being looked at.

Asked Maintenance man to look at the seat. He agreed to do this 4th July 2023.

Wellow Millennium Green – received £75 reimbursement for RoSPA inspection; acknowledged. **Hang-gliders** – Cllr Hewston obtained some information around take off and landings, which Clerk circulated to concerned resident. Clerk had also emailed IWALC for advice – yet to hear.

Finance – As a point of clarification – at the June meeting the PC agreed to give £200 to IW Prostate Cancer Charity to help fund their testing day to be held in Totland in August 2023. Clerk had requested their accounts (as per Financial Regulations) and informed them the donation is subject to receiving these. Accounts received and circulated, payment made.

Donation Thank you – Email from Samantha Sharp thanking PC.

Letter from Age UK – sending warmest gratitude for donation.

School Leavers Dictionaries – Deputy Clerk ordered these and School have confirmed receipt. Inserts, signed by Chairperson, have been dropped in, to go in books. Leavers assembly 21st July 2023 – details to be confirmed. The Chairperson and Vice-Chair will be attending at 11 am to present these to the School leavers.

S17 Footpath/Southern Water issues – numerous agencies are now involved in trying to improve this footpath which is very narrow and very near the edge of the stream. Water from the Treatment Plant washes over the path, further eroding it.

Residents are urged to contact the Environment Agency or Southern Water regarding sewage spills and issues EA Tel: 0800 80 70 60 SW Tel: 0330 303 0368

West Wight Town & Parish Council Association meeting – Chairperson and Clerk attended a good meeting on 19th June. Representative from Southern Water and Binnies (who are undertaking the Water Treatment Plant upgrades) attended. It was stressed that any issues with sewage or manholes etc. should be reported in. Information on how his can be done, will be placed in 'Village News'. The Association agreed it was beneficial to continue as a group and reviewed their Terms of Reference.

Military Road – It was noted a planning application had been submitted by IWC for stabilisation works to the Military Road, to include installation of a piled wall. Deadline for comments 17th July 2023. Brighstone PC had learnt the National Trust would be willing to allow a new road to be rerouted across some of their land and preferred this option to piling.

Cycle routes and Greenways were discussed, and Graham Biss of Natural Enterprise had agreed to attend the next WW Council meeting to give an update on this.

Affordable Housing was also discussed.

Withyfields Dog Fouling sign – resident asked for a new one be installed, as existing very faded. Deputy Clerk will obtain a quotation from IWC for this.

Parish Office – a new draft Lease and Licence had just been received by the Parish Council. This will be checked and go on the September Agenda for finalising and agreement by the Parish Council.

Victim Support – letter of thanks received for PC donation.

River Caul Bourne – Val Gwynn contacted the Clerk very concerned about lack of action over a tree which had come down into the river in 2018. Clerk emailed Southern Water County Customer Manager and copied in Cllr Stuart.

SW County Customer Manager came straight back to say he had met with Miss Gwynn multiple times raised a job for this work. He will advise when completed. Clerk thanked.

Val Gwynn brought a letter and photographs to the Parish Office this morning. Clerk read letter. PC asked Clerk to continue to chase this matter and let Ms Gwynn know she was doing so and give her any update.

Action: Clerk

58/23-24 GENERAL POWER OF COMPETENCE: To reconfirm and note Shalfleet Parish Council still meets the criteria to use the General Power of Competence:

Criteria:

- 1. The number of members of the Council that have been declared to be elected, whether at ordinary elections or at a by-election, is equal to or greater than two-thirds of the total number of members of the council.
- 2. The Clerk to the Parish Council holds a CILCA (or another similar qualification).
- 3. The Clerk to the Parish Council has completed the relevant training in the exercise of the general power...

Agreed the PC continues to meet the criteria and hold the General Power of Competence.

59/23/24 COUNCILLORS REPORTS:

Cllr Hewston:

20th June – attended Cost of Living Zoom meeting.

27th June – IWALC AGM – appointed as representative for CLH.

30th June – CLH Zoom meeting as IWALC rep – submitted a report to IWALC.

18th July – would like to attend Launch, with Chairman.

Cllr Stables: Attended IWALC AGM, AONB meeting and West Wight Councils meeting.

Cllr S Cowley: spoken to a lot of people in the Parish on various matters.

60/22/23 COMMUNITY LED HOUSING:

i) Update:

Land Registry TP1 – Clerk confirmed had seen copy of the TP1 forms and plans this morning. The land is in the ownership of Peter and Jacqui Baxandall. It is Full Title Guarantee. Mr and Mrs Tinsley happy for the Parish Council Chairperson and CLH Officer to see this, at this stage.

Working Party met on 21st June and 5th July 2023.

An Architectural Designer had now been chosen to undertake Design Stages 1-2 of the project, on the basis Stage 3 can be confirmed on the terms supplied, as and when the project progresses to that stage. Adam Ridett attended the CLH meeting on 5^{th} July 2023 and was given an initial brief for the site. He agreed to undertake a site visit and bring back some sketches to the group. This will help determine the number of units/properties obtainable on the land.

Discussion was held on sustainability, bio-bubbles, drainage, insulation and energy efficiency, and heat recovery.

Housing Needs Survey – the final draft for this was agreed and it will be printed in the Parish Office – there are funds available in the grant to cover the cost of this.

Deputy Clerk sourcing a Parish Boundary map to insert and tick boxes are being added.

A list of places for it to be distributed in September, were agreed.

A Survey Monkey, or similar, will also be created and used to record results of the survey and an article on the survey will go in 'Village News'.

If the Parish Council agree, a separate page on the PC website will be formed. This to contain the Working Party Terms of Reference, Parish Boundary map, Housing Needs Survey and other information, as agreed.

VAT – Clerk had sought advice and been informed VAT can be claimed via VAT126, the same as other Parish Council VAT paid on expenditure, which is good news.

Cllr S Cowley asked if there had been any notes of the last Working Party meeting circulated. Clerk will check. He raised a query around the family houses and whether they were to be open market. Cllr Hewston said this was pointed out during discussion at the last CLH meeting. **Action: Clerk**

 To ratify agreement to instruct ARID Architectural Designers for the Design Stages 1 -3 of the CLH Project and agree their Conditions of Engagement.
 Resolved letter of instruct be sent and Conditions of Engagement agreed.

i) Parish Council Website – to consider having a separate page on the PC Website for Community Led Housing and for the Working Party to agree what goes on it, i.e. Terms of Reference, Parish Boundary map, Housing Needs Survey.

It had previously been agreed the TOR go on the PC website. Clerk feels it would mean easy access to CLH information if a separate page be made for the PC website. **Resolved.**

Action: Clerk

61/23-24 TO CONSIDER SUBMITTING SHALFLEET STORES FOR AN ASSET OF COMMUNITY VALUE (Cllr T Cowley to speak):

In the absence of Cllr T Cowley, **resolved** this item be deferred until the September meeting.

62/23-24 TO REVIEW THE PARISH COUNCIL TREE MANAGEMENT POLICY:

Copies had been circulated to Cllrs.

The Clerk suggested all the trees planted by the PC should go on the Tree Management Policy – agreed.

Noted the PC is without a Tree Warden, to check the trees annually, **resolved** a request for a Tree Warden go in 'Village News' and if no one comes forward, to arrange for the contractor to undertake annually. Noted there is a 'tree' budget.

Action: Clerk

Next scheduled meeting – will be held on Wednesday 13^{th} September 2023 at 7.15 pm at Shalfleet CE Primary School

Meeting closed at 9.17 pm.