

SHALFLEET PARISH COUNCIL

MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL HELD AT SHALFLEET CE PRIMARY SCHOOL ON WEDNESDAY, 11th OCTOBER 2023 AT 7.15 PM

Present: Cllrs: S Stables (Chair), P Broadhead, H Hewston, A Ingram, T Cowley
Clerk: Sally Woods
Deputy Clerk: Amy Parkinson
Ward Cllrs Peter Spink and Nick Stuart
7 members of public (5 in connection with Land at Lucketts Farm and Woodland planning application).

80/23-24 CHAIRMAN'S WELCOME:

The Chairman welcomed everyone to the October meeting of Shalfleet Parish Council.

81/23-24 TO NOTE WARD COUNCILLORS REPORTS (up to 15 minutes question time):

Cllr Nick Stuart:

Speedwatch – he had been talking to Parishes to increase teams.

Followed up on Anti-social behaviour and meeting due to be held with new local PCSO Steve Anker. When asked, Cllr Stuart said this was a straight swap and Steve, the PCSO, had been in post in Cowes previously.

He had discussions regard the Military Road, planning, and was working with third parties on possible realignment.

Wightfibre – chasing a response for a map of areas not covered.

Planning – meeting on Burts Close tbc.

Reported Committee meetings he had attended. Confirmed IWC appeared to have no recognition of Shalfleet Community Housing, but they had been now told.

Southern Water – following up on residents concerns and site visits and meeting tbc.

'Swiftbricks' – confirmed these form part of biodiversity gain – can be suggested to be installed.

Cllr Peter Spink: Report received today and circulated to Cllrs and noted.

Silver Glades caravan park – noted the IWC Enforcement Officer is to visit the site after caravans are being occupied and advertised on a 'semi-permanent' basis.

He is also chasing for an update on the unlawful tree felling.

Land at Lucketts – he is writing to the Case Officer requesting this application be determined by the Planning Committee in the very near future.

Bouldnor Field – Cllr Spink said it would be helpful if the PC could indicate the reason for this topic on the agenda being discussed 'in-committee', as residents had raised concerns. Discussion followed and the Chairman agreed to let Cllr Spink know the outcome of the agenda item.

Draft Island Planning Strategy (DIPS) – noted this has been 'paused' pending proposed changes to planning law and national policy. Will be considered by IWC Full Council in January.

Bouldnor Field – asked for brief summary of intended scope of the discussion. The Chairman said she would make sure he is updated.

Cllr Stuart gave his apologies and left the meeting.

82/23-24 APOLOGIES FOR ABSENCE: Cllr Steve Cowley

83/23-24 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: None.

84/23-24 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None received.

85/23-24 TO CONFIRM AND APPROVE THE MINUTES OF THE PREVIOUS MONTHLY MEETING HELD 13TH SEPTEMBER 2023 (Copies circulated to Cllrs):

Cllr Hewston proposed to approve the minutes, Cllr Ingram seconded - **resolved**.

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

86/23-24 30 MINUTE QUESTION TIME RELATING TO ITEMS ON THE AGENDA (3 minutes per member of public):

Resident spoke about the agenda item regarding investing in Wight Community Energy; he said he hoped the PC had obtained advice, if intending to spend Council Taxpayers money.

87/23-24 PLANNING:

a) Updates and decisions:

Approved by IWC:

23/01226/HOU Cranleigh, Ningwood Hill: Proposed single storey extensions to form linked ancillary accommodation (revised scheme).

23/01334/HOU Cider Cottage, Main Road, Wellow: Proposed single storey front and side extensions to form bedroom, bathroom, carer ensuite, indoor therapy pool and therapy room; proposed outbuilding; pergola with hoisting; new front gate and driveway.

23/01311/FUL Sun Meadow, Station Road, Ningwood: Proposed residential annexe and extension to residential curtilage.

Refused by IWC:

23/01348/FUL Hillside, Main Road, Shalfleet: Single storey extension with a link to the existing dwelling to form a bedroom with en-suite and a living dining kitchen area; removal of the existing timber cladding to the main dwelling to be replaced with hardiplank or similar cladding to match the new extension, photovoltaic panels on the southern elevation. (No decision notice available, purely Officers report).

Consent to Tree works in a Conservation Area: Willow, Church Lane, Shalfleet.

b) To agree comments on application:

22/00713/FUL Land at Lucketts Farm and Woodland south of Main Road: Proposed woodlands tourism and leisure project consisting of proposed means of access (and bus stop improvements), car park, reception, café, restaurant, wellbeing buildings (spa/treatment room and sauna pods), staff welfare barn, 15 treehouses, 8 safari lodges, 8 tiny homes, associated infrastructure, amphitheatre landscaped zone and wider site landscaping (updated entrance layout, tree/woodland reports, ecological impact assessments, protected species report, flood risk assessment and drainage strategy and nitrates)(readvertised application).

A model of the proposals and some of the plans were on display at the meeting.

The applicant explained the process of this application and confirmed he had discussions with Natural England and Island Roads. There was now a 20 page tree report available. He informed the meeting of the bad state of the site when he took it over, with burnt out cars and what he hoped

the site would have to offer people. He had been in contact with HTP and the College re staffing, as well as a company that run safari lodges.

The Parish Councillors stated concerns over wildlife, traffic, sustainability etc. Cllr Hewston was in favour of the project and said it could be a good thing, if well managed.

Vote taken: 1 for the project, 5 against.

The Councillors went through the objections they had previously made and updated these to go on the Planning Portal, together with some comments:

- Most of the site is Greenfield, some parts are designated to a protected ancient woodland/SINC
- Next to AONB
- Would cause light pollution and go against the Dark Skies Policy
- Wildlife – protected red squirrels and barn owls, would be disturbed and removed during construction and use.
- No fire engine access.
- Noise in Thorley.
- Highway safety issues, with two access now on a road with a 50 mph speed limit.
- Drainage – do not feel it will be suitable – boggy area.
- Nature conservation – disruption to nature – close to Conservation Area.
- Could be risk of flooding.
- Overambitious and overpowering, a smaller more manageable development would have been advisable and if successful, then enlarge.

Comments:

Keen on employment – not enough and not enough businesses here.

Jobs – West Wight catering – feels shortage of staff already.

Roadside hedge removal unlikely to survive transplanting, with dry summers.

Local economy had to be considered and worried not sustainable – if not, in a few years' time what is going to happen to that site?

Does not sit comfortably – too ambitious/layout and density – going to impede too much on native woodland.

The applicant and his family left the meeting.

23/01578/HOU Sunnicot, Cranmore Avenue: Retention of front stone wall and entrance gates. The Parish Council had no objections to this planning application.

88/23-24 FINANCE/REPORTS:

- i) **To agree to purchase two wreaths at a cost of £25 each for Remembrance Day and decide whether to give a donation to Royal British Legion and who will lay the wreaths.**

It was noted the Parish Council usually give a £50 donation. Cllr Cowley propose the Parish Council purchase the two wreaths and give £50 donation, seconded Cllr Broadhead – **resolved**.

It was agreed the Chairperson lay the wreath at the Church Place, Freshwater, Service and the Vice-Chair at Shalfleet Church, with Cllr Hewston as her deputy. Clerk to inform all. **Action: Clerk**

ii) **To approve list of payments (copies circulated to Cllrs):** Cllr Cowley proposed the payments be agreed, seconded Cllr Broadhead – **resolved**.

Chq No.	Paid to	For	Amount
SO	Sally Woods	Salary	900.00
BAC	Sally Woods	Remainder Salary	326.70
BAC	Amy Parkinson	Salary + £10.80 mileage	246.30
DD	BT	Phone & Broadband	70.66

BAC	Ability Dogs4Young People	Donation	50.00
DC	SurveyMonkey	CLH On-line Housing Needs Survey October	99.00
BAC	The Island Copier Co Ltd	Copier contract 3 mths	156.13
BAC	Wight Computers	Avast Anti-Virus 1 year subscription	36.00
BAC	Newbridge Com Assoc	CLH Room hire	30.00
BAC	Brighstone Landscaping Ltd	3 mth Ground maintenance contract July-Sept	2,356.88
TOTAL			£4,271.67

89/23-24 TO CONSIDER THE DEPUTY CLERK PUTTING THE ISLAND ROADS WEEKLY NOTIFICATIONS AND PLANNING APPLICATION FOR THE PARISH ON THE PARISH COUNCIL FACEBOOK PAGE. TIME ELEMENT AROUND HALF AN HOUR A WEEK:

Discussion held on this, workloads and time analysis – **resolved** the matter be deferred to a future agenda. **Action: Clerk**

90/23-24 TO NOTE THE CLERKS REPORT (Circulated to Cllrs):

Speeding/Police Mr Dunkley phoned the office twice – he wants the speed limit through Cranmore reduced to 30 mph. He asked if the Police do speed checks in 40 mph stretches of road, or just 30 mph?

He also would like a dropped kerb opposite the bus stop in Ningwood Hill.

He asked about local Police staffing levels and asked if staff (i.e., PCSO) were being replaced?

Police – if do not hear, will chase for them to attend November PC meeting re ASB and speeding, informed Mr Dunkley of same.

Trees and Hedges – sent information to new Tree Warden giving details on what trees and hedges have been planted and where. Once had a report back, will ask Cllrs to consider replacement/any new trees required, on a future agenda.

Zoom Pro – further to the annual subscription of £119.90 coming up for renewal at the end of September, Cllrs agreed to cancel this subscription. Zoom meetings of up to 40 minutes are still available for free.

Dog Fouling Signs – the IWC have agreed to replace two of these, at Withyfields and Fleetway. They asked for more information on the location – Deputy Clerk sent ‘What Three Words’ to show this.

Parish Office - Bell/intercom – Deputy Clerk in process of ordering and arranging for the electrician to install. Electrician coming to the Parish Office tomorrow to check what is required to install.

Photocopier – order for the ‘new’ copier was placed and installed today.

Ability Dogs 4 Young People – letter of thanks received and also invite to watch the puppy training.

Newbridge Community Centre Lease and Licence – Clerk went through these and sent her queries through to Solicitor and asked him to bring this to a successful completion with the Trustees/Solicitor.

Bell – residents have refurbished the bell in the belfry and replaced the wooden housing for it. Photographs circulated to Cllrs.

Bouldnor Field – Football – asked for an update for the PC meeting. Mark Holmes reported he had purchased an 8 ft container (now on site) and a ride on lawn mower which hopefully should

have been delivered by the meeting. He had cut the grass short and had it rolled at the expense of £580 and at this stage found there were a number of extremely deep and long large cracks running through parts of the field which need addressing before children can play on it.

Concerned about the car parking either side of the gate/pulling out and visibility. Spoke to Chairperson on this and have offered to speak to Mark, if he so wishes. She said the field had been used as a car park for Gaffers and other activities, and these had not had major difficulties.

IWALC/Hang gliding regs – still waiting to hear back.

WW Town & Parish Council Association – Chairperson and Clerk attended a good meeting on 25th September 2023. Graham Biss attended to give an update on the WW Greenway – this is progressing, albeit at a slow pace. The Afton Marsh section had been completed and favourable comments received on this. There would be a planning application submitted on the Thorley section shortly. IWC Officer/s would be attending the next meeting, which will be focusing on the inequality of the WW against the rest of The Island. Clerk has asked for specific questions on this – if Cllrs have any, could they please send them through to her.

Volunteer – Newbridge resident offered to be a volunteer. Undertaken some litter picking.

S17 Footpath and Southern Water – Rights-of-Way emailed to say not forgotten – the Manager had walked the whole length of the path and found apart from the section behind the SW depot, the surface was dry and firm. However, from the SW site, behind the reed beds, water is still flowing out and over the path and SW need to stop this.

Double yellow line request – further to resident requesting these for opposite Clay Lane, Newbridge and Island Roads stating they would be carrying out a review, resident asked for an update (sent photos). Clerk contacted Island Roads for this and they have come back to say this location not selected for inclusion in the upcoming District 6 review. When undertaking an initial review, it was felt that the lines would need to extend well beyond the junction to prevent migrated vehicles causing problems elsewhere. Considering that no injury collisions have been recorded at the junction in the last 10 years, it was not considered appropriate to propose extension restrictions as part of this review. Clerk advised resident of this and was thanked for her help.

Shalfleet CE Primary School – Clerk liaised with Headteacher and agreed a **Parish Council meeting for the children, will be held on Tuesday 21st November 2023 at 9 am**. The agenda will be ‘How do we improve our Community’ with topics on road safety, play, well-being and community events. Will prepare and send agendas the week before to the school and Cllrs. Cllr Broadhead proposed, and it was agreed, that ‘sport’ be added.

When asked, the Clerk confirmed Cllrs would not be summoned to this meeting, it was a mock up.

Lucketts Farm Planning application – had arranged a site visit for Wednesday 4th October 2023.

Newbridge Playing field - Clerk emailed IWC as she found the top section of the Newbridge play area (which the PC rent from the IWC) extremely sodden, making the toddler swing in-accessible. Asked for an inspection/action to be taken to improve it. IWC contacting SW who own land adjacent to the playing field. Cllrs pointed out that there is also water on the road next to the playing field.

PC Meeting dates of 2024 – Cllrs discussed venues and agreed others, apart from the School, if available on a Wednesday evening, be booked. Holding these mainly at the School, with the Annual Parish meeting being held at Newbridge.

91/23/24 COUNCILLORS REPORTS:

Cllr Hewston:

Best Kept Village Award evening – attended - report circulated to Cllrs and on file.

It was noted that Yarmouth TC had found with their insurers, that litter pickers could not be insured for litter picking on the road.

Scouts Jamboree – attended presentation on 29th September - report circulated to Cllrs and on file.

IWALC – attended meeting on 28th and Minutes will be circulated.

CLH – attended meeting on 4th October.

She mentioned the failing tree on Malthouse Green and the Clerk confirmed the new Tree Warden would be preparing a report on trees, which she would put on a future agenda.

Cllr Cowley:

Conservation Area Character Assessment – he had contacted Mr Brewer at the IWC and been informed this should be adopted by them by the end of November.

Silver Glades – he said there was evidence of occupation and wheelie bins being put out for collection. He did not feel the caravans were being used for holiday accommodation.

Walks – he had recently guided a walk round the local area and raised £44 for Air Ambulance. He had 33 booked on the next one.

Cllr Stables:

IWALC – attended the recent meeting.

WW Councils – attended the meeting held on 25th September.

92/22/23 COMMUNITY LED HOUSING:

i) Update:

Working Party meeting held 4th October 2023.

Clerk informed group that she had it confirmed from Head of Planning that Parish Councils can get a 50% discount on the normal fee for the type of planning application being applied for. Question asked if a CLT would also get the discount.

The group updated the project progress list to see what needs to be done next, as well as what has been achieved.

Housing Needs Survey – had 10 completed to date (8 on-line).

It was noted there was up to 5k per unit available for feasibility work.

Andrew White quoted £1,056 including VAT to complete the pre-planning application for submission. This would take about one month to do and submit. Group agreed this figure – also on PC agenda for ratification.

The group discussed a flyer being prepared and queried if this could go in ‘Village News’. Jacqui preparing, Sally to liaise with Zoe and had sent draft – Zoe suggesting putting on back page. Jacqui said happy to stuff into ‘Village News’ as a separate flyer.

Clerk to ask Deputy Clerk (who deals with PC Facebook page) if worth having a separate CLH Facebook page (CLH information is currently available on a CLH page on the PC website). Deputy Clerk feels there is not enough information for a separate CLH Facebook page at the present time.

Felt a visit to Salisbury to meet with their Working Party, next Spring, may be of benefit.

Discussion needs to be held on price of site and felt PC need to speak to landowners on this.

Working Party meeting held 4th October –

- i) To ratify the decision made at September meeting to pay £99 for the Housing Needs Survey to run on-line for another month, to the end of October (to be reclaimed from funding):**

Cllr Hewston declared an interest as Chairman of the CLH group and Cllr Ingram as a member. Cllr Cowley proposed this be paid, seconded Cllr Broadhead – **resolved**.

- ii) To confirm Andrew White take the CLH planning pre-application forward (cost for this covered in the funding already obtained):**

It was noted the cost was £1,056 including VAT. Cllr Broadhead proposed this be agreed, seconded Cllr Cowley – **resolved**.

93/23-24 TO DISCUSS WHAT PLANS THE PARISH COUNCIL MAY HAVE TO DEAL WITH THE CLIMATE EMERGENCY:

Several Cllrs had no comments to make on this item.

Cllr Cowley said the Parish Council could plant more trees to cool the climate down. Discussion held, with some Cllrs against planting more trees on Bouldnor Field as it is a playing field. Some felt there were plenty of other places, on other people’s land, where trees could be planted.

Cllr Cowley asked if the Newbridge Community Centre was, or could be, carbon neutral and the Trustees could be asked.

Green energy mentioned, using lighter copier paper, aim to print less. Cllr Cowley felt those Cllrs who use electronics do not need paper copies of meeting paperwork.

94/23-24 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 ITEM OF BUSINESS AS PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BECAUSE OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED:

Cllr Spink and members of the public left the meeting.

- i) Bouldnor Field.**

The Parish Council had been approached by the holder of the covenant on Bouldnor Field to ask if they wished to pay a certain amount for the covenant to be removed.

Resolved the covenant remain and not take this offer forward.

- ii) Community Asset – Cllr T Cowley to speak.**

Cllr Cowley gave information on applying for something to be registered as a Community Asset and proposed Shalfleet Stores be put forward to be one. Discussion followed. Cllr Cowley proposed Shalfleet Stores be put forward as a Community Asset, no seconder.

- iii) Wight Community Energy – To decide whether to invest in the community owned solar farm.**

Cllr Cowley proposed that as capital invested could be at risk, the Parish Council should not invest in Wight Community Energy – **resolved**.

Next scheduled meeting – will be held on Wednesday 8th November 2023 at 7.15 pm at Shalfleet CE Primary School.

Meeting closed at 9.20 pm.

Signed

Date.....