

NITON AND WHITWELL PARISH COUNCIL

MINUTES OF A MEETING OF NITON AND WHITWELL PARISH COUNCIL HELD AT WHITWELL VILLAGE HALL ON MONDAY 23rd NOVEMBER 2015 AT 7:15 PM

PRESENT: Councillors S Biles, J Boileau Goad, P K G Fradgley, M A Innes, G R Melville (Chairman), J A Stotesbury and J C Young

IN ATTENDANCE: Councillor D Stewart (Isle of Wight Council) and Mrs V J Ford (Clerk to the Council)

APOLOGIES: Councillors A Logan and A E Watts

M01/11/15 DECLARATIONS OF INTERESTS

Councillor	Interest	Item	Minute Ref	Reason
S Biles	Personal	Niton Football Club	M03/11/15	Committee Member
J A Stotesbury	Personal	Community Hub	M12/11/15	Director of Niton Community Projects
J A Stotesbury	Personal	Niton Lantern Parade	M13/11/15	Parade organiser

M02/11/15 MINUTES

RESOLVED: that the minutes of the meeting held on 26th October and the special meeting held on 9th November 2015 be taken as read, confirmed and signed as being accurate records of the proceedings.

M03/11/15 NITON FOOTBALL CLUB PROPOSED DEVELOPMENT

The Chairman welcomed representatives of Niton Football Club to the meeting. He then outlined the progress made to date by the working group with regard to the draft lease and S106 agreement between the developer and the Isle of Wight Council. He also stated that it now looked highly likely that planning permission would be granted for the proposed development regardless of the Parish Council's involvement or otherwise.

Councillor Young outlined his view of the Parish Council's options.

The Chairman asked the representatives of the Football Club management committee if they would be willing to sign the indemnity clause prepared by the solicitor acting on behalf of the Parish Council and the Football Club; the representatives agreed that they would.

RESOLVED: that the Clerk writes a letter to the Planning Department of the Isle of Wight Council regarding the lack of involvement of the Parish Council in the community aspects of the planning application, specifically:

- Stating that the Parish Council's solicitor received the draft lease during the week commencing Monday 12th October; thus the Parish Council is not responsible for any delay in its negotiation;
- The Niton and Whitwell Parish Council Housing Needs Survey, conducted in May 2014 in conjunction with the Isle of Wight Council and subsequently adopted as Supplementary Planning Documentation in November 2014, did not demonstrate an identified need for housing in Niton of the type proposed in this application;
- In the interests of collaborative working and the local community, the Parish Council asserts that it should have been involved in the S106 agreement process from the outset;
- Requesting clarification of the stage at which the developer will be required to make the £40,000 payment and to whom.

RESOLVED: that the Parish Council becomes a joint party to the lease, subject to the signing of the indemnity clause by Niton Football Club and the removal of the clause within the draft lease which gives an undertaking to pay the developer's legal costs.

RESOLVED: that the Clerk writes a letter expressing the Parish Council's support for the clubhouse project to be used by the Football Club for the purpose of raising funds.

M04/11/15 FINANCE

Members had before them a schedule showing a cashbook balance of £36,020.80 in the General Funds and £6,108.53 in the Bequest Account. A schedule of accounts for payment was also before the meeting.

RESOLVED: that the Financial Statement to 17th November 2015 be received and noted.

Cheque Number	Payee	Details	Amount £
1328*	Top Taxis/Minibus-plus.com	Registration and September/October running costs for NitWhit bus	1,410.00
1329	John O'Conner (GM) Ltd	Mowing/stripping Niton Recreation Ground	92.52
1330	V J Ford	Clerk's salary – November 2015	540.29
1331	V J Ford	Clerk's expenses – November 2015	38.88
1332	SSE	Electricity for Niton public toilets	34.20
		Total	2,115.89

RESOLVED: that the Parish accounts as listed above be approved for payment.

M05/11/15 PLANNING APPLICATIONS

Members had before them two Niton and three Whitwell planning applications.

RESOLVED: that the Clerk be asked to submit to the Isle of Wight Council the comments set out in the Appendix which forms part of these minutes.

M06/11/15 PLANNING DECISIONS

Members were notified of the following planning decisions:

1. P/01045/15 – TCP/32389 – Demolition of single storey rear extension; proposed two storey extension on rear elevation at Jubilee Cottage, School Lane, Niton: **GRANTED**
2. P/00074/15 – TCP/20769/B – Alterations and conversion of outbuilding to form unit of holiday accommodation at 4, Hillside Terrace, High Street, Whitwell: **REFUSED**
3. P/01077/15 – TCP/31514/C - Continued use of land as compound and distribution; retention of tool shed and straw bale sound booth on land at the junction of Kingates Lane, Kemming Road and, Chatfield Road, Whitwell: **GRANTED**
4. P/01076/15 – TCP/32415 – Demolition of conservatory alterations single storey rear/side extension and conversion of garage/store to provide additional residential unit and additional living accommodation for Brambles formation of new vehicular access and parking area at Brambles, Laceys Lane, Niton: **GRANTED**
5. P/01142/15 – TCP/15784/A – Householder Application – Demolition of single storey side extension construction of two storey side extension to form additional living accommodation at 2, Puckwell Cottages, Rectory Road, Niton: **GRANTED**

6. P/01189/15 – TCP/32420 - Continued use of land as domestic garden including outbuildings; proposed formation of parking/turning area at 2 Melville, Kingates Lane, Whitwell: **GRANTED**

M07/11/15 CORRESPONDENCE

RESOLVED: that the Clerk is asked to include the Planning Enforcement Proposal on the agenda for the next Parish Council or Planning Committee meeting.

M08/11/15 ISLE OF WIGHT COUNCILLOR'S REPORT

Councillor Stewart referred to the work of the Isle of Wight Council's Scrutiny Committee in conducting a review of the Planning Department and also the initiative by Chillerton and Gatcombe Parish Council to reinstate a Southern Vectis number 6 bus winter Sunday service.

RESOLVED: that a special meeting is held on 14th December to discuss financial support for the number 6 Sunday service, the Planning Enforcement Proposal and any other planning matters.

RESOLVED: that the Clerk is asked to contact Mrs Eleanor Bowen of Niton Community Projects to say that the Parish Council is very keen to keep the old library building within the community and has some suggestions for its future use and expressing members' wish not to see the lease returned to the Isle of Wight Council before they had shared their ideas.

M09/11/15 COUNCILLORS' REPORTS

Councillor Innes reported that the parishioner who had asked for details of the Clerk's expenses was very pleased with the explanation provided by means of copies of the covering sheets.

Members shared positive feedback they had received regarding the "NitWhit" bus.

M10/11/15 UNDERCLIFF DRIVE

The Clerk reported that Dr Bruce Denness had offered to expand on arguments/questions aimed at demonstrating that it is likely that his scheme (including necessary site investigation) could be accomplished within the budget already available for the postponed access works alone.

RESOLVED: that Dr Denness be asked to prepare arguments/questions for presentation to the Isle of Wight Council.

M11/11/15 SOUTH WIGHT AREA YOUTH PARTNERSHIP (SWAY)

RESOLVED: that the grant of £2,000 towards the work of SWAY be ratified, in line with the provision of the 2015/16 budget.

M12/11/15 COMMUNITY HUB

RESOLVED: that the grant of £2,000 towards the maintenance and development of the Community Hub be ratified, in line with the provision of the 2015/16 budget.

M13/11/15 NITON LANTERN PARADE

RESOLVED: that a grant of £200 be awarded to this year's parade.

M14/11/15 GROUNDWORK GRANT FOR ASHKNOWLE FOOTPATH

RESOLVED: that an application for a Groundwork grant is made to cover the cost of an all-weather surface for Ashknowle Lane footpath.

M15/11/15 ISLE OF WIGHT COUNCIL COMMUNITY INTEREST COMPANY MODEL

RESOLVED: that a formal response rejecting the proposal made by the Isle of Wight Council and requesting the leasehold of Allotment Road car park, Niton, be made

M16/11/15 NITON COMMUNITY DEFIBRILLATOR

RESOLVED: that [non-financial] support be given for the initiative to provide a community defibrillator for Niton.

M17/11/15 VILLAGE CHRISTMAS TREES

RESOLVED: that Councillor Stotesbury arranges for the purchase and delivery of the Christmas trees for Niton and Whitwell

M18/11/15 NITWHIT BUS CHRISTMAS EXCURSION

The Clerk outlined her idea for a self-financing private charter Christmas excursion to Busy Bee Christmas World and/or Tesco, Ryde.

RESOLVED: that the Clerk be authorised to organise the excursion under the “NitWhit Bus” banner.

M19/11/15 RESOLUTION TO EXCLUDE PRESS AND PUBLIC

RESOLVED: that, in view of the confidential nature of the business to be discussed, it is advisable in the public interest that the press and public be temporarily excluded for the following item and that they are instructed to withdraw in accordance with the Public Bodies (Admission to Meetings) Act 1960 S1(2) and Standing Order 57.

MEMBERS OF THE PRESS AND PUBLIC WERE THEN EXCLUDED FROM THE COUNCIL

CONFIDENTIAL

CM01/11/15 GROUNDS MAINTENANCE FOR NITON RECREATION GROUND

Council members had before them three tenders for the mowing and strimming of Niton Recreation Ground during the 2016 season.

RESOLVED: that the Clerk instructs John O’Conner (Grounds Maintenance) Limited to undertake the work in Niton Recreation Ground, carrying out up to 16 cuts and 8 strims throughout the year, January to December 2016.

RESOLVED: to defer the award of the Niton Recreation Ground hedge-cutting contract until next season as the work was deemed unnecessary at present.

CM02/11/15 ESSENTIAL MAINTENANCE OF PLAYGROUND EQUIPMENT

The Clerk reported that the contractor who had initially undertaken to carry out the work was now unable to do so but that she had obtained a quotation from another local builder.

RESOLVED: that the potential contractor be asked to contact Councillor Stotesbury with regard to the materials to be used.

There being no further business the Chairman closed the meeting at 9:10 pm

Signed..... Date.....

APPENDIX TO MINUTES

1. P/01232/15 – TCP/20419/J – Variation of condition no. 2 on TCP/6348/X at Westcliffe, Boxers Lane, Niton: **OBJECTION: recommend refusal:** The Parish Council remains convinced that the grounds on which it originally objected were material considerations and reiterates as follows:
 - Contrary to the statement contained in the planning application, the relevant chalets are visible from the road;
 - There has been no prior consultation with chalet leaseholders;
 - As noted in Paragraph 7.0 of the Design and Access Statement, a previous application for additional accommodation in Boxers Lane was recommended for refusal due to dangerous access;
 - The Design and Access Statement contains an apparent contradiction in that it states that the proposal supports year-round tourism and sustainable economic growth for the village (Paragraph 8.1) and yet also states it is unlikely to generate significant additional vehicular movements as only a small number of chalets would be occupied for short breaks during the winter months (Paragraph 8.2);
 - The Niton and Whitwell Parish Plan 2013 (final paragraph on page 15) states:
“There are several small-scale chalet/caravan sites in Niton: at Castlehaven, in Boxers Lane, in the grounds of Westcliff, and to the north of the village on high ground at Meadowview. Most of these were authorised in the 1960s. Whilst their presence may bring some holiday trade to the village, they do not enhance the landscape and further such development is not recommended, nor is the change of use to permanent long-term dwelling in such accommodation.”
The 2013 Parish Plan was adopted as Supplementary Planning Documentation by the Isle of Wight Council in June 2014.
 - The chalets are unsuitable for year-round occupation as they are single-skinned and uninsulated; also the on-site walkways are potentially dangerous in icy conditions;
 - The capacity of the septic tank is thought to be inadequate for increased occupation, which could result in contamination of neighbouring properties;
 - There is a lack of amenity e.g. washing machines.
2. P/01197/15 – TCP/13601/C – Two storey extension on east elevation to form additional living accommodation and to include juliet balconies porch at Vine Cottage, Newport Road, Whitwell: **NO OBJECTION: recommend approval;**
3. P/01137/15 – TCP/29637/A – Householder Application – Demolition of conservatory; proposed single/two storey side extension to form additional living accommodation at 1, Melville, Kingates Lane, Whitwell: **NO OBJECTION: recommend approval;**
4. P/01274/15 – TCP/11421/G – Prior approval for change of use from agricultural building to storage and distribution for land and buildings at Niton Manor Farm, Pan Lane, Niton: **NO OBJECTION: recommend approval;**
5. P/01257/15 – TCP/28607/A – Proposed agricultural barn to be used in association with an orchard to include alterations to existing vehicular access on land opposite Sibbecks Farm, Downcourt Lane, Whitwell: **OBJECTION: recommend refusal** on the grounds that large vehicles would need to gain access to the road at a dangerous location.