

## **NITON AND WHITWELL PARISH COUNCIL**

### **MINUTES OF A MEETING OF NITON AND WHITWELL PARISH COUNCIL HELD AT THE EDWARD EDWARDS LIBRARY, NITON ON MONDAY 28<sup>th</sup> JANUARY 2019 AT 7:15 PM**

**PRESENT:** Councillors T Addison (Chairman), J Boileau Goad, S Burridge, P K G Fradgley, M A Innes, J A Stotesbury, Janice Young and Jon Young

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

**APOLOGIES:** Councillors S Biles and A Logan

#### **M01/01/19 PUBLIC QUESTION TIME**

The Chairman welcomed eight members of the public to the meeting.

A member of the public gave an update on the new bench for Bannock Road, Whitwell, and asked who would be responsible for its installation and maintenance. The Chairman asked that the Parish Council be notified when the bench was ready so that liaison with Island Roads could take place.

The member of the public suggested that a gate may be required in Chatfeild Road at the access to the new development to safeguard pedestrians approaching the public highway.

A member of the public enquired about the future of the White Lion public house, Niton. The Chairman gave a brief outline of the situation, currently in the private market but with the safeguard of the public house being listed as an Asset of Community Value (ACV).

A member of the public reported that the green area along the pathway running between School Lane and The Glen, Niton, was being used for fly tipping. Councillor Stewart (Isle of Wight Council) undertook to investigate.

A member of the public complained that vehicles were being parked on the yellow "Keep Clear" lines outside Niton Primary School, and on the pavement at the start and end of the school day. The Chairman said that the matter had been raised with the local Police Community Support Officer (PCSO) some time ago and that patrols had been carried out. Councillor Stewart undertook to raise with the Police.

**RESOLVED:** that the Clerk raise the matter with Niton Primary School.

A representative of Niton Community Football Club gave a brief update on progress towards the new facilities, reporting that Sport England had registered the football field, would not allow further building beyond that already agreed and had undertaken to give a grant towards the new clubhouse. She confirmed that Niton Football Club would be using the ground for home league matches from August 2019 and that the Club was planning to cut the grass and paint the lines to let people know it was in use. The Chairman warmly welcomed the update from the Club and invited representative(s) to return to a subsequent meeting to discuss further.

#### **M02/01/19 NOTE OF THANKS**

Councillor Burridge requested that the Clerk minute her thanks for the messages of support et cetera from Parish Council members and staff following her recent bereavement.

#### **M03/01/19 DECLARATIONS OF INTERESTS**

There were no declarations of interests.

## M04/01/19 MINUTES

RESOLVED: that the minutes of the Parish Council meeting held on 26<sup>th</sup> November 2018 be taken as read, confirmed and signed as being an accurate record of the proceedings.

## M05/01/19 FINANCE

Members had before them a schedule showing a cashbook balance of £40,657.18 in the General Funds, £25,203.81 in the Public Sector Deposit Fund and £6,220.50 in the Bequest Account. A schedule of accounts for payment was also before the meeting.

RESOLVED: that the Financial Statement to 21<sup>st</sup> January 2019 be received and noted.

\* Already paid; for ratification only

Cheque Number	Payee	Details	Amount £
1555*	Isle of Wight NHS Trust	CPR and defibrillator training, Whitwell	120.00
1556*	V J Ford	Clerk's salary – December 2018	682.22
1557	Chillerton and Gatcombe Parish Council	One third share of Southern Vectis Route 6 winter Sunday service	1,961.33
1558	Cllr Jon Boileau Goad	Screws for play equipment	31.20
1559	V J Ford	Clerk's salary – January 2019	682.22
1560	V J Ford	Clerk's expenses – January 2019	83.31
1561	IWALC	Affiliation fees 2019/20	440.96
		<b>Total</b>	<b>4,001.24</b>

Councillor Jon Young explained to other members that the Southern Vectis invoice to Chillerton and Gatcombe Parish Council was subject to a possible error and hence Niton and Whitwell Parish Council's share may be reduced.

RESOLVED: that the Parish accounts as listed above be approved for payment with the exception of cheque number 1557.

RESOLVED: that the account with Chillerton and Gatcombe Parish Council be paid when confirmation of the invoiced amount from Southern Vectis has been received.

## M06/01/19 BUDGET AND PRECEPT 2019/20

Members had before them a draft budget for 2019/20.

Councillor Fradgley stated that he did not wish to see any duplication with the Isle of Wight Council's budget. Councillor Stewart and Councillor Jon Young assured him that there was no duplication.

RESOLVED: that the draft budget, as prepared by the Clerk, be adopted.

RESOLVED: that the Clerk invite tenders for

- raising the height of the rock gabions adjacent to Castlehaven Village Green; and
  - construction of a Trim Trail in Niton Recreation Ground
- for the Parish Council's consideration at its meeting on 25<sup>th</sup> March 2019.

RESOLVED: that the Precept (together with the Localised Council Tax Support grant) for 2019/20 be set at £49,000, as per the budget.

The Clerk reported that the increase in precept represented 36p per month per Band D household.

### **M07/01/19 RISK ASSESSMENTS**

Members had before them a detailed Parish Council risk assessment, which had been prepared as part of the budget-setting process.

RESOLVED: to adopt the risk assessment as presented by the Clerk.

RESOLVED: to adopt the updated risk assessment for Niton Recreation Ground as presented by the Clerk.

### **M08/01/19 PLANNING APPLICATIONS**

Councillor Burridge thanked Councillor Jon Young for maintaining a watching brief over Parish planning applications during the previous month.

Members had before them five Niton and one 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.

### **M09/01/19 PLANNING DECISIONS**

Members were notified of the following planning decisions:

1. P/01145/18, TCPL/20471/E – Householder Application – Alterations to include restoration of cottage annex & formation of external door to basement and P/01146/18, LBC/20471/F– LBC for internal alterations to include removal of fire doors; new heating / electrical system; formation of en-suite bathroom & external door to basement at St. Catherines House, St. Catherines Road, Niton Undercliff: **GRANTED**
2. P/00632/18, TCP/08830/H: Proposed residential and student accommodation to be used in connection with the 'Stoneland's Project' at Stonelands, Niton Undercliff: **GRANTED**
3. P/01182/18 – TCP/33631 – Demolition of dwelling; Proposed replacement dwelling and detached double garage at Cairnmount, Castlehaven Lane, Niton Undercliff: **GRANTED**
4. P/01248/18, TCP/28607/B – Proposed agricultural barn to be used in association with existing orchard on land opposite Sibbecks Farm, Downcourt Lane, Whitwell: **GRANTED**
5. P/01192/18, TCP/29057/C – Householder Application - Proposed conversion of garage into additional living accommodation at Fernbank, High Street, Whitwell: **GRANTED**
6. P/01284/18, TCP/32648/A – Householder Application - Demolition of existing conservatory. Proposed single storey rear extension at Shipton Villas, Newport Road, Niton: **GRANTED**
7. P/01290/18, TCP/32845/B - Construction of two detached dwellings with parking on land rear of former St Joseph's RC Church, Rectory Road, Niton: **GRANTED**
8. P/01306/18, TCP/10321/D – Conversion and alteration of outbuildings into two units of holiday accommodation and the formation of an associated access track from Kingates Lane at Kingates Farm, Newport Road, Whitwell: **GRANTED**

## **M10/01/19 ISLE OF WIGHT COUNCILLOR'S REPORT**

Councillor Stewart reported that his public meeting in Niton on 26<sup>th</sup> January had been well supported. With regard to Undercliff Drive, he would be asking the Isle of Wight Council Cabinet for £200,000 funding to commission a design for reinstating the road. Representatives of the CARS (Community Action Road Safety) Group would be attending the Parish Council's February meeting to discuss the results of the recent survey. Chale Parish Council was making every effort to purchase Chale Stores in order to ensure its future for the village. Councillor Stewart praised the Isle of Wight Council's Children's Services, which had recently received a "Good" from Ofsted. The new Fire Authority incorporating Hampshire, Southampton and the Isle of Wight was going ahead. The Isle of Wight Council would be setting a lawful, balanced budget in February.

The Chairman of the Parish Council thanked Councillor Stewart for holding the public meeting and for "sticking with" Undercliff Drive.

## **M11/01/19 COUNCILLORS' REPORTS**

Councillor Stotesbury requested an update on enforcement of the planning conditions relating to Ivy Close, Niton. Councillor Jon Young reported that an Isle of Wight Council Planning Enforcement Officer had been assigned to the case and would be conducting a thorough investigation. However, Building Control had confirmed that there was no indication in their file that the petrol tanks from Seamans Garage were not verified as having been properly dealt with.

Councillor Stotesbury had received a letter from a member of the public, offering to buy a public seat or sign in memory of his mother.

**RESOLVED:** that Councillor Stotesbury liaise with the member of the public.

Councillor Burridge reported that she had received enquiries relating to the land rear of Barrack Shute; Councillor Stewart undertook to raise the matter with the Isle of Wight Council Enforcement Officer.

Councillor Janice Young reported that the Isle of Wight Association of Local Councils (IWALC) had met with Mr Bob Seely MP and had written a letter supporting the MP's request to reduce the yearly housing target on the Isle of Wight from 641 to 300. IWALC was also supporting his appeal for a £5 ferry fare for all hospital patients.

Councillor Janice Young suggested that the Parish Council consider an application for a Resilience Grant of up to £10,000 being offered by Scottish and Southern Electricity (SSE). The grants are to be used to purchase resilience equipment for Parish use in non-life-threatening situations.

**RESOLVED:** that an application for a grant be considered at the March Parish Council meeting.

Councillor Boileau Goad reported that he would be meeting with Councillor Stewart on 6<sup>th</sup> February to discuss drainage in Puckwell Lane.

Councillor Fradgley reminded Councillor Stewart only to include in the Isle of Wight Council budget those items which are actually needed.

The Chairman reminded all present that Niton Post Office would be closed for refurbishment from 30<sup>th</sup> January until 14<sup>th</sup> February.

## **M12/01/19 CALENDAR OF MEETINGS FOR 2019/20**

Members had before them a draft calendar of meetings prepared by the Clerk.

RESOLVED: that the calendar of meeting dates as prepared by the Clerk be accepted.

RESOLVED: that the Annual Parish Meeting be held on Monday 20<sup>th</sup> May.

RESOLVED: that the Annual Meeting of the Parish Council be held on Monday 20<sup>th</sup> May.

#### **M13/01/19 NHS AMBULANCE SERVICE TRAINING IN CPR AND USE OF DEFIBRILLATOR**

RESOLVED: that payment of up to £125 for a course at Niton Methodist Church on 13<sup>th</sup> March be authorised.

#### **M14/01/19 NT16 / NT18 ASHKNOWLE LANE BRIDLEWAY**

The Chairman outlined the process on offer for the ongoing maintenance of Ashknowle Lane, Whitwell. Councillor Fradgley suggested an alternative approach and a member of the public suggested that the Lane be left to see how the surface behaves over the coming months.

The Chairman explained the consultation process that had been undertaken prior to the upgrade works in October 2018. He stated that the Parish Council would be carrying out a full review of the Lane in March.

RESOLVED: that the members of the Friends of Ashknowle Cemetery (FACE) be asked to carry out minor temporary measures to maintain the surface of Ashknowle Lane, the cost of the materials to be met by the Parish Council.

#### **M15/01/19 MAINTENANCE OF CABLEWAY, NITON RECREATION GROUND**

The Clerk reminded members that the biennial inspection of the cable would be due in February.

RESOLVED: To authorise biennial inspection of the cable, and replacement if necessary, by the manufacturer.

The Chairman thanked Councillor Boileau Goad for maintaining the regular weekly safety inspections of the Recreation Ground.

#### **M16/01/19 REQUESTS FOR GRANT FUNDING**

Members had before them four requests for grant funding.

The Chairman outlined his thoughts on the South Wight Area Youth Partnership (SWAY), the local Youth Offer. It was suggested that professional help be offered for the business side of the organisation. Members stated that they would welcome a report on SWAY's achievements and plans for sustainability.

RESOLVED: that grants be awarded as follows:

- £5,000 for South Wight Area Youth Partnership SWAY, the local Youth Offer
- £500 for Niton Parish Church Market Cross repairs
- £1,092 for Niton Churchyard grass cutting
- £408.17 for Whitwell Parish Church for grass cutting in Ashknowle Cemetery.

#### **M17/01/19 PARISH SOAPBOX DERBY**

RESOLVED: that Councillor Boileau Goad present firm plans to a subsequent meeting for authorisation.

There being no further business the Chairman closed the meeting at 9:20 pm

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

### APPENDIX TO MINUTES

1. P/01288/18, TCP/20471/G – Householder Application - Demolition of garage; proposed detached garage/utility store/potting shed at St. Catherines House, St. Catherines Road, Niton Undercliff: **The Parish Council is concerned** that the proposed plans indicate that gas bottles would be positioned near to an oil tank.
2. P/01294/18, TCP/08776/N – Retention of engineering works infilling depression in rear garden area to level site for use of vehicles at Bridge Cottage, St. Catherines Road, Niton Undercliff: **NO COMMENT**
3. P/01419/18, TCP/23287/B – Proposed dwelling on land to rear of Grasmere, High Street, Whitwell: **The Parish Council** invites the Planning Authority to ascertain if the land is actually a builder's yard.
4. P/01426/18, TCP/33687 – Proposed detached dwelling with 2x ancillary garages on land adjacent Niton Manor, Pan Lane, Niton: **The Parish Council** queries the method of waste disposal and also the use of a soakaway as an effective means of drainage. It has concerns over (a) large vehicles using the lane during construction and potential damage to properties and (b) possible further development.
5. P/01443/18, TCP/11421/L – Demolition of storage shed; proposed construction of two, 2-bedroom units, with additional associated car parking (revised scheme) at Niton Barns, Niton Manor Farm, Blackgang Road, Niton: **The Parish Council's** attention has been drawn to a number of concerns:
  - The proposed site is next to the river Yar, as shown on the application location map; the application form part 11 states it is not within 20 metres.
  - There are no dimensions stated in any of the application documents to indicate the width of the buildings.
  - The front doors open into the staircases.
  - Areas used as car parks are often contaminated with hazardous oils, fluids and asbestos and, as the surface is absorbent, these will leach into the ground.
  - The application sets out that the building's roof rain water will drain into the main sewer; that is approximately 138,834 litres / 30,500 gallons per year into the foul sewer, which should go elsewhere.
  - Over the years, Niton Barns have been converted into holiday lets and, in 2015, permission was given for them to be used as dwellings. However, the applications for the units were dependent on this area for the parking of 14 vehicles in the last planning application passed. So, allowing for 2 more spaces in connection with the proposed development, there is nowhere for the 16 vehicles to park, given that the width of the site is approximately 22 metres.
  - The Arboriculturalist's report states that there should be no problem with the tree roots because a raft foundation will be used for the proposed building. However, nothing in the application indicates that raft foundations **must** be used. The report should therefore state that the tree roots should be ok **if** raft foundations are used.
  - There is no clarification as to the number of dwelling units the driveway now serves.
6. P/00022/19, TCP/13049/B – Formation of vehicular access and hardstanding at 8, Chatfeild Road, Niton: **NO COMMENT**