

**NITON AND WHITWELL PARISH COUNCIL**  
**MINUTES OF THE MEETING OF NITON AND WHITWELL PARISH COUNCIL**  
**HELD AT THE EXCHANGE, HIGH STREET, NITON ON MONDAY 24<sup>th</sup> JULY 2023 AT 7:00 PM**

**PRESENT:** Councillors T Addison, B Attrill, J Boileau Goad, S Burrridge, C Critchison, J Hill (Chair), A Logan, A Osborn, L Sheerin

**IN ATTENDANCE:** C Burt (Clerk to the Council), K Stay (Parish Warden) and PCSO Keefe. There were no members of the public.

Meeting opened at 7:00pm.

**M01/07/23 APOLOGIES:** Councillor Biles.

**M02/07/23 DECLARATIONS OF INTERESTS**

There were no declarations of interests.

**M03/07/23 MINUTES:**

**RESOLVED:** that the minutes of the meeting held on 26<sup>th</sup> June 2023 be taken as read, confirmed and signed as being an accurate record of the proceedings.

**M04/07/23 FINANCE:**

**4.1 Financial Statement & Bank Reconciliation:** Members had before them a schedule showing a cashbook balance of £98,216.82 in general funds (including £3,399.05 in earmarked reserves, £26,260.59 in the public sector deposit fund and £6,367.77 in the Bequest Account.

**RESOLVED:** that the financial statement as of the 18th of July 2023 be received and noted.

**4.2 Payments for Authorisation** A schedule of accounts for payment was set before the meeting.

Type	Date Paid	Payee	Details	Amount
DD*	12.07.23	Plusnet	Internet for the Exchange	28.87
DD*	17.07.23	EDF	Electricity for Niton toilets	1.00
tbc		IW Council	Rates for Exchange	39.00
tbc		Wight Computers	Remote support	18.00
tbc		John O'Conner	Maintenance at Niton Rec	137.85
tbc		Top Mops	Cleaning @ Niton toilets	330.60
tbc		Online Playgrounds	Play equipment replacements	511.78
tbc		Community Action	C Burt & K Stay salaries	1,355.54
tbc		C Burt	Expenses	50.28
<b>Total</b>				<b>2,472.92</b>

\* Denotes already paid

**RESOLVED:** that the Parish accounts as listed above be approved for payment. Further Resolved those payments falling due for payment in August be pre-approved.

**4.3 Statement of Receipts and Payments Against Budget for the 1<sup>st</sup> Quarter 2023/24**

**RESOLVED:** Members reviewed and approved the statement presented by the Clerk.

**5.1 PLANNING APPLICATIONS:**

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

**5.2 PLANNING DECISIONS:**

1. **22/01753/HOU** Proposed detached garage/workshop at Greytiles St Catherines Road Niton **GTD**
2. **23/00797/FUL** Proposed outbuilding to provide office/gym/recreation area at Downlands Newport Road Niton **GTD**
3. **22/01847/FUL** Demolition of existing single storey flank extension, proposed two storey extension (amended description) at The Lodge Greytiles St Catherines Road Niton **REF**

Additionally, Cllr Burridge brought to Members attention the recent decision on application **22/00506/FUL** Non-material amendment for the omission of external timber cladding to the approved cabins at Niton Football Ground, Blackgang Road Niton. **GTD**

A discussion regarding application **21/01827/FUL LAND REAR OF 1 HILLSIDE TERRACE AND TRENALE (known as School House Meadow) HIGH STREET, WHITWELL** was had. Input had been sought from our planning consultant, but had not yet been received, regarding the fresh submission of drawings for the entrance road. Amongst other matters, this would entail moving the Listed Status water hydrant. Cllr Addison outlined the PC's ongoing maintenance of this and the other hydrants in and around Whitwell as public property and also being instrumental in having them registered as Listed Buildings. He suggested the PC look into their ownership status with the possible intent to take on custodianship. Historic England has registered its concerns over the hydrant during the construction phase and that any alterations would need Listed Building consent. Ward Cllr Critchison added she had had discussions with IW planning regarding the hydrants suggested move. She had registered that Whitwell villagers would not be supportive of a move on the grounds of its integral image and historic importance. Planners suggested it should remain in its current position.

It was agreed that a comment should be registered on the IW Council's planning portal, once the planning consultant had responded to our request for input and that the PC objects to the revised application and specifically any repositioning of the hydrant to accommodate the developments proposals.

**M06/07/23 SANDROCK ROAD CLOSURE:** Ward Cllr Critchison had provided a written update to Members providing feedback from communications with highways Cabinet Members and staff at IW Council and then a meeting with the PC's Transport Working Party. The proposed Southern Vectis (SV) solution (using the Buddle car park to turn around) was determined not feasible. However, despite SV drivers suggesting to local bus users there is no prospect of the route opening soon, a timescale has been determined to commence work to reopen the road as soon as possible. In the meantime, a small group of local residents have been operating a community based voluntary car service to enable anyone needing to travel for medical appointments, etc. A minibus option was considered, but not implemented. It was suggested a plan to put in place such a service should be researched in the event of similar future disruptions. Cllr Logan suggested a PC subsidised taxi operation could also be considered.

**M7/07/23 UNDERCLIFF DRIVE:** There is a prior acknowledgement the PC needs to petition the IW Council to formally confirm the status of the closure of the A3055 between St Lawrence and Niton. Cllrs were provided with a draft letter addressed to the Council's Cabinet Member with responsibility for Transport and Infrastructure, to register the fact there is a need to formalise the road closure and, given the passage of time, bring the matter to a conclusion, so as a community, the parish can move forward with planning around the road closure. Ward Cllr Critchison added she has had conversations regarding the matter, emphasising the need for improvements to and consequences of the impact of the alternative route through the Parish. Cllr Addison added, as a designated rural development hub, and the consequent implications, Niton needs certainty that infrastructure shortcomings will be addressed, or the designation scaled back.

**RESOLVED:** Cllr Addison and the Clerk to work with the Chair to finalise the draft letter to the IW Council urging it to formalise the road closure and enable the PC to look forward. The letter to be sent to the IWC's Chief Executive.

### **M08/07/23 NITON RECREATION GROUND**

With regard to recent acts of vandalism at the Rec, where disturbing graffiti content had been sprayed over the skateboard halfpipe, Members heard an update on police enquiries into the incident from PCSO Keefe. Several individuals have been questioned, but no evidence from the incident has been established. Therefore, police involvement in the matter has been taken as far as it can, although an open file has been recorded. Members noted this appears to have been an isolated incident and hoped, due to the close-knit nature of the community, no further or similar acts of vandalism would occur. PCSO Keefe will continue to patrol the Rec as a deterrent.

With the graffiti content having been dealt with by the Parish Warden, the discussion of whether any measures might be taken to avoid a repeat occurrence. Cllr Boileau Goad suggested the PC invite a graffiti artist to design suitable murals on the exposed areas and then apply an anti-spray paint coating. Cllr Burrige has been approached by a parishioner, suggesting a children's design competition, with the winning entries painting the mural onto the boards.

Cllr Addison commented on his recent visit to the Rec, where he witnessed many young people thoroughly enjoying the facility. Some spoke of their appreciation for what it provides, but suggested it needs more publicity as to its existence. Cllr Hill felt now was the time to prepare a media release. Photos of a local skateboarder, Martha Eggleton, and a write-up by her recounting how she was introduced to skateboarding at the Rec. Cllr Critchison suggested including the basketball hoop as being a further enhancement. Cllr Hill had been approached by parents who have birthday parties at the Rec and whether a dedicated area could be created for the purpose to allow bunting to be erected. Cllr Boileau Goad suggested acquiring some tree trunks to provide seating.

**RESOLVED:** Cllr Osborn to compose a suitable media release regarding the skateboard half-pie and the basketball hoop..

### **M09/06/23 ISLE OF WIGHT COUNCILLOR'S REPORT**

With the Sandrock Road update having been discussed, Ward Cllr Critchison had nothing further to report.

### **M13/05/23 CLERKS REPORT**

The Clerk provided Members with the response received from James Brewer, IW Council Planning Policy Manager, to the letter of support provided for the IW Council's Dark Skies Initiative application.

"Thank you for the email and letter of support for the Dark Skies (DSI) application which I have passed on to Natasha Dix who is leading on that application for the Council. I note the comments relating to the necessity for supporting planning policies to help fulfil and implement the dark skies initiative and we will continue to engage with the relevant Parish Councils in the proposed dark skies park area on this issue over the coming months."

The response was duly noted.

### **M14/05/23 COUNCILLORS' REPORTS:**

There were no written reports provided.

With regard to the DSI, Cllr Logan reported the issue of excessive and constant flood lighting at Bridge Cottage on St Catherines Road. The dwelling is the subject of an ongoing IW Council enforcement notice and it was agreed this situation should be reported to the authorities.

Cllr Sheerin advised Niton Community Football Club is in a position to recommence playing at their Blackgang Road ground towards the end of August.

Cllr Addison remarked on the demolished telephone kiosk in Chale, and enquired how the Niton kiosk audio project was progressing. He had seen an article in the press regarding a donation of £250 to the fund to put in place an historical content audio system. The Clerk confirmed the funds were due into the PC's bank account. Cllr Boileau Goad confirmed the audio equipment was to be purchase very soon with an installation date later this year. A solution to a secure door locking mechanism is being researched. CCTV security is also being researched, with several options being contemplated. Cllr Boileau Goad will follow up on these matters.

Cllr Osborn spoke of other security solutions being considered for the telephone kiosk and other PC facilities around the Parish. He questioned whether small charge card operated mechanisms could be utilised as a security measure. Cllr Logan asked whether a form of CCTV installed in the kiosk could be a solution.

Cllr Boileau Goad asked if anyone had a contact or access to several large tree trunks, for installation at Niton Rec. He would be grateful for any assistance in this regard.

**M15/05/22 PARISH WARDEN'S REPORT:** Mr Stay reported he had installed the replacement chains and swing seats at Niton Rec. He has been supporting a Whitwell High Street resident with a drainage issue, which remains unresolved.

He wished to thank PCSO Keefe for his assistance in attempting to track down the Rec graffiti culprits.

There being no further business the Chair closed the meeting at 7:55pm.

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

## APPENDIX I TO MINUTES

### COMMENTS ON PLANNING APPLICATIONS

1. **23/00950/FUL** Proposed single storey extension at Tennyson Niton Barns Blackgang Road Niton. The Parish Council wishes to record its concerns that the proposed extension sits very close to Niton churchyards boundary wall. The PC is aware previous adjacent works have involved the unnecessary removal and rebuilding of historic flint walls, with attendant affecting actions. Acknowledgement is sought additionally, that the proposed extension will be viewed from the church and churchyard - **NEUTRAL**.
2. **23/01095/HOU** Replacement sun room at Linstead Sandrock Road Niton. No Objections - **SUPPORT**
3. **23/01145/HOU** Proposed single storey extension to south elevation at Quiet Hills Crocker Lane Niton. No objections – **SUPPORT**

Additionally, the Parish Council wish to make the following comments regarding Application:

#### **21/01827/FUL LAND REAR OF 1 HILLSIDE TERRACE AND TRENALE (known as School House Meadow) HIGH STREET, WHITWELL**

[wording supplied subsequent to the PC meeting by Martha James – Planning Consultant and amended to reflect the PC's additional comments]

Niton and Whitwell Parish Council still objects to the application. We have reviewed the revised proposed plans, revised existing plans, the comments from Historic England, the Rights of Way Officer comments and earlier comments of Niton and Whitwell Parish Council.

We are extremely concerned that the applicant has submitted some information, but there seems to still be crucial information missing:

1. There is no assessment on the impact on the grade II listed water hydrant. We note Historic England's concerns over the hydrant during the construction phase and that any alterations would need Listed Building consent. Niton and Whitwell Parish Council is not supportive of a move from its current location on the grounds of its integral image on Whitwell High Street and its historic importance.
2. There is no flood risk assessment, as recommended by the Environment Agency, who recommend refusal.
3. There is no clarity around whether the roads and footways on this development (including the new path connecting to the High Street further north) will become part of the adopted highway network. This is important as it helps the LPA decide whether to condition the materials for the footways to a higher standard, and then it becomes maintainable by the LPA. It also helps the Rights of Way Officer decide whether the paths proposed meet their standard.
4. We note and fully support the Island Roads objection in relation to:  
Inadequate Carriageway Construction (Main Junction, Inadequate Access Visibility and Insufficient Information around drainage matters. The lack of drainage information, coupled with the lack of an FRA concerns the community, as the scheme could exacerbate flood risk to a wider area within the village.
5. The poor design of the proposed houses, which due to the bulk and mass of the residential units would be out of keeping with the village. The applicant has never addressed the poor design.
6. The open space proposed still bears little relationship to the houses proposed. We are unsure whether the plan by the developer is that this land would become public land.

Niton and Whitwell Parish Council is of the opinion that this application should be refused as it doesn't accord with Island Plan policies SP1, SP5, DM2, DM12 or DM14. We are very concerned that this application was submitted nearly 2 years ago, and still it hasn't been determined. We ask that the Council refuses it.