



NETTLESTONE AND SEAVIEW PARISH COUNCIL

(These Minutes are unconfirmed and are not an official record until signed).

MINUTES OF THE PARISH COUNCIL MEETING

held online (via a Zoom meeting) on Monday 20th April 2020 at 7pm

PRESENT: Cllrs Barraclough (Chairman), Ward, Hardie, Elliott, Rivlin, Colledge, Gauntlett, Tuson, Geernaert-Davies and Adams

The Chairman welcomed Members (10) and Residents (8)

The Chairman then asked if there were any questions and comments from members of the public.

A resident thanked the Parish Council for running the meeting online as it provides a focus for concerned parishioners in uncertain times. A question was raised about the closure of the Seaview Post Office. The clerk had contacted the owner who had clarified that as the post office shares the same building as Seaview Pharmacy, much of its functionality has been temporarily suspended to enable social distancing. Stamps can still be purchased and small amounts of cash handled for the payment of bills etc. but they are unable to process parcels at the current time. A resident also asked why the pathway next to the Wishing Well distillery is only partially opened. Cllr Gauntlett explained that he had opened up the pathway through his land but that it stopped at a neighbouring landowner's boundary. Cllr Adams clarified that the pathway has not been officially adopted. It was agreed to add the pathway as a subject for discussion at the next Parish Council meeting. Jo King confirmed that a noticeboard had been renovated and will be installed on the site of the previous noticeboard at Hersey Nature Reserve when the current lockdown eases. A question was raised about an overflowing dog bin that is situated in the grounds of the Priory Hotel. The clerk confirmed that this bin is actually a private bin owned by the landlords. The clerk reported that he had been informed the bin was overflowing last week and had contacted Island Roads who usually contact the private contractor who looks after the bin for the owners.

20/41

Chairman's Comments:

The Chairman thanked everyone for joining the Zoom meeting and explained that if the technology failed for an extended period of time, the meeting would have to be adjourned.

20/42

Apologies for Absence:

All members were present.

20/43

Declarations of Personal and Prejudicial Interest:

Cllr Gauntlett declared a prejudicial interest in items 20/00395/RVC and 20/00438/FUL. All members declared an interest in 20/00438/FUL (as they know Cllr Gauntlett). Cllrs Elliott and Ward declared an interest in Armed Forces Day IOW. Cllr Rivlin declared an interest in 19/01310/HOU.

20/44

To Approve the Minutes of the PC meeting held on 17.02.20:

It was proposed by the Chairman that the minutes should be approved, Cllr Elliott seconded the proposal and then the minutes were approved by the members.

20/45

Clerk's Report:

- Since the last meeting the annual VAT return has been successfully submitted online and the Parish Council has received a refund of £4978 and the precept (via the IWC) of £85428 for the year was received last week, meaning that projects for the year now have funding in place.
- Seaview Dinghy Park renewal letters have been sent to all existing tenants - with about 40% of renewals having been received now. The new code for the gates was programmed into the locks on the 17th April 2020.
- The IWC have responded with their 'final version' of the Dinghy Park Lease renewal. The Parish Council's right to tenancy has been re-introduced but councillors still have queries regarding the payment of fees for the IWC and the rate of indexed price rises which they have been pursuing with individual members of the Council – many IWC officers have been temporarily re-assigned so this will probably slow progress down. Cllr Ward confirmed that he had contacted Lee Matthews at the IWC to query the fees but had still not heard back.
- The gentlemen's toilets in Puckpool Park developed issues with flushing in late February. On inspection, the cisterns for all three toilets were brittle and corroded. They have been replaced at a cost of £400 + VAT and a Legionella assessment of the toilets carried out. The assessment showed a medium level of risk. The works to address these risks were carried out on Tuesday 17th March for a cost of £180 + VAT.

- Since the last meeting, the NVRA applied for an extension of the Asset of Community Value order on the Roadside Inn. On March 30th 2020 the IWC wrote to explain that this nomination had been successful.
- In response to the outbreak of COVID-19, the Parish Council made the decision (in line with other councils) to close both public conveniences and the play area near Kerry Fields.
- In response to the COVID-19 outbreak, in conjunction with the Community Partnership, Seaview Pharmacy, The Community Shop and Vic's Stores, a leaflet was produced by the Parish Council and (with the help of volunteers) delivered to every household in the Parish by the time of the Prime Minister's announcement that the country would be heading into a lockdown. The leaflet gave helpline advice and contact details for the pharmacy and shops. The leaflet also gave details of how to sign up as a volunteer in the community.
- The Parish Council would like to place on record their appreciation and thanks to the Seaview Pharmacy, The Community Shop, Vic's Stores and all of the community volunteers who have given of their time so freely to help those members of the Community who have had to remain isolated since the beginning of this crisis.
- The COVID-19 crisis has also led to a temporary legal change in the way in which Local Authorities now meet. Until May 2021, there is no longer an obligation for Parish Council's to have an Annual Parish Council meeting, but this Parish Council will attempt to still meet online to conduct meetings as of the current schedule, in line with its Standing Orders. The annual audit is also delayed by two months and it is hoped that work on the internal audit can begin soon.

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- The sinkhole that appeared in Seaview Dell has been repaired by Reynold's and Read at a cost of £975 +VAT.
- Island Roads have been chased about providing a quote for the dog bins and signs for Willow Tree Drive.
- Several very descriptive questionnaires regarding Nettlestone Green's status as a village green have been submitted to the clerk. It was hoped to get Cllr Tuson to witness the signing of the application, but it has become apparent that a serving Justice of the Peace or Solicitor must sign it. This may require some expense if a volunteer J.P. cannot be found and is temporarily on hold whilst social distancing rules mean this is impractical for many solicitors.

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- 20/31 – A letter in support of a pelican crossing from the Parish Council has been sent to Mark Downer. Mark Downer has thanked the Parish Council and forwarded the letter as more evidence of support for a new crossing at Nettlestone Green.

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- 20/34 – The clerk contacted Clean Wight Cleaning to confirm that their trial period had been completed successfully. Clean Wight Cleaning have passed on their thanks to the members for their continuing support. Due to the impact of COVID-19 on their day to business, like

many companies, they have temporarily ceased their day to day operations.

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- 20/38/01 – The IWC planning enforcement team have been contacted for an update regarding the white telecommunications cabinet on Nettlestone Green. The case officer has been proactively chasing the telecomms company and their local representatives but is being hampered by the change in operation many organisations face at the moment.
- 20/40 – Island Roads have confirmed that Steyne Road is scheduled for resurfacing in this year's work programme.

20/46

Planning:

20/46/01: Delegated decisions, as per the list circulated, were noted.

20/46/02: The following applications were then considered:

- i. 20/00395/RVC: Land to the rear of and adjacent to the Wishing Well Public House, Pondwell Hill, Isle of Wight, PO33
Proposal: Variation of condition 2 on P/01410/16 to allow minor changes to plot location for unit 1 and 2 and parking; removal of condition 4 on P/01410/16 as campsite is no longer there
Comments by 3rd April 2020

It had been intended that Cllr Gauntlett would have an opportunity to answer questions from the public with regards to item i and ii (as per the usual procedure when in a physical meeting room) unfortunately, Cllr Gauntlett's connection was lost before the planning was discussed and was not online to address any questions before the discussion of the items began. The clerk was able to reach Cllr Gauntlett before item iii was discussed and he did re-join the Zoom session in time for item iii.

There was an in-depth discussion of the proposal with input from councillors, and members of the public.

Resolved:

The Parish Council voted to object to the application on the grounds that the removal of Condition 4 constitutes a fundamental alteration of the proposal put forward in the original planning application. Removal of Condition 4 changes Planning Permission P/01410/16 from single ownership eco-pods for rent operating in connection with the adjacent, established camp site, to privately owned properties and an unregulated change of use of the land which falls within the land edged blue on the approved plan. Removal of Condition 4 effectively gives permission for the change of use of the land which falls within the land edged blue on the approved plan, which has been used as a campsite for over 40 years, for

viticulture. Regulations apply to converting land for viticulture, and small sites such as this that have not been cultivated are protected by Environmental Impact Assessment (EIA) regulations. Changing the use of such land to viticulture requires permission from Natural England through an EIA screening decision. No reference is made in this application to change of use of this land, and no such screening decision is included.

- ii. 20/00438/FUL: The Wishing Well Pondwell Hill Nettlestone
Ryde Isle of Wight PO33 1PX

Proposal: Proposed new winery with manager's accommodation over.

Comments by 14th April 2020

Cllr Adams requested that the vote for this application was recorded, after which a detailed debate from the councillors and public covered concerns regarding environmental issues (including drainage and the intrusion onto the landscape), whether including accommodation was appropriate, the impact on parking for the nearby facilities, the viability of a winery/vineyard in the area and what the future would hold if the winery were to fail.

Resolved:

In conclusion, the Parish Council voted to oppose the application for the following reasons:

Environmental Factors - Vineyards and Wineries produce a considerable amount of waste and the application contains no justification of why an Environmental Impact Assessment should not be carried out for this application. There is no reference as to how waste will be managed.

There is no certainty that any financial contributions would be spent on measures which could prevent harm to SSSI/Ramsar site and the SPAs adjacent to this new business venture. The proposed Winery is extremely intrusive and invasive into the landscape and the Parish Council believe this contravenes policy SP5.

Inappropriate Accommodation - The proposal is for a dwelling in addition to the building relating to the commercial activities of the winery yet there is no satisfactory evidence of the need for dedicated on-site management or demonstration that the viability and existence of the business would be threatened if the supervisor cannot reside onsite. Nor is there evidence that a comprehensive search of the local residential market has been carried out to check whether other properties are available to rent or purchase within the immediate surrounding area or indeed consideration of accommodation within the adjacent Wishing Well Pub/Distillery. There is no guarantee given that the occupation of the building would be limited to a person solely employed in the management of the winery.

Loss of Parking - The proposed winery would take up the space allocated for parking to the Eco-pod development on the adjacent field, whilst also potentially attracting further traffic to the site as an additional tourist attraction.

The objection to the application was supported unanimously i.e. by Cllrs Barraclough, Ward, Hardie, Elliott, Rivlin, Colledge, Tuson, Geernaert-Davies and Adams

- iii. 20/00203/HOU: Red Cross Cottage, Salterns Road, Seaview, PO34 5AG

Proposal: Proposed storage shed.
Comments by 5th May 2020

Resolved:

The Parish Council voted to give a neutral response as they would like to see up to date plans that have the orientation (east-west) correctly identified with clear dimensions on the plans.

- iv. 20/00369/FUL: Stables Park Lane Nettlestone Seaview Isle of Wight PO34 5LT

Proposal: Proposed continued use of land as an all-weather surface for horse use.
Comments by 14th April 2020

Resolved:

The members voted to support the application.

- v. 20/00429/FUL: No Man's Land Fort The Solent Isle of Wight

Proposal: Change of use from hotel (C1) to a single dwelling house (C3).
Comments by 14th April 2020

Resolved:

The members voted to support the application

- vi. 20/00406/HOU: 10 Pondwell Close, Nettlestone, PO33 1QD

Proposal: Proposed rear extension to include veranda and flue; front porch; car port; alterations to fenestration and exterior cladding to house
Comments by 5th May 2020

Resolved:

The members voted to support the application.

- vii. 20/00528/HOU: 30 High Salterns, Seaview, PO34 5AS

Proposal: Proposed alterations, single storey rear extension; single storey side extension; extension at first floor level over existing garage.
Comments by 11th May 2020

Resolved:

The Parish Council voted to object to the application on the grounds that it would lead to overdevelopment of the existing site.

- viii. 20/00550/HOU: 33 Solent View Road, Nettlestone, PO34 5HX
Proposal: Proposed replacement garage.
Comments by 11th May 2020

Resolved:

The Parish Council voted to object to the application on the grounds that it appears to be creating a new wing of accommodation rather than just an extension of the existing building.

- ix. 20/00552/HOU: 14 Cherrytree Road, Nettlestone, PO34 5JF
Proposal: Proposed single storey extensions, alterations; porch.
Comments by 11th May 2020

Resolved:

The members voted to support this application.

- x. 20/00572/HOU: Henleys And Cathay, High Street, Seaview, PO34 5EU
Proposal: Demolition of extension: conversion of two properties, Henleys and Cathay into one; single storey rear extension; alterations to fenestration.
Comments by 11th May 2020

Resolved:

The members voted to support the application.

20/46/03

Appeals:

The following appeal was noted:

19/01316/HOU: Anchor Cottage, Seafield Road, Seaview, PO34 5HD

Planning Inspectorate Ref: APP/P2114/D/20/3245214

Proposal: Proposed roof extension including dormer windows on front and rear elevations (revised plan)

Comments by TBC.

Following this, a resident asked if there had been an update on the proposal to investigate the regulation of second home building via a Neighbourhood Plan. Cllr Adams explained that a working group existed but work on the investigation would begin in earnest when the lockdown restrictions allowed physical meetings.

20/47

Reports:

20/47/01: I.W.: Ward Cllr Barry was not present.

20/47/02: N&SCP: Cllr Hardie explained that the May Fayre is cancelled and all other events have an uncertain future for the 2020 season. Work continues on a Community Partnership website and an information leaflet is in production.

20/47/03: Seagrove Pavilion Trust: The SPT annual report was noted and will be attached to these minutes as appendix A. Cllr Elliott explained that he visited the outside of the pavilion regularly to ensure it was in good order.

20/47/04: Nettlestone Residents Association: Nothing to report this month.

20/47/05: IWALC: Cllr Adams reported that IWALC had arranged a Zoom meeting with Bob Seely MP (which the Chairman attended) and that he had been keeping IWALC abreast of Community Hub activities in the parish.

20/47/06: Others: N/A.

20/48

Partnership Agreement with IWC for Seaview Recreation Ground:

The clerk explained that the IWC had sent the Parish Council a partnership agreement for the upkeep of Seaview Recreation Ground. The new agreement (replacing one, signed six years previously) would require to take on maintenance of more than just the football pitch – which is currently budgeted for. A councillor pointed out that the trees at the ground are old and may well require a lot of maintenance work. The clerk confirmed that introducing the trees into the tree survey would increase the cost of the survey by hundreds of pounds – before any remedial work.

Resolved:

The members resolved unanimously that the clerk should write to the IWC explaining that they would be willing to agree to the existing terms but not to take on any extra elements of the maintenance of the ground.

20/49

Seagrove Bay Toilets:

The clerk shared quotes to upgrade the facilities at Seagrove Bay toilets from S.Roberts Building and Firstmech. The quotes referred to work to tile the floor, install a cupboard, fit a water tap inside the cupboard and create a drain in the floor of the toilet block. The clerk explained that he felt Firstmech's insurance status with regards to working on public buildings was a notable factor in the decision making. Cllr Adams is a qualified and experienced plumber and offered his assistance in evaluating the quotes.

Resolved:

The members resolved that the clerk and Cllr Adams should liaise and investigate the quotes together and only proceed with the work once Cllr Adams has been able to evaluate the requirements and applicability of the work.

20/50

Puckpool Park Flower Beds:

Cllr Barraclough discussed that Care In The Garden had been engaged to investigate the work required on the flower beds at Puckpool Park. The COVID19 outbreak has derailed their planned works but they are keen to dig

the plot over and keep it maintained ready for when proper planting can take place in the summer.

Resolved:

The members resolved that Care In The Garden should dig over and maintain the flower beds at Puckpool Park.

20/51

Parish Council Website:

Legislation changes mean that the Parish Council's website will not meet the requirements for 'accessibility' that come into force in September 2020. The clerk explained that accessibility refers to the websites ability to allow users with particular disabilities to access the site as easily as other users e.g. allowing users to increase the size of the text at a touch of button or use the space bar to move around the screen. The Parish Council currently hosts its website with Hugo Fox but up to the time of the meeting, Hugo Fox had not met any of their self-publicised dates for introducing accessibility functionality to their websites. The window of opportunity to build and test a new is reducing all the time and in the clerk's opinion cannot be left any longer. The production of a new site had been budgeted for at £1200. The clerk had wanted to engage with a local site provider but the IOW Geek (supplier to several Parish Councils on the Isle of Wight) will not be taking on more sites and PC Consultants (who provide a good service to the Council with their email system) quoted £2500-£4000 to upgrade the site. A company called Netwise UK who specialise in Parish Council websites would work out at about £900 for the first year to create a new site and host it. The yearly hosting costs would reduce to around half that amount the following year. Cllr Ward mentioned that as the clerk has a background in the IT industry, he was happy to be guided on this by the clerk who had shared examples of Netwise UK's work for other councils.

Resolved:

The members resolved that the clerk should engage Netwise UK to produce and host the Parish Council's new website.

20/52

Kerry Fields Play Area:

With the play area near Kerry Fields closed due to COVID19, it is felt that now would be a good time to go ahead with the renovation of the existing play equipment. The clerk had found one local business who was able to give a quote and is still operating during the COVID19 Pandemic. Silviu Ciatacu has quoted £500 to complete the work.

Resolved:

The members resolved, unanimously, to engage Silviu Ciatacu to renovate the play equipment at Kerry Fields play area.

20/53

S106 Wish List:

The clerk explained that Cllr Gauntlett had hosted a working group to refine the initial thoughts of the Parish Council in regards to producing a Section 106 wish list of requirements for the local area that could be funded from potential S106 funding. A resident asked if the local residents could provide input for the list. It was explained that the list an ongoing 'dynamic' repository (suggested by the IWC) that will be updated on an ongoing basis.

Resolved:

The members resolved to send the list to the IWC planning team and post a version online that residents could examine and propose additions to.

20/54

Sophie Watson's Garden Lease:

The clerk informed the members that the IWC had returned the lease for Sophie Watson's Garden with most of the amendments suggested by our solicitor and working group. The lease is for 50 years, we will be able to install an interpretation shelter and rental will be £1 per calendar year. The Parish already pays for the maintenance of the garden. The clerk explained that signing the documents may not be a quick process due to social distancing – especially as an independent solicitor is required to sign the paperwork. Cllrs Hardie and Ward both suggested they may know solicitors who might be able to do this still.

Resolved:

The members resolved to accept the terms of the lease and sign the agreements.

20/55

Bullen Road Traffic Signs:

The IWC had asked the Parish Council to consider paying for 'chevron' road signs in Bullen Road.

Resolved:

The members unanimously resolved for the clerk to write to the IWC explaining that the Parish Council will not pay for the signs as it is Island Roads responsibility.

20/56

COVID19 Community Coordinator Role:

Since mid-March, the clerk has been operating as the Community Hub Coordinator for Nettlestone & Seaview. This involves operating a helpline (via phone and email) Monday to Sunday, 9.30am to 4.30pm where volunteers are assigned to help vulnerable residents. It also requires attending a weekly Zoom call with the IWC Volunteer Network Forum to keep abreast of developments in the provision of volunteer support. As the Parish Council is returning to holding regular meetings, the clerk will not have the capacity to keep the coordinator role as well. Cllrs Barraclough, Tuson and Geernaert-Davies all volunteered to share the role between them. The clerk will schedule handover activities.

20/57

Correspondence:

20/57/01: The following items were circulated:

IOW Council – Tree works orders were received:

- Woodlands Vale, Calthorpe Road. – granted.
- 9 Aspen Gardens, Ryde. TPO- granted.
- Land West of Pier Road, Seaview – granted.

IWC – Telecoms cabinet planning breach – still no response from VF

Rosemary Cantwell – A document to Island Roads regarding the Gibbwell Field development.

Rosemary Cantwell – A document to Cllr Stewart requesting a hold on the planning applications 20/00395/RVC and 20/00438/FUL until the lockdown is eased.

20/57/02: The following items were reported:

Retina UK – A thank you letter for the PC's grant towards the 'Hope to Seaview Walk'.

20/58

Finances:

20/58/01: The following receipts were noted: -

The clerk circulated a report of the schedule of receipts up to 20-04-2020. There were no questions or comments. Attached to these minutes as Appendix B

20/58/02: The following payments were approved: -

The clerk circulated a report of the schedule of payments up to 20-04-2020. There were no questions or comments. Attached to these minutes as Appendix B

20/58/03: Grant Applications: -

There were no Grant applications. Cllrs Ward and Elliott confirmed that Armed Forces Day IOW were (assuming no objections from the granting authorities') going to roll this year's grants over to 2021's event. This was noted by the members.

20/58/04: To receive an Income / Expenditure report to 31st March 2020:

The clerk circulated the above report to members. There were no questions and the report was noted.

20/59

Information and Report:

A resident reported that with 60% of the Parish being over the age of 70, they are concerned that Government rules regarding non-essential travel to the Isle of Wight are not being enforced. Although business is not normally conducted at this point of the meeting, given the unusual nature of the pandemic, the members resolved (with 5 supporting votes and 3 abstentions)

that the clerk should write to the IWC leader, Bob Seely MP and Chief Constable of Hampshire Police to request clarity on what measures are being taken to prevent non-essential travel on ferries to the Isle of Wight. Cllr Adams mentioned that he had seen a resident discharging a Jacuzzi straight into the Solent and it was resolved that the Clerk would write to the homeowners and remind them that chemicals should not be discharged directly into public spaces.

There being no further business, the meeting was declared closed at 9.31pm.

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Chairman
18th May 2020