



## NETTLESTONE AND SEAVIEW PARISH COUNCIL

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

### MINUTES OF THE PARISH COUNCIL MEETING

held at Seagrove pavilion, Seaview on Tuesday 16<sup>th</sup> November 2021 at 7pm

**PRESENT:** Cllrs Elliott (Chairman), Barry, Redpath, Colledge, Rogers and Marilton.

The Chairman welcomed Members (6) and Residents (10)

A resident asked the members if they might consider writing to the owners of the 'Donkey Field' (Eton College) and asking them if in the light of the climate emergency they might like to consider populating the field with oak trees rather than developing it.

#### **21/161**

Chairman's Comments:

N/A

#### **21/162**

Apologies for Absence:

Cllrs Geernaert-Davies, Adams and Hardie sent their apologies.

#### **21/163**

Declarations of Personal and Prejudicial Interest:

Cllr Redpath declared an interest in item 21/168 – Roadside Inn.

#### **21/164**

To approve the Minutes of the Previous PC meeting held on the 18th October 2021.

The members voted to approve the minutes of the meeting held on the 18<sup>th</sup> October 2021.

## 21/165

### Clerk's Report:

- Cllr Jenkins has resigned from the Parish Council as a change in personal circumstances has made it difficult for her to commit as much time to the council as she thinks is appropriate. Electoral services have been informed and currently the electorate have until 25<sup>th</sup> November to submit ten signatures to request an election. This information is currently on the website and noticeboards. If the ten signatures are not received, the Parish Council will be able to consider Co-opting a replacement.

### Page 2

- 21/146 – The defibrillator at Seagrove Bay went live on the 19<sup>th</sup> October and is registered on the Circuit.

### Page 7

- 21/150 – The Parish Council's objection to the proposed Traffic Regulation Order was met with strong support from Cllr Phil Jordan at the IWC and he is questioning the legality of such TRO's forming part of planning applications at all and has requested a suspension of all TRO's related to planning applications on the Island.
- 21/152 – Neighbourhood Plan – the planning department at the IWC have been informed of the Parish Council's intention to proceed with a Neighbourhood Plan and Ollie Boulter will host an initial meeting with council representatives to clarify the way ahead. It is anticipated that James Brewer will become the IWC planning officer who will act as liaison for the lifecycle of the plan's production.

### Page 10

- 21/160 – The Isle of Wight Council confirmed that it was the council themselves who removed the bench and have ordered a replacement to be fitted at the Recreation ground.

*NB At this point of the meeting, with multiple members of the public in attendance to give input into item 21/168, the members chose to address item 21/168 before returning to the agenda running order afterwards.*

## 21/166

### Planning:

21/166/01: Delegated decisions, as per the list circulated, were noted.

21/166/02: The following applications were then considered:

- 21/01776/FUL: Pier House Pier Road Seaview Isle Of Wight PO34 5BN  
**Proposal:** Demolition of store; Proposed two storey rear extension of sung and en-suite bathroom to include terrace at first floor level; proposed single storey extension; Iterations to include re-instating of external building features of Cupola roof and timber Chippendale railings; proposed roof terrace.  
Comments by 12.11.21

**Resolved:**

The Parish Council resolved to support this application.

- 21/02053/HOU: 1 Elgin House Ryde Road Seaview Isle Of Wight PO34 5AB.

**Proposal:** Proposed alterations to loft space to include roof lights and windows to Gable End.

Comments by 19.11.21

**Resolved:**

The Parish Council resolved to support this application.

- 21/02104/HOU: Lincoln Lodge Springvale Road Seaview Isle Of Wight PO34 5AW.

**Proposal:** Replacement detached garden outbuilding.

Comments by 26.11.21

**Resolved:**

The Parish Council resolved to support the application.

- 21/02155/HOU: 2 South View Pondwell Hill Nettlestone Ryde Isle Of Wight PO33 1PX.

**Proposal:** Proposed single storey side extension and extension to existing workshop.

Comments by 03.12.21

**Resolved:**

The Parish Council resolved to support this application on the condition that construction vehicles are kept off the public highway during the period of work..

- 21/02194/11BPA: The Studio Gully Road Nettlestone Seaview Isle Of Wight PO34 5BZ

**Proposal:** Prior notification for demolition of a building.

Comments by 02.12.21

**Resolved:**

The Parish Council resolved to support this application on the condition that the removal of this building is not a precursor to future development of the site..

21/166/03

Appeals:

No new appeals to note.

## **21/167**

### Reports:

21/167/01: I.W.C Ward Cllr: Cllr Adams was detained in a meeting at County Hall.

21/167/02: N&SCP: Cllr Hardie submitted two reports which the Clerk read out and are attached to these minutes as Appendix A.

21/167/03: Seagrove Pavilion Trust: Cllr Elliott reported that the dishwasher has been repaired and an electrician has been engaged to repair some of the lights. Lynn Clarke explained that the 'Silver Surfers' club is back up and running with the next session December 8<sup>th</sup>.

21/167/04: Nettlestone Residents Association: N/A

21/167/05: IWALC: Cllr Redpath reminded the members that IWALC are running a code of conduct training session on Zoom on the 24<sup>th</sup> November and she encouraged all members to take part.

21/167/06: Others: Cllr Colledge reported that the 'over 50's' walking football section had been incorporated into Seaview Football Club and that a new junior section was up and running on a Saturday morning with at least a dozen attendees.

## **21/168**

### Roadside Inn:

Cllrs Redpath and Barry had drafted a letter (attached to these minutes as Appendix B) in response to planning application 21/01370/FUL (converting the pub into a shop to be used by Co-Op) being granted by the IWC planning department. The Parish Council had objected to the application and the Councillors had multiple concerns with the process that had led to the permission being granted and these were outlined in the letter. Several residents with interests in neighbouring properties attended the meeting and gave detailed accounts of their own negative experience of the process and the members were able to take this on board for their response.

### **Resolved:**

The members resolved to send the letter outlining their concerns to IWC Cllrs Jordan (cabinet member for infrastructure) and Lilley (Chair of Planning), the Isle of Wight Council Planning Office and the Co-Op.

## **21/169**

### Defibrillator Signs:

Councillor Elliott explained his desire for the six publicly available defibrillators in the parish to be advertised for 'awareness' in the event of an emergency. The Clerk had contacted Island Roads about the possibility of putting some signs on street furniture and Island Roads have put it onto their register for future investigation by the IWC. The Clerk will create a set of maps to be displayed in the parish council's noticeboards – they will feature a QR code so that members

of the public can download the map, from the Parish council website, to their phone if desired.

#### **21/170**

##### Tree Preservation Orders:

Cllr Redpath proposed that the members should consider requesting TPOs for the two conifers on the verge in front of The Gables (opposite Vic's Stores) as they are very much part of the character of the area.

##### **Resolved:**

The members resolved to request Tree Preservation Orders be placed upon the two conifers in front of The Gables.

#### **21/171**

##### Finance Working Group:

The Clerk explained that a replacement member was required for the working group's annual meeting as Cllr Jenkins had left the council – Cllr Rogers will join the Finance Working Group.

##### **Resolved:**

The annual Finance Working Group meeting will take place on the 8<sup>th</sup> December 2021 – as a face to face meeting.

#### **21/172**

##### December Meeting Date:

Cllr Elliott proposed that the December Parish Council Meeting was moved from Monday 20<sup>th</sup> December to Monday 13<sup>th</sup> December to avoid the clash with Christmas week.

##### **Resolved:**

The members resolved to move the December meeting to Monday 13<sup>th</sup> December 2021.

#### **21/173**

##### Correspondence:

##### 21/173/01: The following items were circulated:

IWC Cllr Phil Jordan – notification that Cllr Jordan has called for a suspension on all Traffic Regulation Orders associated with the granting of planning applications – including the TRO for Seaview Lane.

##### 21/173/02: The following items were reported:

Mr Keith Bradford – a letter to the National trust, requesting that the footpath through Horestone Point is improved.

#### **21/174**

##### Finances:

21/174/01: The following receipts were noted: -

The clerk circulated a report of the schedule of receipts up to 16-11-2021. There were no questions or comments. Attached to these minutes as Appendix C. The signing of the monthly bank reconciliation and statement were noted.

21/174/02: The following payments were approved: -

The clerk circulated a report of the schedule of payments up to 16-11-2021. The members resolved to approve these payments. Attached to these minutes as Appendix C

21/174/03: Grant Applications: -

An application was received from the IWMDDF (Isle of Wight Music, Dance and Drama Festival) – the members resolved to grant £50 towards the staging of the event in Spring 2022.

21/174/04 To receive an income/expenditure report up to 31<sup>st</sup> October 2021:

The clerk circulated the above report to members – there were no further questions and the report was noted.

**21/175**

Information and Report:

Cllr Colledge voiced concerns about the positioning of the new electric car charging point on Seafield Road – it was suggested he could ask Cllr Adams about the rationale of the IWC for placing it there. Cllr Marlton informed the members that the ‘Toilet’ sign was back at the front of The Seaview Hotel and that the Isle of Wight Council Parking Enforcement team will be performing a spot check on the problematic traffic associated with the school before Christmas. Cllr Marlton also checked with the other members whether anyone had heard if a NaSher had volunteered to restore the notice board outside Lily’s Coffee Shop – Cllr Elliott said he believed someone was on the case but would check – if no one is available to do it, the Clerk will seek a quote from a contractor.

There being no further business, the meeting was declared closed at 8.40pm.

.....  
Chairman  
18th January 2021

NSCP Report for Parish Council Meeting 16.11.21  
From Councillor Hardie

The Partnership are promoting a number of events in December.

1) Thursday 2<sup>nd</sup> December: Village Christmas Evening- Late night shopping; discounted food; carol singers.(Full details attached)

2) Friday 3<sup>rd</sup> December: (Mountbatten) Lights of Love Service at St Peter's Church at 6 p.m.

3) Tuesday 21<sup>st</sup> December: Father Christmas at Vic's

4) Thursday 23<sup>rd</sup> December: Partnership Carol Service at St Peter's Church at 6 p.m.

The Partnership will be providing palette trees around the Parish as last year as well as smaller wooden trees made by the Men in Sheds which will be "planted" in the planters. These will very nicely marry with the N & S Parish Council's Christmas lights and decorations.

The Partnership would like to extend an invitation to Councillors and any other interested parties to their Wine and Cheese event taking place at the Northbank Hotel at 6.30 p.m. this Thursday, November 18<sup>th</sup>.



**NETTLESTONE AND SEAVIEW PARISH COUNCIL**

2 Harrow Cottages, Nettleston Hill, Seaview. PO34 5DU

Telephone: 07464 894216. E-mail: [clerk@nettlestonandseaview-pc.gov.uk](mailto:clerk@nettlestonandseaview-pc.gov.uk)

Web-site: [nettlestonandseaview-pc.gov.uk](http://nettlestonandseaview-pc.gov.uk)

Cllr Phil Jordan  
Cabinet Member for Highways PFI,  
Transport and Infrastructure  
Isle of Wight Council.

**18th November 2021**

Dear Cllr Jordan,

RE: Roadside Inn, Nettleston Green.

Nettleston and Seaview Parish Council is very concerned at the process regarding the permission afforded to the Coop redevelopment proposals for The Roadside Inn, Nettleston Green.

In particular this relates to the proposed changes to the highway associated with the application and which was at no time presented to the Parish Council.

A revised - and to the Parish Council unacceptable - layout was posted on the application website on 16th August – after the deadline for comments so remained unseen until after the Parish Council were notified that the application had been given delegated approval.

The Planning Officers will be aware that no traffic regulation order can be made without full public consultation and the public acceptance of changes cannot be guaranteed meaning that any planning approval cannot go ahead until the TROs are confirmed.

Furthermore, it appears that Island Roads have not yet given full public sanction to those revised proposals and their most recent comments on the application website postdating the aforementioned revisions is a request for even greater changes and further information. There is no public record of further interaction between the developer and highway officers. These changes will have a dramatic effect on the highway and it is therefore unclear on what basis the planners thought the plan ready for approval.

As well as these highway issues, the Parish Council strongly objects to the manner of the decision making.

The officer report contains major errors and should have been discussed with the ward councillor – David Adams – who would have been able to address/comment on these errors. Instead the application was agreed by officers on Thursday 28th October (without Cllr Adams' prior knowledge) and the decision notice issued the following day – Friday 29th October giving no opportunity for “cooling off” as is the set procedure for decisions of the elected members of the planning committee. Cllr Adams was not officially informed of the decision until Monday 1st November!

Items within the officer report on which the Parish Council raises issues are:

**Evaluation:**

- The officers concede that the fact that the building is a registered Asset of Community Value (ACV) is a material consideration. However, – without consulting the ward councillor- they have determined that as it is no longer a public house (as was the case when the ACV was first nominated) the “community value of the premises has



been diminished”. This ignores the fact that the community re nominated the premises less than two years ago – long after it had ceased as a pub.

- The officers have evaluated that the ACV is not relevant because the Coop application does not relate to “the disposal of land”. However, the process of opening a Coop must be by means of a lease from the owners – Questmap. A lease classifies as a land disposal and the Parish Council contends that the community should have been given the opportunity to lease the premises for a community use with priority over the Coop.

**Impact on neighbouring properties:**

- As discussed, any highway regulations will – as acknowledged by the planning officers – reduce on road parking space which will have a massive and unacknowledged impact on neighbours.
- The officer report states that as the proposed extension is only single storey, it will not result in an adverse impact on neighbouring properties. There is an incorrect assumption throughout the officer report that the current premises is run as retail. This has never been the case and retail status was only agreed at appeal on a technicality whereby the owner partially opened on a minimum (approximately five) but qualifying number of days taking a total of no more than £50 over all of the days.
- It also ignores the massive intrusion to the occupiers of Upton View due to the plant to be located on top of the extension.

**Highway consideration:**

- As noted in more detail above.

**Parking Provision:**

- The applicant’s revised plan (805/06 Re H) shows residential parking (x 5) to the left – behind the “delivery bay”. The owners of Upton View have a retained right to park on the far-right corner (on the plan numbered 11 and 12).
  - The current/new owners of Upton View have not agreed to changes to the location of the parking which was given as part of a planning condition when Upton View was returned to residential use some years ago.
- The officers claim this is a civil matter which may be the case in normal circumstances, but should have been considered in planning terms due to the fact that the right to these specific spaces is conferred by a current planning condition?

Yours sincerely,



Brian Jennings  
Clerk & Financial Officer

## Nettlestone and Seaview Parish Council

## RECEIPTS LIST

Voucher Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
79 Dinghy Park	04/10/2021		Current Account	Oct Statement	Dinghy Park Permits	Dinghy Park	E	80.00		80.00
80 Allotments	05/10/2021		Current Account	Oct Statement	Allotment Rents	Allotments	E	20.00		20.00
81 Allotments	05/10/2021		Current Account	Oct Statement	Allotment Deposit	Allotments	E	25.00		25.00
82 Allotments	06/10/2021		Current Account	Oct Statement	Allotment Rents	Allotments	E	48.00		48.00
83 Allotments	07/10/2021		Current Account	Oct Statement	Allotment Rents	Allotments	E	20.00		20.00
84 Other	11/10/2021		Current Account	Oct Statement	Good Councilors Guide	IWALC	E	16.65		16.65
85 Allotments	19/10/2021		Current Account	500182	Allotment Rents	Allotments	E	32.00		32.00
86 Allotments	19/10/2021		Current Account	500182	Allotment Rents	Allotments	E	20.00		20.00
87 Allotments	19/10/2021		Current Account	Oct Statement	Allotment Rents	Allotments	E	12.00		12.00
88 Allotments	20/10/2021		Current Account	Oct Statement	Allotment Rents	Allotments	E	45.00		45.00
89 Interest	29/10/2021		Nationwide Business	Oct- Nov Statement	Interest	Nationwide Building Society	E	0.96		0.96
<b>Total</b>								<b>319.61</b>		<b>319.61</b>

**Nettlestone and Seaview Parish Council**  
**PAYMENTS (AWAITING AUTHORISATION) LIST**

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
103 Salary (Inc Tax, NI and Perz	04/10/2021		Current Account	Oct Statement	PC Pension Contribution	SJP	E	124.86		124.86
102 Section 137	21/10/2021	21/157	Current Account	BACS	Grant	RBL	E	150.00		150.00
104 Salary (Inc Tax, NI and Perz	16/11/2021		Current Account	BACS	Clerk's Salary	B.Jennings	E	1,446.86		1,446.86
105 Admin Expenses (General)	16/11/2021		Current Account	BACS	Clerk's Expenses	B.Jennings	X	52.78	5.58	58.36
106 Public Conveniences	16/11/2021		Current Account	BACS	Cleaning Contract	Clean Wight Cleaning	E	1,138.01		1,138.01
107 Election Expenses	16/11/2021		Current Account	BACS	Election Expenses	JW Council	E	36.00		36.00
108 Section 137	16/11/2021	21/159/03	Current Account	BACS	Grant	Seaview Women's Institute	E	42.00		42.00
109 Grounds Maintenance	16/11/2021		Current Account	BACS	Nettlestone Hill Hedge Cutting	Orlik Farms	S	140.00	28.00	168.00
<b>Total</b>								<b>3,130.51</b>	<b>33.58</b>	<b>3,164.09</b>