



## NETTLESTONE AND SEAVIEW PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING  
held at Seagrove Pavilion, Seaview on Tuesday 20th June 2023 at 7pm

**PRESENT:** Cllrs Elliott (Chair), Hardie, Colledge, Redpath, Barry, Marlton, Hadfield and Geernaert-Davies.

The Chair welcomed Members (8) and Residents (10).

The Chair invited comments from the public in attendance – there were no comments.

### **23/62**

Chair's Comments:

N/A.

### **23/63**

Apologies for Absence:

Cllrs Adams and Rogers sent their apologies, which were accepted.

### **23/64**

Declarations of Personal and Prejudicial Interest:

Cllrs Hardie and Hadfield declared an interest in items 23/00851/FUL and 23/00892/HOU.

### **23/65**

To approve the Minutes of the Previous PC meeting held on the 15th May 2023.

The members voted to approve the minutes of the meeting held on the 15<sup>th</sup> May 2023.

## 23/66

### Clerk's Report:

The Clerk's report is attached to these minutes as Appendix A.

## 23/67

### Planning:

23/67/01: Delegated decisions as per the list circulated were noted.

23/67/02: Planning Applications:

Application:	Address:	Description:	Resolved:
<a href="#">23/00774/HOU</a>	6 Matthews Way Nettlestone Seaview Isle Of Wight PO34 5LB	Proposed single storey extension; proposed access ramp	The Council has adopted a neutral stance on this application.
<a href="#">23/00851/FUL</a>	Cheragin Old Seaview Lane Seaview Isle Of Wight PO34 5BD	Demolition of existing bungalow; Proposed dwelling with new outbuilding to form garage/workshop	The Parish Council objects to this application as although there are different styles of building in that region of the Parish, this design would be out of keeping with the area.
<a href="#">23/00865/HOU</a>	11 Solent View Road Nettlestone Seaview Isle Of Wight PO34 5HY	Proposed infill extension and rear single storey extension; alterations to include dormer window on south elevation and cladding	The Council has adopted a neutral stance on this application.
<a href="#">23/00872/HOU</a>	39 Greenham Drive Nettlestone Seaview Isle Of Wight PO34 5LD	Proposed single storey detached garage	The Council has adopted a neutral stance on this application as there is a lack of detail in the application and there are concerns about the potential for additional traffic that need to be addressed.

<a href="#">23/00916/HOU</a>	12 Solent View Road Nettlestone Seaview Isle Of Wight PO34 5HY	Proposed alterations and conversion of garage including new roof and roof terrace	The Parish Council supports this application on the condition that the terrace does not overlook any neighbouring properties.
<a href="#">23/00917/RVC</a>	Blush House Seaview Lane Nettlestone Seaview Isle Of Wight PO34 5DG	Variation of condition no 2 on 22/00907/HOU to allow the use of alternative material - cladding to replace the approved render	The Council has adopted a neutral stance on this application.
<a href="#">23/00918/RVC</a>	Blush House Seaview Lane Nettlestone Seaview Isle Of Wight PO34 5DG	Variation of condition no 2 on 23/00226/HOU to allow use of alternative material - cladding to replace the approved render	The Council has adopted a neutral stance on this application.
<a href="#">23/00873/HOU</a>	4 Puckpool Close Seaview Ryde Isle Of Wight PO33 1PD	Proposed single storey front extension; alterations and conversion of garage to form additional living accommodation	The Council has adopted a neutral stance on this application.
<a href="#">23/00892/HOU</a>	Alton House High Street Seaview Isle Of Wight PO34 5EU	Proposed detached summer house; Proposed alterations and two storey extension to front elevation of former staff accommodation building/boat house to provide ancillary living accommodation	The Parish Council objects to this application on the following grounds: 1) Overdevelopment, this structure will be too bulky for the surrounding area; 2) This large structure will result in overlooking of neighbouring properties; 3) This application is in a Conservation Area and should be treated as a listed building; 4) There is a loss of light to buildings in West Street. The Council also feels that there are not any circumstances where an additional building in this space would be appropriate.

23/67/03: Appeals:

**N/A**

**23/68**

Reports:

23/68/01: I.W.C Ward Cllr: N/A.

23/68/02: N&SCP: Cllr Hardie informed the meeting that the next event will be Party on the Prom on the 22<sup>nd</sup> July. There has been a new interpretation board for the remembrance trees on Sophie Watson's Garden – this was a collaboration between the Partnership, Men in Sheds and the Parish Council. There are plans to perform a butterfly and insect audit on the garden.

23/68/03: Seagrove Pavilion Trust: The Chair of the trustees attended to give an update on the Pavilion. They explained that the Pavilion's tenth birthday would be celebrated this year and that the Pavilion will be decorated over the 8<sup>th</sup> and 9<sup>th</sup> of July. To mark ten year milestone, the Trust would like to install outdoor gym equipment for the public to use.

23/68/04: Nettlestone Residents Association: Nothing to report.

23/68/05: IWALC: IWALC's AGM will be on the 29<sup>th</sup> June and there will be a follow up meeting with regards to asset transfers from the Isle of Wight Council to Town & Parish Councils on July 22<sup>nd</sup>.

23/68/06: Others: Cllr Colledge reported that the two memorial matches held by Seaview Football Club (for Peter Hunter and Chris Norman) had been a great success and the club is planning on running two senior teams next season.

**23/69**

ROADSIDE INN:

The Roadside Inn Working Group formulated three questions for NALC (National Association of Local Councils) to seek legal advice on – questions and responses attached to these minutes as Appendix B.

The group are recommending that questions about the future of the Roadside Inn are included on the upcoming Neighbourhood Plan questionnaire and distributed to the Community. The Clerk will write to Questmap (current owners) informing them, that these questions will be going out to the Community.

**23/70**

KERRY FIELDS PLAY AREA:

The Clerk circulated the Annual RoSPA safety report (attached to these minutes as Appendix C) and the members agreed to the recommended works to the safety matting and replacement bearing for the roundabout. The Clerk is

arranging these works with CWC Maintenance (matting) and Wicksteed (roundabout supplier).

**23/71**

**GRANT AWARDING POLICY:**

The working Group had produced an updated draft Grant Awarding Policy for the Council to consider - attached to these minutes as Appendix D (amendments highlighted in yellow). The intention is for grants to be considered at four meetings per year, rather than monthly and for the annual grant budget to be divided equally amongst these four awarding periods. It is hoped that the scheme can be better advertised and be considered by more Community groups as a result of the changes.

**Resolved:**

The Council approved the updated policy.

**23/72**

**HERSEY NATURE RESERVE:**

The Council has been approached by the volunteer coordinator at the Hersey Nature Reserve to see if the Parish Council would consider taking over the long term management of the bird hides in the reserve. They are currently owned by the Isle of Wight Council but due to budget restrictions rely solely on volunteers to lock, tidy and maintain the hides. The members agreed to form a Working Group to investigate the feasibility of the Council taking on the hide. The group is aiming to report back at the September Parish Council Meeting so that there is plenty of time to budget for any changes in December's financial planning sessions.

**23/73**

**SEAGROVE BAY DOG BIN:**

This item had been put on the agenda when there were concerns that no weekend servicing of the dog bin was available to the Council – The bin is now serviced on Mondays, Tuesdays and Thursdays by Island Environmental Hygiene and Saturdays by Onward Waste. The Council will continue to monitor the service.

**23/74**

**BERYL BIKE CONSULTATION:**

The Isle of Wight Council had contacted the Council with a list of potential sites to become a parking area for Beryl E-Bikes and scooters.

**Resolved:**

The Council resolved that it would recommend Pier Road Car Park, the existing bike rack area on Duver Road Car Park and the area of green in Nettlestone, immediately below the 4G Vodafone mast.

**23/75**

**ANNUAL PARISH MEETING 2024:**

**Resolved:**

The Annual Parish Meeting will be held on Wednesday 8<sup>th</sup> May 2024 at 7pm.

**23/76**

Finances:

23/76/01: The following receipts were noted: -

The Clerk circulated a report of the schedule of receipts up to 31-05-2023. There were no questions or comments. Attached to these minutes as Appendix E.

The signing of the monthly bank reconciliation and statement had been completed by the Chair and Cllr Redpath prior to the meeting.

23/76/02: The following payments were approved: -

The Clerk circulated a report of the schedule of payments up to 21-06-2023. The members resolved to approve these payments - attached to these minutes as Appendix E

23/76/03: Grant Applications: -

Victim Support H & IOW submitted an application – the members resolved to grant them £50.

23/76/04: To receive an income/expenditure report up to 31.05.2023:

The summary report was noted and there no questions.

**23/77**

COUNCILLOR REPORTS:

Cllr Hadfield reported that a traffic bollard outside of 'This N That' in Seaview was damaged – Cllr Colledge has reported it to Island Roads. Cllr Marlton asked if the Clerk could seek an update on the suggested yellow box junction on the Brading road – the Clerk will follow this up. Cllr Hardie asked if work had started on Pier Road slipway yet – although due to start in the week of the 19<sup>th</sup> June, no progress had been visible to date.

There being no further business, the meeting was declared closed at 8.48 pm.

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Chair

17th July 2023

**Nettlestone and Seaview Parish Council - Clerk's Report June 2023**

- The annual AGAR documents are now on public display – on the website and noticeboard. They will remain up until mid July.
- The Parish Council printer had been slowly going wrong over the last few months and at the end of May was missing chunks of text when printing and printing random text in the wrong parts of documents – research showed that one of the fuser rollers was damaged – the printer is out of warranty – a replacement would be approximately £500 but PC Consultants were able to repair it for £164.67 + VAT.
- A representative of Troy Planning will be visiting the Island on the 26<sup>th</sup> June to tour the Parish and have a meeting with members of the Working Group – this is a familiarisation meeting and will help Troy Planning to understand the unique make up of the Parish and some of the challenges it faces.

## Appendix B

Dear Brian,

Re: Client: Nettlestone and Seaview Parish Council

Subject Matter: Asset of Community Value

I have been allocated this request to advise upon and I have seen your email dated 15 May 2023.

The issue in this request is the procedure relating to assets of community value.

I am told that a former pub, The Roadside Inn, is registered as an asset of community value. It currently belongs to a company that have obtained a change of use for the building to retail and have been in discussions about a general store being located there. The Parish Council has concerns in this matter on two bases, first that a general store would harm a long established local business and second that the fabric of the building is being allowed to deteriorate.

The request raises three specific questions.

**1. Can the community be given the opportunity to purchase a lease or the freehold?**

The process relating to assets of community value is set out in Chapter 3 of Part 5 of the Localism Act 2011. The procedure is that if the owner of a property which is listed as an asset of community value wishes to dispose of that property, they must give notice to the council holding the list. The Parish Council (and others) would then have six weeks to notify the listing council that they wish to be treated as a potential bidder. There then is a period of six months for the potential bidders to pursue their interest in acquiring the property. Thus, the Parish Council would then have the ability to enter negotiations for the purchase or lease of the property if the current owner wishes to dispose of it. However, there is no right to buy in the sense that the current owner can always refuse any offer made. In practice this means that the Parish Council would have to match, or exceed, the current owner's valuation or any other offers made. Note also that section 95(5) of the 2011 Act contains a series of exemptions for certain types of transaction. As I have no knowledge of the type of possible transaction in this case, I cannot say whether the current owner will have to give the notice mentioned above.

**2. Can anyone be proactive in getting the owner to bring forward an asset of community value for sale. In other words, could an organisation seek a purchase from the owner without the property going on the open market?**

Anyone can make an offer to acquire the property of another, but the current owner can always refuse to deal with any such approach.

**3. Can the asset be nominated for a 3rd time?**

There is no limit to the number of times an asset can be nominated.

I hope that this clarifies the position but if the council requires any further information or advice, please contact NALC again..

Yours sincerely,

Gary Barker

Solicitor

NALC



## Appendix C



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ea31-05-2023\_10-21

## **NETTLESTONE AND SEAVIEW PARISH COUNCIL**



# **GRANT APPLICATION POLICY AND GUIDELINES**

## **Application Guidelines**

### **Aim of Scheme**

The Grants Scheme offers grants to support local organisations contributing to the local community in Nettlestone and Seaview.

### **Objectives**

- To fund not for profit clubs/organisations based and working in Nettlestone and Seaview or those organisations that help the Parish /Community.
- To enable clubs/organisations wishing to improve the quality of facilities or services for the Community.
- To support small groups/organisations/clubs that are working to benefit Nettlestone and Seaview /Residents.

### **The Parish Council will not support funding:**

- For individuals or profit-making organisations
- For retrospective applications (i.e. you must not have committed yourself to the expenditure prior to application)
- To groups or organisations that do not benefit Nettlestone and Seaview/Residents.

### **Application Process**

1. All applicants must complete the Application Form and supply all additional information as advised within it. Failure to provide all necessary supporting information will result in the rejection of your application.

2. Applications will be considered four times a year at a full Council meeting. The deadline for applications are the 31<sup>st</sup> January, 30<sup>th</sup> April, 31<sup>st</sup> August and 31<sup>st</sup> October each year.
3. We have a small annual budget for the Small Grants Scheme. On receipt of your application an acknowledgement email will be sent to you and as far as possible claims will be considered at the next meeting where grants will be considered i.e February, May, September or November.
4. Applicants will be notified of the Council's decision following this meeting.

### **Conditions for Approved Grants**

Successful applicants must:

- Only use the grant for the purposes stated in the application
- Carry out the project / expenditure within 6 months of receiving the grant
- Provide the Council evidence that the grant has been applied in accordance with the application within 6 months of the grant being awarded.
- Grants for any amount up to £500 will usually be considered under the terms outlined in these guidelines.
- Grants over £500 will also be considered but may be subject to the Council requesting further details about your organisation and/or its financial position.
- Payments will only be paid directly to the official account of your organisation or the supplier of the goods/services required for the project.

If any of the above are not adhered to then the grant may have to be repayable in full.

### **For Further Information**

If you have any queries regarding the Application Guidelines or you have any problems filling the form in please contact:-

Brian Jennings,  
Clerk to Nettlestone and Seaview Parish Council,  
2 Harrow Cottages  
Nettlestone Hill  
Isle of Wight  
PO34 5DU

Policy approved by Council resolution 16<sup>th</sup> November 2015 (Minute No 15/113)  
Reviewed, updated and agreed 20th June 2023 (Minute No 23/\_\_\_/\_\_\_)

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

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
30 Salary (Inc Tax, N.I and	02/05/2023		Current Account		PC Pension Contribution	SJP	E	159.46		159.46
26 Storage	24/05/2023		Current Account		Document Storage	InnerSpaces	X	60.88	9.18	70.06
27 Public Park &	24/05/2023		Current Account		Electric Services	SSE Southern Electric	X	151.18		151.18
28 Newsletter	24/05/2023		Current Account		Quarterly Newsletter	Beacon Media	S	265.50	53.10	318.60
29 Bins (Street Furniture)	01/06/2023		Current Account		Dog Bin	Onward Waste	S	108.00	21.60	129.60
33 Public Park &	14/06/2023		Current Account		Water Services (Puckpool)	Business Stream	X	1,225.80	107.25	1,333.05
31 Salary (Inc Tax, N.I and	21/06/2023		Current Account		Clerk's Salary	B.Jennings	E	1,856.32		1,856.32
38 Salary (Inc Tax, N.I and	21/06/2023		Current Account		HMRC Contributions (Q1)	HMRC	E	1,945.40		1,945.40
34 Allotments	21/06/2023		Current Account		Water Services	Business Stream	E	104.28		104.28
39 Admin Expenses	21/06/2023		Current Account		IT Support	PC Consultants	S	164.67	32.93	197.60
32 Admin Expenses	21/06/2023		Current Account		Clerk's Expenses	B.Jennings	X	55.42	8.18	63.60
36 Public Park &	21/06/2023		Current Account		Cleaning Contract	Clean Wight Cleaning	S	973.79	194.76	1,168.55
35 Grounds Maintenance	21/06/2023		Current Account		Parish Flower Planter	Care In The Garden	S	556.63	111.33	667.96
37 Public Park &	21/06/2023		Current Account		Kerry Fields Play Park	Play Safety	S	82.00	16.40	98.40
40 Storage	21/06/2023		Current Account		Document Storage	InnerSpaces	X	60.88	9.18	70.06
<b>Total</b>								<b>7,770.21</b>	<b>563.91</b>	<b>8,334.12</b>

**Nettlestone and Seaview Parish Council**  
**RECEIPTS LIST**

Voucher	Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
14	Allotments	02/05/2023		Current Account		Allotment Deposit	Allotments	E	25.00		25.00
15	Dinghy Park	16/05/2023		Current Account	500192	Dinghy Park Permits	Dinghy Park	E	690.00		690.00
16	Dinghy Park	30/05/2023		Current Account		Dinghy Park Permits	Dinghy Park	E	110.00		110.00
17	Dinghy Park	30/05/2023		Current Account		Dinghy Park Permits	Dinghy Park	E	10.00		10.00
18	Dinghy Park	31/05/2023		Current Account		Dinghy Park Permits	Dinghy Park	E	55.00		55.00
19	Interest	31/05/2023		Nationwide Business		Interest	Nationwide Building Society	E	52.81		52.81
<b>Total</b>									<b>942.81</b>		<b>942.81</b>