



NETTLESTONE AND SEAVIEW PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

held at St Peter's Church Hall, Seaview on Monday 16th October 2023 at 7pm

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

The Chair welcomed Members (7) and Residents (9).

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

23/111

Chair's Comments:

N/A.

23/112

Apologies for Absence:

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

23/113

Declarations of Personal and Prejudicial Interest:

Cllr Redpath declared an interest in item 23/01626/HOU, Cllr Elliott declared an interest in item 23/120 and Cllr Hadfield declared an interest in item 23/01602/HOU.

23/114

To approve the Minutes of the Previous PC meeting held on the 19th September 2023.

The members voted to approve the minutes of the meeting held on the 19th September 2023.

23/115

Clerk's Report:

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

23/116

Planning:

23/116/01: Delegated decisions as per the list circulated were noted.

23/116/02: Planning Applications:

Application:	Address:	Description:	Resolved:
23/01602/HOU	Walnut Cottage Circular Road Seaview Isle Of Wight PO34 5ET	Proposed roof extension including dormer windows to provide additional accommodation within new roof space	The Parish Council objects to this application on the following grounds: The proposed design is out of keeping and contrary to the conservation area; it is an overdevelopment of the existing site; it is overlooking of the Northbank Hotel and Little Croft, both of which will suffer from a loss of privacy as well as affecting a loss of light to Little Croft. <i>N.B. Cllr Hadfield abstained from voting on this application.</i>
23/01616/HOU	A B R I Madeira Road Seaview Isle Of Wight PO34 5BA	Replacement of conservatory with rear extension together with new high level window and internal alterations	The Parish Council supports this application.
23/01671/FUL	Seagrove House And The Chute Gully Road Nettlestone Seaview Isle Of Wight PO34 5BZ	Proposed single and two storey extensions & terraces	The Parish Council objects to this application as the proposal is out of keeping with the existing building.
23/01672/HOU	27 Horestone Drive Nettlestone Seaview Isle Of Wight PO34 5DD	Proposed first floor extension above garage; proposed single storey extension; alterations to external materials	The Parish Council takes a neutral stance on this application.

23/01678/HOU	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 (revised scheme)	The Parish Council supports this application.
23/01626/HOU	The Homestead Elm Close Nettlestone Seaview Isle Of Wight PO34 5ED	Proposed alterations and single storey front and side extensions	The Parish Council objects to this application on the following grounds: Highway safety (in line with Island Roads concerns); the proposal will be out of keeping with existing buildings; it is an overdevelopment of the existing site; environmental grounds – there will be a loss of drainage as existing green space is converted to hardstanding - the Council is unsure from the application why there is a requirement for a hardstanding that can facilitate 20 cars? <i>N.B. Cllr Redpath abstained from voting on this application.</i>

23/116/03: Appeals:

N/A

23/117

Reports:

23/117/01: I.W.C Ward Cllr: N/A.

23/117/02: N&SCP: N/A

23/117/03: Seagrove Pavilion Trust: The heat pump at the Pavilion had broken down – it appears a new compressor may be required so oil heaters are being put in place as a temporary measure. There is an Ash Tree at the Pavilion which will be inspected by Brighstone Landscaping as it may be unhealthy.

23/117/04: Nettlestone Residents Association: N/A.

23/117/05: IWALC: The communications officer has retired and the process of replacing them is inflight.

23/117/06: F.O.N.S: Cllr Hadfield will become the Chair of the 'Friends of Nettlestone School' in January – the recent Rat Race raised £1200 and the Spooky Disco raised a further £757.

23/117/07: Seaview Football Club: N/A

23/117/08: Others: the IWPCSG (IOW Prostate Cancer Support Group) processed 280 PSA tests on Saturday 14th October at Seagrove Pavilion. Cllr College presented the Parish Council with a commemorative 'thank you' certificate for granting £500 towards the event.

23/118

NETTLESTONE GREEN:

Cllr Hadfield raised their concerns about the safety hazard presented to children by the behaviour of motorists around Nettlestone Green at school drop off and collection time. Cllr Marlton pointed out that Parking Enforcement officers do visit the area on a regular basis but obviously there are not the resources for this to be a daily occurrence. There was agreement amongst the Councillors that they would be in favour of additional safety measures so the Clerk will invite the District Steward to visit the area with Cllr Hadfield and discuss the options for improving safety.

23/119

POPPY APPEAL:

Cllr Elliott proposed that the Parish Council donate £150 to the Poppy Appeal.

Resolved:

The Council resolved to donate £150 to the Poppy Appeal.

23/120

MASONIC HALL CLOCK:

It was anticipated that an updated grant application – for repairs to the public clock on the Masonic Hall – would be received in time for the meeting but obtaining a quote for the repairs is taking longer than expected so this was not discussed.

23/121

ROADSIDE INN:

Cllr Redpath had presented the members with an update on the ACV (Asset of Community Value) status of the Roadside Inn – attached to these minutes as Appendix B.

Resolved:

The Council resolved to meet with the new owner of the Roadside Inn and explain the Council's reasoning for maintaining its ACV status – Cllr Redpath will act as liaison for the meeting with the owner.

23/122

PLANNING ENFORCEMENT OFFICER SERVICES:

The IWC Planning Department had circulated a document explaining the costs involved with engaging a dedicated Planning Enforcement Officer for the Council – attached to these minutes as Appendix C. It was noted by the members that the costs involved were prohibitive for smaller Councils and a different model of engagement, which shared the costs would be more realistic.

Resolved:

The Council resolved not to engage a dedicated Planning Enforcement Officer from the IWC.

23/123

POLLING DISTRICT REVIEW:

Electoral Services had sent out a document describing the Parish's current polling stations and asking to be informed if the Council wished to see these moved.

Resolved:

The Council resolved to maintain the polling stations as they are.

23/124

Finances:

23/124/01: The following receipts were noted: -

The Clerk circulated a report of the schedule of receipts up to 30-09-2023. There were no comments - attached to these minutes as Appendix D. The signing of the monthly bank reconciliation and statement had been completed by the Chair and Cllr Redpath prior to the meeting.

23/124/02: The following payments were approved: -

The Clerk circulated a report of the schedule of payments up to 17-10-2023. The chair asked what a £65+VAT payment to Chant Locks referred to and the Clerk explained that a 'RADAR' key had broken off in the disabled access toilet in Puckpool Park and Chant had been engaged to remove the key and repair the lock. The members resolved to approve these payments - attached to these minutes as Appendix D.

23/124/03: To receive an income/expenditure report up to 30.09.2023:

The summary report was noted and there were no questions.

23/125

COUNCILLOR REPORTS:

Cllr Marlton asked if it would be possible to put up some additional posters to advertise the Neighbourhood Plan consultation session taking place on the 21st October – the Clerk will put up some additional posters on the noticeboards (in addition to the leaflets that have been delivered). Cllr Redpath reported that during the consultation session held on the 14th October, a resident from Eddington Road had turned up to explain that the addition of double yellow lines

to the road outside Kerry Fields Play Area had seen more vehicles now parking on the kerb outside their house, opposite the play area.

There being no further business, the meeting was declared closed at 8.45 pm.

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Chair

21st November 2023

Nettlestone and Seaview Parish Council - Clerk's Report October 2023

- Work to rub down and repaint the swings at Kerryfields Play Area (as highlighted in the safety report) has been completed by CWC at a cost of £267.27 + VAT.
- Meetings have been scheduled for both Neighbourhood Plan Technical Assistance packages (Housing Needs Assessment and Design Codes).
- Gibbwell Field – The Council's response to the approval of application 22/01405/RVC has been acknowledged by the IWC and progressed by the to a stage two complaint.
- Bird Hides – Zurich Insurance have been contacted about the change in premium if the bird hides were to be taken on. Zurich require a reinstatement cost for the hides and the IWC have been contacted to request what figures they use for insuring it but no response has been received. It would appear that the officer that had been dealing with this has moved on and this no doubt is slowing things down.
- High Street Parking – The Highways Safety Engineer has added the request for double yellows opposite the Seaview Hotel, to the assessment register.
- Public Convenience Contract – Clean Wight Cleaning have accepted the offer to continue servicing the toilets for twelve months.

AGENDA ITEM 11

Roadside Inn

The September PC meeting welcomed the plan for another Londis franchise to purchase Vic's store and relocate the business to the Roadside Inn.

Members will be aware that there is an outstanding ACV (Asset of Community Value) listing on the Roadside with 2 years remaining.

The intention had been to try to secure the building as a community hub or similar, but the opportunity for the community to bid for the asset only occurs on disposal – including a lease, but the lease must be 25 years minimum. The lease to the new shop owners is 15 years so therefore under the time for a moratorium.

The community should be pleased that by introducing an ACV on the building it has protected the facility to date for a community benefit i.e. the continuation of a local shop.

However, the question remains as to what can happen after the 15 years or if the shop fails in the meantime; and what opportunity there is for preservation after that period.

The clerk has taken advice and finds that the current ACV is likely to cease on the assignment of the lease because an ACV must register the details of both the leaseholder as well as the owner, though it is possible for a new registration to be made.

Cllr Rogers attended a meeting with Vics and the proposed owners who are happy to speak to the Parish Council.

With Cllr Rogers' permission I recommend that the PC speaks to the proposed owners and explains the community wish to keep this as a local asset; and that the PC reregisters the premises as an ACV after completion of the deal.

Trish Redpath

Dear all,

Isle of Wight Council Planning Enforcement

We are writing to take the opportunity to highlight the opportunities for parish, town and community councils for funding further Planning Enforcement capacity in 2024/5 and beyond.

As you'll be aware our Planning Enforcement Strategy (May 2023) sets out our approach towards enforcement, recognising our limited capacity.

By providing financial support parish, town and community councils can increase our capacity, and by doing so have control over how that increased capacity is used and how it can target action on locally important priorities.

We have successfully run this approach with Newport and Carisbrooke Community Council since 1 April 2023. Alongside all the informal interactions between the council and Enforcement Officer dedicated to their area, as part of the formal arrangement we provide regular reports. Please see attached the report covering the first three-month period with our relationship with the Community Council.

The evidence is clear that with greater capacity the Planning Enforcement Team can do more and be proactive on the issues and sites that mean the most to you and your community. Without that capacity we will still react to any enforcement complaints that we receive, but these will be dealt with in a hierarchy based on Island-wide enforcement priorities and within the available capacity.

Reflecting on Newport and Carisbrooke Community Council's experience of the trial, Cllr Julie Jones-Evans said

"I'm really pleased that our Community Council was prepared to take the plunge and fund capacity within the Isle of Wight Council's Planning Enforcement Team. We're now six months in and I've never seen so much scaffolding in the town centre! This funding is making a clear and visible difference to our community, and I think the regular updates and reports from 'our' enforcement officer are providing the evidence to demonstrate to our residents that is a really positive way of using our precept".

We recognise there is no one-size fits all approach to this and different areas will have different needs and available budget. There could be instances where councils and funding is pooled to make it viable and meaningful. To help you think about what this could look like we've enclosed the Council's Enforcement Strategy, the charging schedule and the Q1 report to N&CCC.

To explore what this could look like for your council and community, and the benefits it could bring, please do contact us.

We look forward to working with you,

Ollie

Ollie Boulter
Strategic Manager for Planning
& Infrastructure Delivery

Paul

Cllr Paul Fuller
Cabinet Member for
Planning

Appendix D

Nettlestone and Seaview Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Receipt No	Description	Supplier	Total
60	Allotments	01/09/2023	Current Account		Allotment Rents	Allotments	15.00
61	Allotments	01/09/2023	Current Account		Allotment Rents	Allotments	30.00
62	Allotments	01/09/2023	Current Account		Allotment Rents	Allotments	25.00
63	Allotments	04/09/2023	Current Account		Allotment Rents	Allotments	25.00
64	Allotments	04/09/2023	Current Account		Allotment Rents	Allotments	12.50
64	Allotments	04/09/2023	Current Account		Allotment Rents	Allotments	25.00
64	Allotments	04/09/2023	Current Account		Allotment Rents	Allotments	25.00
64	Allotments	04/09/2023	Current Account		Allotment Rents	Allotments	30.00
65	Allotments	05/09/2023	Current Account		Allotment Deposit	Allotments	12.50
65	Allotments	05/09/2023	Current Account		Allotment Deposit	Allotments	25.00
65	Allotments	05/09/2023	Current Account		Allotment Deposit	Allotments	-12.50
70	Dinghy Park	05/09/2023	Current Account		Dinghy Park Permits	Dinghy Park	120.00
66	Allotments	06/09/2023	Current Account		Allotment Rents	Allotments	40.00
66	Allotments	06/09/2023	Current Account		Allotment Rents	Allotments	40.00
67	Allotments	07/09/2023	Current Account		Allotment Rents	Allotments	25.00
67	Allotments	07/09/2023	Current Account		Allotment Rents	Allotments	20.00
68	Allotments	11/09/2023	Current Account		Allotment Rents	Allotments	25.00
68	Allotments	11/09/2023	Current Account		Allotment Rents	Allotments	20.00
72	Other	15/09/2023	Current Account		Grant	Allotments Locality - Neighbourhood Planning	10,000.00
71	Interest	17/09/2023	Current Account		Interest	Lloyds Bank	0.08

Appendix D

75	Dinghy Park	20/09/2023	Current Account	500194	Dinghy Park Permits	Dinghy Park	90.00
29	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	20.00
29	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	20.00
30	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	25.00
31	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	30.00
31	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	15.00
32	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	20.00
69	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	30.00
69	Allotments	20/09/2023	Current Account		Allotment Rents	Allotments	30.00
73	Allotments	20/09/2023	Current Account	500194	Allotment Rents	Allotments	
74	Allotments	20/09/2023	Current Account	500194	Allotment Rents	Allotments	
76	Interest	29/09/2023	Nationwide Business Savings Account		Interest	Nationwide Building Society	77.02
							10,859.60

Nettlestone and Seaview Parish Council
PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
87 Salary (Inc Tax, N.I and	04/09/2023		Current Account		PC Pension Contribution	SJP	E	165.47		165.47
85 Dinghy Park	26/09/2023		Current Account		Annual Dinghy Park Rent	IW Council	E	4,190.82		4,190.82
86 Admin Expenses	30/09/2023		Current Account		Membership Renewal	SLCC	E	236.00		236.00
99 Neighbourhood Plan	11/10/2023	23/57	Current Account		Neighbourhood Plan	Viking	S	29.27	5.85	35.12
88 Salary (Inc Tax, N.I and	17/10/2023		Current Account		Clerk's Salary	B.Jennings	E	1,856.52		1,856.52
97 Grants	17/10/2023	23/109/03	Current Account		Grant	Citizens Advice	E	250.00		250.00
96 Neighbourhood Plan	17/10/2023	23/57	Current Account		Neighbourhood Plan	Desktop Print Studio Ltd	E	200.00		200.00
89 Admin Expenses	17/10/2023		Current Account		Clerk's Expenses	B.Jennings	X	70.07	8.18	78.25
90 Grounds Maintenance	17/10/2023		Current Account		Ground Maintenance	Brighstone Landscaping	S	1,368.76	273.75	1,642.51
92 Grounds Maintenance	17/10/2023		Current Account		Parish Flower Planter	Care In The Garden	S	525.00	105.00	630.00
93 Public Park &	17/10/2023		Current Account		Cleaning Contract	Clean Wight Cleaning	S	1,241.06	248.21	1,489.27
91 Public Park &	17/10/2023		Current Account		Public Convenience	Chant Lock	S	65.00	13.00	78.00
95 Public Park &	17/10/2023		Current Account		Environment Officer	IW Council	X	1,342.00	56.40	1,398.40
98 Neighbourhood Plan	17/10/2023	23/57	Current Account		Neighbourhood Plan	TROY Planning	S	550.00	110.00	660.00
94 Storage	17/10/2023		Current Account		Document Storage	InnerSpaces	X	60.88	9.18	70.06
101 Admin Expenses	17/10/2023		Current Account		Stationery	Viking	S	167.45	33.49	200.94
100 Neighbourhood Plan	17/10/2023	23/57	Current Account		Neighbourhood Plan	Viking	S	114.00	22.80	136.80
Total								12,432.30	885.86	13,318.16