



NETTLESTONE AND SEAVIEW PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

held at St Peter's Church Hall, Seaview on Monday 22nd January 2024 at 7pm

PRESENT: Cllrs Elliott (Chair), Redpath, Hadfield, Barry, Marlton, Colledge, Hardie, Rogers and Adams

The Chair welcomed Members (9) and Residents (4).

The Chair invited comments from the public in attendance – one resident asked if there was any news on the post office getting back into action in Seaview or if there was any desire for the new 'Vic's Stores' to be asked to house a post office. Another resident pointed out that the noticeboard at Ansell's Copse was suffering from water getting in – Cllr Hardie said she would ask Men in Sheds to consider renovating it.

24/1

Chair's Comments:

N/A.

24/2

Apologies for Absence:

Cllr Geernaert-Davies sent their apologies, which were accepted.

24/3

Declarations of Personal and Prejudicial Interest:

Cllr Elliott declared an interest in item 24/15 and Cllr Hardie declared an interest in 23/02164/FUL.

24/4

To approve the Minutes of the Previous PC meeting held on the 12th December 2023.

The members voted to approve the minutes of the meeting held on the 12th December 2023.

24/5

Clerk's Report:

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

24/6

Planning:

24/6/01: Delegated decisions as per the list circulated were noted.

24/6/02: Planning Applications:

Application:	Address:	Description:	Resolved:
23/01733/HOU	Seagrove Manor Barn Seagrove Farm Road Seaview Isle Of Wight PO34 5HU	Demolition of conservatory and bedroom; proposed two storey extension on north elevation and single storey extension on south elevation; alterations to include balcony on north elevation (revised scheme)	The Parish Council objects to this application on the grounds of overdevelopment, overlooking of neighbours and loss of light to neighbours. This development will lead to intrusion on the neighbours.
23/02130/RVC	11 Solent View Road Nettlestone Seaview Isle Of Wight PO34 5HY	Variation of condition 2 and 5 on 23/01678/HOU to allow for changes to materials	The Parish Council takes a neutral stance to this application.
23/02164/FUL	Alton House High Street Seaview Isle Of Wight PO34 5EU	Proposed alterations and two storey extension to form self-contained annexe; replacement summerhouse	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) 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.

24/00004/HOU	37 Greenham Drive Nettlestone Seaview Isle Of Wight PO34 5LD	Proposed detached double garage	The Parish Council supports this application on the condition that details of the drainage and materials to be used are provided in advance.
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24/6/03: Appeals:

N/A

24/7

Reports:

24/7/01: I.W.C Ward Cllr: Cllr Adams reported that several groups in the Isle of Wight Council were pushing for decision making Committees to replace the current 'Cabinet' structure. He invited the Parish Council members to share their thoughts on this with him.

24/7/02: N&SCP: Cllr Hardie reported that the Partnership's Christmas events had been very well supported (carols around the tree on Nettlestone Green were so popular, that more refreshments will be required in future). The Partnership's AGM will be at 10am on Saturday 10th February and will be hosted at the Northbank Hotel.

24/7/03: Seagrove Pavilion Trust: Cllr Elliott reported that immersion heating is in the process of being installed as a temporary measure at the pavilion and that in the long run, the heat pump will need to be replaced at a cost of £10-12,000 and the Trust will be exploring multiple avenues of funding.

24/7/04: Nettlestone Residents Association: N/A.

24/7/05: IWALC: A key officer is back from sick leave and the new Communications Officer is bedding in well so IWALC activity is expected to ramp up again shortly.

24/7/06: Friends of Nettlestone School: N/A.

24/7/07: Seaview Football Club: Cllr Colledge reported that the pavilion still has no hot water for the showers for the footballers – it is hoped the immersion heaters will be in place and working before the next fixture.

24/7/08: Others:N/A

24/8

BUDGET SETTING FOR 2024/25:

The Finance Working Group (FWG) had met on the 6th of December 2023 and had analysed the draft budget for 2024/25 which had then been shared (at the

last meeting) with all the members for consideration. The six-month internal audit had also been successfully completed by the FWG.

The proposed budget included £10,000 for a new item(s) at Kerryfields Play Area in 2024/25 but due to the increase in the precept already this year, the members chose to defer the expenditure to 2025/26 and start defining the requirements for the play area with young parishioners this year. The proposed precept would amount to £68.58 per band D household per year – the Isle of Wight average for 2023/24 was £109.

Resolved:

The members agreed to request the precept of £121,614 for 2024/25 as per the budget.

24/9

PIER ROAD BOAT PARK:

The Clerk explained that during the process of applying for an official quote (with Southern Water) for two standpipes to be installed (an 'official' quote costs £150) Southern Water offered a free estimate. The Clerk accepted the free quote and it turned out to be close to £5000 for the installation (not vastly different for one or two pipes). The Clerk will create a survey for permit holders at renewal time to see whether permit holders believe standpipes will be a worthwhile addition to the park and if so, what sort of cost increase they would be prepared to accept to enable it.

24/10

DRAFT ISLAND PLANNING STRATEGY:

The Isle of Wight Council have delayed publishing their draft IPS due to recent changes in the National Planning Policy Framework (NPPF). The Clerk had asked neighbouring Councils if they would be interested in jointly engaging professional planning consultants to analyse the draft IPS when it does get published but, so far, no Councils have committed to this. The Parish Council will continue to monitor updates from the IWC regarding the draft IPS.

24/11

DEDICATED PLANNING ENFORCEMENT OFFICE SERVICE:

The Clerk had contacted other Parish Councils on the Island to see if there was any interest in trying to co-finance a dedicated Planning Enforcement Officer. Multiple Councils replied to indicate that they had resolved not to engage a dedicated officer and were not interested. One Council did respond to say they would be interested but had not been able to get confirmation from the Isle of Wight Council that this would actually be possible (despite trying to obtain this information for a considerable time).

24/12

NEIGHBOURHOOD PLAN:

The Clerk confirmed that letters had been sent to all of the owners identified as being responsible for selected green spaces around the Parish and that these letters were being acknowledged by the recipients. A Steering Group meeting is scheduled with Troy Planning on the 26th January to discuss next steps.

24/13

WESTRIDGE FARM:

Cllr Redpath shared an update from the save Westridge Farm Campaign – attached to these minutes as Appendix B. The update included a request for further funding to support the Judicial Review of the planning decision made at Westridge Farm.

Cllr Adams proposed that the Parish Council should donate a further £2000 to the campaign – he also pointed out that ‘should the review be successful, the money would be freed up to be used on future challenges to local, contentious applications’.

Resolved:

The Council resolved to donate a further £2000 to the Save Westridge Farm Campaign.

24/14

ROADSIDE INN:

Cllr Redpath provided a report on the ACV (Asset of Community Value) status of the Roadside Inn – attached to these minutes as Appendix C.

Resolved:

The Council resolved to apply for an ACV designation for the building now housing Vic’s stores (previously the Roadside Inn).

24/15

MASONIC HALL CLOCK:

Further to the grant application of September 2023, costs for repairing the public facing clock on the Masonic Hall were shared with the Council. The parts totalled £310 and the horologist’s labour costs were £75. The horologist had indicated that they would like their costs to be donated to charity.

Resolved:

The Council resolved to donate £75 towards the repair of the clock.

24/16

D-DAY 80th Anniversary:

Cllrs Marlton, Hardie, Hadfield and Colledge will form a working group to investigate the potential ways in which the Parish might mark the 80th anniversary of D-Day in June 2024.

24/17

ANNUAL PARISH MEETING:

The next Annual Parish Meeting (a meeting of the electorate, not to be confused with the Annual Parish Council Meeting) is scheduled for 1st May 2024, 7pm in the Seagrove Pavilion and Cllr Redpath suggested that it may be a good idea to invite the new owner(s) of Vic’s Stores to the meeting to meet and speak with the Community. Members agreed to think of potential speakers to invite to attend the meeting in May.

24/18

Finances:

24/18/01: The following receipts were noted: -

The Clerk circulated a report of the schedule of receipts up to 31-12-2023. There were no comments - attached to these minutes as Appendix D. The signing of the monthly bank reconciliation and statement had been completed by Cllrs Adams and Elliott prior to the meeting.

24/18/02: The following payments were approved: -

The Clerk circulated a report of the schedule of payments up to 22-01-2024. The members resolved to approve these payments - attached to these minutes as Appendix D.

24/18/03: To receive an income/expenditure report up to 31.12.2023:

The summary report was noted and there were no questions.

24/19

COUNCILLOR REPORTS:

Cllr Marlton asked Cllr Adams if there had been any progress with raising the issue of a yellow box junction in The Brading Road (outside McDonalds) with the IWC and Cllr Adams said that he is in the process of raising this with the member responsible for infrastructure. Cllr Hadfield asked if progress was being made with the broken benches at the bottom of the High Street – Men in Sheds are dealing with them. Cllr Elliott explained that the Masonic Hall has been decorated and there are plans to put some flower planters on the outside of the hall in due course (if a plan to look after them can be agreed).

There being no further business, the meeting was declared closed at 9.15 pm.

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Chair
19th February 2024

Nettlestone and Seaview Parish Council - Clerk's Report January 2024

- Kerry Fields Roundabout – the replacement bearing and spindle has been installed for the roundabout and it is now back in action.
- Seaside Awards – Keep Britian Tidy have introduced a new application system and raised the bar for qualification for the awards. The deadline for applications is the 30th January and the amount of documentation required has increased once again and now stretches to 43 pages of questions. There is a request for a list of outstanding documentation (e.g. policy document for dealing with industrial discharges into the sea) residing with the IWC but to date no officer has been able to confirm that the required documents exist (which may indicate they do not) and an application will be unsuccessful without them as KBT now require the beach management organisation to have a committee in place that is responsible for these documents and have them ready to upload.
- TPO – The tree preservation order for the trees around Nettlestone School has been submitted and we await the assessment from the Isle of Wight Council.

Update on Save Westridge Farm Campaign

Happy 2024 and Continuing the Fight to Save Westridge Farmland Greenfield Site!

The Save Westridge Farm action group and Greenfields (IOW) Limited wish you a very wonderful and successful new year.

There is no news yet from the High Court on the permission to go to trial and Judicial Review. You will be notified the moment we know.

Some important good news to start the year:

The Government published in December 2023 a new updated National Planning Policy Framework (NPPF) which makes reference to Islands in England/Wales that have an older demographic (i.e. the Isle of Wight) can argue "exceptional circumstances".

What does this mean for our case?

Essentially this means that national building targets could be substantially softer for the Island!

Isle of Wight Council were going to vote on a new draft Island Plan at its Full Council meeting on 17th January 2024 and due to the new NPPF, they have had to withdraw the draft plan to seek legal advice.

Weather wise the Island's ecological and geological circumstances have radically changed and the debate to not build on greenfield sites near to the coast such as in Ryde (West Acre Park / Westridge Farmland) and Bembridge due to their importance for flood/coastal protection is clearly on the agenda.

What can you achieve by supporting this campaign?

As you may know, the West Acre Park planning permission notice has already been issued by Isle of Wight Council, and subsequently evidence was submitted by Greenfields legal team to the High Court in London.

In supporting this campaign we are collectively forcing the Council to scrap that decision.

You are environmental pioneers, and this campaign would not have got where it is without you.

To ensure that this case gets to fruition and the decision completely revised because of its alleged flaws and never made again, we do need to get to our next financial target so that we can see this case through in court to a positive outcome and result.

This is also important for planning in the future on the Island and across England. It is a test case which will act as an agent of change in future applications on greenfield sites. It will empower future generations, and it could potentially give power back to residents and away from landowners and developers.

What do we now urgently need to do?

Please spread the word as wide as you can, and encourage everyone you can to make a financial contribution, no matter how small or large, to the cause.

Please continue to give as much as you can.

It is vital that we see this through to completion!

AGENDA ITEM 14

Roadside Inn

The new Vic's store opens on Friday 26th January.

When the Roadside Inn closed as a pub and was dubiously granted retail status, the Parish Council applied for and obtained that the building be a registered Community Asset (AVC).

The initial registration was for 5 years and then renewed for a further 5 years. Prior to the new arrangement being put forward the PC agreed to step up its efforts to show that it was actively pursuing an alternative option.

The hope was that the building could become a community hub of some kind and some disappointment was felt that it was going to be a shop after all.

However on reflection, becoming a new version of Vic's is not a bad option – it means that the building has been saved for the community and recognises that [REDACTED] will inevitably retire in the not too distant future so Nettlestone retains a facility.

However, there remains the problem should the store become non-viable and no longer hold an AVC protection (advice is that because there is a new owner the existing AVC becomes redundant).

Does the Parish Council wish to renew an AVC application as a precaution?

Trish Redpath

Appendix D

Receipts – December 2023

Voucher	Code	Date	Bank	Description	Supplier	Total
96	Allotments	15/12/2023	Current Account	Allotment Rents	Allotments	25.00
96	Allotments	15/12/2023	Current Account	Allotment Rents	Allotments	25.00
97	Interest	29/12/2023	Nationwide Business Savings Account	Interest	Nationwide Building Society	80.01
					Total	130.01

Nettlestone and Seaview Parish Council
PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
135	Salary (Inc Tax, N.I and	04/12/2023		Current Account		PC Pension Contribution	SJP	E	165.47		165.47
136	Public Park &	19/12/2023		Current Account		Electric Services	SSE Southern Electric	X	197.57	9.88	207.45
139	Storage	12/01/2024		Current Account		Document Storage	InnerSpaces	X	60.88	9.18	70.06
137	Salary (Inc Tax, N.I and	17/01/2024		Current Account		Clerk's Salary	B.Jennings	E	1,983.12		1,983.12
140	Neighbourhood Plan	17/01/2024		Current Account		Land Registry Search	B.Jennings	E	42.00		42.00
141	Public Park &	17/01/2024		Current Account		Cleaning Contract	Clean Wight Cleaning	S	1,489.21	297.84	1,787.05
142	Public Park &	17/01/2024	23/133	Current Account		Kerry Field's	Wicksteed	S	3,246.85	649.37	3,896.22
143	Neighbourhood Plan	17/01/2024	23/57	Current Account		Neighbourhood Plan	TROY Planning	S	750.00	150.00	900.00
144	Grounds Maintenance	17/01/2024		Current Account		Ground Maintenance	Brightstone Landscaping	S	1,368.76	273.75	1,642.51
145	Admin Expenses	17/01/2024		Current Account		Dinghy Park Permits	Biltmore Printers	S	95.00	19.00	114.00
138	Admin Expenses	17/01/2024		Current Account		Clerk's Expenses	B.Jennings	X	63.97	8.18	72.15
Total									9,462.83	1,417.20	10,880.03