

# Chale Parish Council

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Minutes of the **EGM of CHALE PARISH COUNCIL** held on Monday 9<sup>th</sup> August 2021 via zoom due to the ongoing restrictions because of the corona virus pandemic, commencing at 7pm. The Meeting was recorded for the purposes of accuracy.

## Present

**Councillors:** Cllrs: Ron Groves, Pete Gosling, Liz Groves, Dian McWilliam, Dave Stewart  
**IW Councillor:** Claire Critchison  
**Clerk:** Mrs Michala Bailey  
**Public:** 2

85/21

### **APOLOGIES**

To receive and approve any apologies for absence

**RESOLVED: None**

86/21

### **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS**

To receive any declarations of pecuniary or non-pecuniary interests and written requests for dispensations on items forming the agenda

**RESOLVED: None**

87/21

### **CHALE GREEN STORES**

The Chairman opened the discussion by advising Councillors of the intention of the owner of CGS to sell the property as a whole or as individual plots for development, thereby inferring that he may not have intention to build the houses himself. Secondly, the Post Box that was attached to the shop has now been sealed up and as it's a priority box (covid tests) and the fact that residents now have to walk ½ mile to the nearest one, along roads without footpaths, then the Post Office will replace it asap. Chairman Groves has offered to meet with the engineers to discuss a suitable location. Councillors agreed that the best location would be next or near the Telephone/Defibrillator box if acceptable to the PO Engineer. Chairman expressed his thanks to Rodney Archer for his help with this matter and the Post Office for being so understanding as to the needs of the residents of Chale.

Chairman then highlighted a potential issue with the planning consent for the building works in that, it appears a parking space is being created that looks like it will require the removal of the telephone box and the Village notice Board. This is Parish Council property and is located upon Common Land and therefore creates another problem. In the interim an application has been made to Historic England to give the Telephone Box listed status.

A complaint has also been made to the Enforcement Team at IWC in relation to the possible commencement of works (blue crosses have been drawn all over the common land) prior to the discharge of 2 conditions placed upon the building permission. Planning have confirmed that no application to discharge the Contamination or Water/Foul drainage investigations have been made by the applicant. Planning have recommended contacting Enforcement. The Parish Council have not received any correspondence from DEFRA regarding the use of the Common Land which was also one of the planning permission recommendations.

The Chairman then read to Councillors the timeline of correspondence that he had between The owner of CGS and himself in relation to the Parish Council attempts to safeguard the shop for the village, dating back to July 2018.

Discussions then took place regarding contacting the Open Spaces UK local representative for guidance on how to protect the Common Land.

Councillor Gosling then explained that he has been in contact with the Architect for the new SWAY building proposed on the green next to Spanners Close, whereby a shop and Café are included. It has been suggested that the Common Land in front of CGS, which has been used as a car park for users of the shop and walkers using the Chale Trail, must be retained

as parking will be essential for users of the new SWAY building. Therefore, further investigation into the car park situ and a future planning application must be looked into. application should be submitted for this to change the use. The Clerk reminded Councillors that the Car Park is also the Village Emergency RV point as there is nowhere else suitable. Ward Councillor Critchison asked is there were copies of the Common Land boundary she Could have access to. MOP Mr Starke confirmed that copies of the map and the accompanying Bye- Laws are available and he was willing to share them. Clerk also confirmed that the Parish Council was also in receipt and would forward copies onto her. Councillors agreed that it is Important to secure the car park for future village use.

The Chairman advised councillors that a village info board displaying the village map and designated walk to the Hoy Monument will be erected on the grass area of the car park/common land. It is also important to remember that the car park/common land area was NOT only used by those visiting the shop but for general parking. It must also be noted that the mobile fish and chip van has been parking on the land for many years and has bought trade into the shop. All agreed that the priority now was to secure and protect the common land for the future use of the village.

Further discussion took place regarding the DWLB loan to secure the purchase of the shop, repayment and timescales bearing in mind the future planning app by SWAY.

**RESOLVED: Chairman to meet with PO Engineer and request new location for Post Box next to Telephone/Defibrillator Box. Councillor Gosling to investigate the planning issue of the common land. The Clerk to forward copies of the Common Land, map/regulations and Bye-Laws to Ward Councillor Critchison.**

88/21

**PLANNING**

**A. 21/01468/HOU**, Newmans Cottage, Newmans Lane, Chale. 2 proposed outbuildings And new driveway. Councillors expressed concerns that the new driveway is at a narrow part of Newmans Lane and that the visibility splay is totally inadequate. The glass building proposed for the study is unsuitable for an area of Dark Skies status but the garage/workshop appears acceptable. The Clerk confirmed that Island Roads have also expressed concerns over the new driveway entrance. Chairman Ron Groves has made 3 attempts to contact the owners of the property but to no avail.

**RESOLVED: Clerk to respond to Planning accordingly.**

89/21

**FINANCE**

**5.1 Receipts and payments:**

9/8/21	chq 1286	Community Action IOW – payroll	£573.97
9/8/21	chq 1287	Michala Bailey – Expenses	£81.99
	Total		<b>£655.96</b>

**RESOLVED: Payments agreed.**

The Meeting was closed at 8.43pm

Chairman.....

8th September 2021