

Chale Parish Council

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Minutes of the **MEETING of CHALE PARISH COUNCIL** held on **Monday, 12th July 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, Dian McWilliam, Pete Gosling, Dave Stewart.

IW Councillor: Claire Critchison

Clerk: Mrs Michala Bailey

Public: 6

71/21 APOLOGIES

To receive and approve any apologies for absence

RESOLVED: Councillor Liz Groves.

72/21 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 received.

73/21 MINUTES OF THE LAST MEETING

To approve both sets of minutes of the meeting held on 14th June 2021

RESOLVED: The minutes of the meeting held on 14th June 2021 are approved and duly signed

74/21 PLANNING

A. None received

B. Approval of Alterations to Chale Green Stores and Post Office.

Chairman advised that the permission was given by delegated powers despite 62 village Objections. The Parish has sent a letter to the IWC planning dept asking why did not go To planning committee. The ACV has now been activated within a 6-month moratorium.

There will be a requirement for future meetings on this once all planning facts are known.

Councillors Gosling asked when we were likely to hear back from DEFRA (planning Condition). The applicant, Mr Tyerman was asked and he was not aware of this. Councillor Stewart asked if Ward Councillor Critchison has any further information on this matter in relation to the Council decision making process bearing in mind that the ACV seems to have been overlooked and that the current administration for the council declared that no delegated decisions would be allowed. Ward Councillor Critchison stated that the removal of delegated decisions do not apply to Planning and that the planning should have been put forward to committee when it was submitted. The Parish council have yet to receive acknowledgement from IWC regarding the letter of complaint not even a response to acknowledge receipt which is very disappointing.

Mr Parker asked what the document dated 14th April 2021, regarding affordable housing meant. What did the Parish understand it to be and how it came about? Councillor Stewart explained to his knowledge that any building project is now required to pay a % towards affordable housing. Ward Councillor Critchison has been advised that due to a significant gain in value in the development or sale of this property then a contribution to affordable housing is appropriate and put in the planning conditions.

Mr Parker acknowledged that Mr Tyermans contribution of £100k is a significant amount but the issue of building on common land still stands. Whilst the planning conditions advise that further clarification must be sought regarding this the fact is that to gain access to the properties the common land must be crossed. Councillor Gosling reminded Council that

not only is it the crossing of Common Land but the parking spaces designated for the properties were on common land also.

Chairman confirmed that the consent of the Secretary of State via DEFRA is required to do this. This is one of the questions raised in the letter of complaint to IWC planning along with the issue over contaminated land due to the previous siting of petrol pumps.

Chairman advised that as of yesterday the AVC came into play for 6 months for negotiations to purchase the property as is by either the Parish Council or any third parties. Further discussions are required on this and an extra meeting will be arranged.

RESOLVED: If no response from IWC is received then a complaint to the Ombudsman and The Secretary of State will be made.

75/21

FINANCIAL MATTERS

1 To note the bank reconciliation

RESOLVED: That the bank reconciliation for June is noted

2 To note receipts and authorise payments

RESOLVED: the following payments were approved:

Chq No 1283	Mr Ron Groves, Crab & stationery	£46.49
Chq No 1284	Community Action, Payroll.	£573.97
Chq No 1285	Michala Bailey, Clerk expenses	£63.99
DD	SSE – Electricity for the hut.	£37.82
TOTAL		£722.27

76/21

WELCOME BACK FUNDING.

Chairman reminded Councillors that our initial application for funding for Blackgang Viewpoint had been turned down but there may be an opportunity to apply in relation to the wildflower planting. Councillor Gosling suggested planting a wild flower area at the rear of the car park. Councillor Stewart confirmed that it's a very well used car park but consultation with Graham Biss, Gift to Nature would be an option as its so popular and used all year round. Bearing that in mind the actual surface of the car park is in very poor state and must be addressed by IWC.

RESOLVED: Chairman will speak with Graham Biss and he asked Councillors to think about a flower meadow and a way forward for that. Clerk to put as Agenda item for September meeting. Ward Councillor will look at the surface/pot hole problem at Blackgang car park

77/21

CHALE GREEN GRASS CUTTING.

A request from a member of the public has been received asking that part of the green be Given Over to wild flowers. A number of councils across England are doing this. It is advantageous to wildlife and in particular the Parish population of toads. Councillors agreed that it was a good idea as long as it did not obstruct the vehicles exiting from Spanners Cl or inhibit future use of the green for events or indeed pedestrians who use the green as a footway. Once an area has been agreed then it will require seeding otherwise it will just be rank grass. We obviously need to seek professional advice but it is believed that the grass requires rotorvating, raking and seeding and then future talks with contractors. This is something to look at for next year but requires work this autumn. This could be an expensive ongoing financial commitment. It is also a safety concern which must be considered. If a third of the green is given for wild flowers it will mean that the play area for children is closer to the road. Councillors agreed it is too late for this year.

RESOLVED: To speak to Sarah regarding what is required to get this up and running for Spring/summer 2022. Ward Councillor Critchison will also pass on details of local company who is looking at a wild flower area in Niton.

78/21

TO RECEIVE REPORTS FROM:

1. The Clerk including correspondence received.

A busy month with complaints. Excess speed in Chale Street, junction of Newmans Lane. This is ongoing since 2016 when Council met with Councillor Ian Ward but as yet Nothing has happened, so complainants have to advised to contact the Police. Further Complaints regarding litter at Blackgang Viewpoint and another complaint today regarding fly-tipping on land behind the car park. Councillor Gosling expressed concern tha now that Whale Chine has been cleared the PC will be expected to clear all rubbish from private land. The Councillor vacancy for By-election expires this evening and it is hoped that from tomorrow the process of Co-Opting can commence in readiness for the September meeting. Confirmation to IWC regardng the AVC upon Chale Green Stores has been sent advising that the PC wish to pursue a bid upon the purchase of the shop, CPC now have 6 months to put a plan together.

RESOLVED: None. Chairman Ron Groves stated that the PC will not clear any Rubbish from private land.

2. Parish Councillors.

Councillor Stewart thanked all those involved in clearing Whale Chine. Diamond Races will not be going ahead. Sadly, Chale Show will not be taking place this year.

3. Chairman Ron Groves attended the monthly Island MP meeting by Bob Seely. Several NHS staff from St Mary's have received awards. The Branch Line for the railway has now gone to Government. This is because they want to extend it to Newport and possible from Shanklin to Ventnor. There is talk of a mobile abbatoir for the Island due to the problems getting livestock from the Island to the mainland. There is hope that the Island Plan will be up ad running within 10 years. There is some good news for Island economy. Film making and ship building for Border control. Concern that young carers working in care homes are unable to get a Covid vaccination, therefore their jobs are at risk. Bob Seely is taking up with the government. Wighlink profit last year was £10million and they are still in receipt of subsidies. There is a 3rd party ferry company trying to get on the island and Bob Seely is supporting it. There are problems with coaches and large lorries causing congestion through Godshill, but IWC can not do anything about it. Island Firefighters are being trained on the mainland at great cost to the Island Fire Service/tax payer. Update from SWAY – The Planning Dept have asked them to re-submit plans for a smaller building. Southern Housing have sent letters to all Spanners Close residents regarding the proposed build. A public meeting on the Green will be arranged to allow residents to see the plans and ask questions. Date to be arranged.

Chairman thanked all those who turned up to help at Whale Chine. A temporary barrier has been put up as the gap in the hedgerow could allow access to a huge drop and cause serious harm.

4. Ward Councillor Critchison advised that a fly-tipping and litter task force group has been set up within the council to come up with a programmed of how to deal with the issue. Blackgang car park is on the list to deal with. It includes emptying of bins and making sure areas are clean and tidy. The draft Island Plan strategy consultation is out and the IWC want to work closley with Parish Councils on that.

79/21

RESOLVED: Councillor Critchison to keep CPC informed of the what is happening with the litter situation. To chase up a reply from IWC planning regarding the complaint made.

80/21

QUESTIONS FROM MEMBERS OF THE PUBLIC

RESOLVED: No questions received prior to the meeting.

Mr Tyerman, owner of Chale Green Stores asked to address the Council Meeting. He advised that under the Community Right to Bid, Asset of Community Value, he has informed IWC of his intention to sell the property, and that sets a moratorium on completion of any Sale unless its to the PC of 6 months until the 28th December 2021. He would welcome a bid from the PC. A letter was sent to Ward Councillor Critchison regarding the purchase price for

each plot. The property will be marketed over the next couple of weeks. Mr Tyerman then advised that he has received notice from the Post Office that the post box outside the property will be sealed and removed at the end of the month.

Mr Clark asked what was now being done regarding the broadband issue in Chale. Lots of work had been done prior to the local elections in May but since then there has been no progression. A meeting with Ward Councillor, Jayne Tyler from IWC and Go Internet was arranged but did not happen. The PC have been very helpful in the past but there is now a possible way forward if a new meeting could be arranged. The situation is severely affecting businesses.

RESOLVED: Ward Councillor Critchison to speak with IWC and re-arrange meeting.

The Chairman closed the meeting to the public at 8.12 pm

Chairman.....
8th September 2021

DRAFT