

# Chale Parish Council

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Minutes of a **MEETING of CHALE PARISH COUNCIL** held on **Monday, 14<sup>th</sup> January 2019** in the Women's Institute Hall, Chale commencing at 7pm.

## **Present**

**Councillors:** Cllrs: Ron Groves, Liz Groves, McWilliam, and O'Harrow  
**IW Councillor:** Cllr Dave Stewart  
**Clerk:** Mrs Katie Riley  
**Public:** 10

Prior to the meeting there was an opportunity for the public to discuss and make comments regarding the Parish Council's decision to apply to purchase Chale Green Stores under a Government Grant Scheme. The Chairman provided an overview of the Stores and how events had led to this proposal and asked members of the public for any questions or issues they would like to raise:

- Will the current management remain in place as running a shop requires experienced people? Yes, the lease is still up for sale but the leaseholders have said they would be happy to carry on
- Would rent from the lease cover the loan repayments? Yes and there may also be opportunities to generate income from the café if this was separated from the shop and PO lease. SWAY for one would benefit from its use currently having to use a derelict hut
- Although the café is a great facility it has been a loss maker. If the main problem has been staff wages could we offer the franchise to the Isle of Wight College and employ their students on graduation, or offer to people already running other cafes who are expanding all the time? Could the Spa support in anyway?
- It was commented that if the PC became the owner of the freehold, they should retain some strategic overview of the management of the stores. Providing it has a good business model applied to it, there is great potential
- Is the loan fixed for 50 years? Yes
- Housing associations could be looked at for the flat above the stores. They would manage the rental and pay rent to the owner. It was confirmed however that the flat is included within the current lease and occupied by the current leaseholders
- Will it be a burden to precept payers in future years? No, the intention is to keep the precept the same this year, and insurance will cover any loss in rent should there be a gap in tenancy.
- If the leaseholders are going to benefit from a reduced rent – will this need to go out to tender? Will the lease continue or will we start a new lease? Ideally, we would like to start a new lease to enable separation of the cafe
- Would you need planning for change of use of the building – no it would be used in the same way and remain as a café
- Will VAT be payable? Residential flat above isn't subject to VAT. With sitting tenants, VAT will not be payable on the land and property below as it will be treated by HMRC as a transfer of going concern, providing we register for VAT and opt to pay tax as the current owner has done
- If the PC buy the freehold will they disclose the price after the sale? Yes, the NDA is to protect the current offer made to the PC
- Will there be a referendum? No, it will be a PC decision but the PC will listen to all views

The Chairman thanked everyone for their positive and constructive input and underlined the PC's motivation behind this proposal to try and secure the shop for life for the village.

The Chairman opened the business meeting at 7.10pm for which 8 members of the public remained.

**1/19 APOLOGIES**

To receive and approve any apologies for absence  
None

**2/19 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

**3/19 MINUTES OF THE LAST MEETING**

To approve the minutes of the meeting held on 10<sup>th</sup> December 2018

**RESOLVED**

The minutes of the meeting held on 10<sup>th</sup> December 2108 are approved and duly signed

**4/19 TO CONSIDER APPLICATIONS AND APPOINT TO THE TWO COUNCILLOR VACANCIES**

Applications were received from Pete Gosling and Brian Harding and were unopposed

**RESOLVED**

That Pete Gosling and Brian Harding are appointed to Chale Parish Council. Pete Gosling's signed acceptance of office is received and as Brian Harding is not present at the meeting, members agree for him to sign his declaration of office at the next meeting.

**5/19 PLANNING**

To note any IWC decisions received by 14<sup>th</sup> January 2019

None received

**6/19 FINANCIAL MATTERS**

1. To note the bank reconciliation

**RESOLVED**

The bank reconciliation for December is noted

2. To approve the budget and agree the precept

**RESOLVED**

The budget is approved and a precept of £10,000 is agreed for 2019/20

3. To note receipts and authorise payments

The Clerk advised that the payment of £600 authorised last month to the IWC (c/o the post office) for grounds maintenance has not been paid after clarification with the IWC that the invoice was a VAT correction for a previous invoice and that no further payment is required.

**RESOLVED**

The following payments are authorised:

Chq no.	1129	Community Action IW	440.02
	1130	Chillerton and Gatcombe PC (Sunday bus service)	1961.33
	1132	Mrs K Riley expenses	28.00
	1133	Mr Ron Groves	27.00
	1134	Island Roads (Dog bins)	126.90
		Direct Debit payment made to SSE for electricity in the hut	38.29

**7/19 BUCKINGHAM PALACE GARDEN PARTY**

To agree on nominations for attendance at this event

**RESOLVED**

That no nominations are made for attendance at this event

## 8/19 CHALE STORES

To receive an update and agree next steps including the decision to register for VAT to ensure VAT isn't chargeable on the property sale, and the creation of a working group to finalise the business plan and application for borrowing

### RESOLVED

As there are sitting tenants, VAT will not be payable on the land and property below the flat as it will be treated by HMRC as a transfer of going concern, providing the PC registers for VAT and opts to pay tax as the current owner has done. The Chairman to set up a business working group to take the issue of VAT, the business plan and borrowing approval application forward

## 9/19 TO RECEIVE REPORTS FROM:

- 1 The Clerk with any correspondence received
  - No decision regarding the Hoy has been received but the National Trust continue to assure us a clear conclusion will be reached
  - No further update re. Broadband despite several emails sent to both IWC and BT Open Reach, but a letter from Open Reach's Programme Director Shaun Dale to MP Bob Seeley has been shared with the PC suggesting FTTP will be delivered to the Niton 3 area early in 2020 funded by IWC and Openreach. IW Cllr Stewart asked for contact details as he would like to try a different approach to try to resolve this situation. The Clerk to forward. The Chairman took the opportunity to update on a meeting with WightWireless in December, still in the planning stage, but looking to provide a service in the area
  - Tax base and precept letter received from IWC confirming a tax base of 246 and a grant of £231 to be paid this year compared to £423 last year
  - Invitation received to subscribe to IWC's new E-newsletter
  - Police Newsletter for Rural South Wight received and confirmation of PCSO Stephen Oatley's surgery due to be held in Chale Stores at 10.30 on 6<sup>th</sup> February and 2<sup>nd</sup> April 2019
  - Request from IW Observer to produce a summary of our minutes in a new parish talk section of the free newspaper which Councillors agreed to
  - Information received from Jigsaw family support service and Mountbatten's Advance Care Plan
- 2 IWC Councillor Dave Stewart  
Presented his report including the following items:
  - His thanks to the Chairman re. the removal of the Merlin sign
  - Newly resurfaced Military Road
  - Review of AONBs and thoughts around an Island Park
  - Community meeting in Niton on 26<sup>th</sup> January.
  - Budget to be finalised in February
  - Niton PO closed for 2 weeks for refurbishment
  - Plans to counteract risks of no deal Brexit for goods getting to the island
  - New Recycling Centre on Forest producing results above the national target
  - Children's Services rated good by Ofsted
  - Chain Ferry running 92% of the time (issues continue only at high tide)
- 3 Parish Councillors
  - Cllr Liz Groves reported some levelling of land at a property near Blackgang
  - Cllr Ron Groves reported the following items:
    - Double Yellow Lines still not done at Newman Lane despite IW Cllr Ian Ward agreeing to this back in the summer
    - The level of kerb at the entrance to the recreation ground has been subject to flooding since the road was re-surfaced which he has reported to IWC/Island Roads. Contractors have lifted 4 kerb stones as instructed by Island Roads but this isn't considered enough and there is a need to keep an eye on it

- Christmas tree lights are boxed away for next year. There was a successful Carol on the Green Service and thanks to the café for supply of mulled wine and power for the lights
- Concerns have been received about people dumping litter etc at the end of the Old Blackgang Road and whether a barrier can be installed to prevent access. This and the issue of the caravan at Blackgang Viewpoint to be discussed at a meeting with Alec Dabell and IW Cllr Stewart, the Chairman to arrange.

The Chairman opened the meeting to members of the public present at the meeting and the unresolved issue of speeding in the village was raised. IW Cllr Stewart advised IWC are due to look at all speed limits across the island to address anomalies but the issue of enforcement remains. The road into Blackgang Chine has not been resurfaced despite being programmed for before Christmas. Since the pavements have been done, there is now a problem with flooding and coaches are not able to get up the kerb. IW Cllr Stewart agreed to follow this up and the Chairman will email Alec Dabell to arrange a meeting as soon as possible. A resident volunteered that they have been contacted by Natural England about reinstating the coastal path route at the end of his field to which he has agreed. Chair of IWALC, Helena Hewston, introduced herself and some of the benefits of membership of IWALC as a collective resource and training opportunity, to which Cllr O'Harrow agreed to attend.

The Chairman closed the meeting at 8.33 pm

Chairman.....  
11<sup>th</sup> February 2019