

Minutes of a meeting of Arreton Parish Council held on **Monday 11th July 2022** at **7pm** in **Arreton Community Hall**

Present: Cllrs Calloway, Cooper, Healy, Kimber, Orchard, Roberts and Verey
In attendance: IWC Cllr Ellis, Sheila Caws (Clerk) and 17 members of the public

135/22 Apologies for Absence

Cllr Gurney-Champion (family commitment)

136/22 Questions from the public

A question was asked about speeding in Merstone. As Insp. Gooding from Hampshire Constabulary is coming to the meeting in September, it was agreed to raise the matter then.

137/22 To receive and confirm the minutes of the previous meetings (13th and 16th June 2022)

The minutes of the meetings held on June 13th and 16th were confirmed and signed – proposed Cllr Roberts, seconded Cllr Healy. Under item 122/22, Cllr Orchard reported that there was very little litter around the bus stop outside Blackwater Mill Residential Home, just the occasional face mask.

The Chairman amended the order of the agenda to facilitate the consideration of the planning application for Broadfields Farm.

139/22 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011. To give notice of any item to be raised under agenda item 150/22

Cllr Kimber declared a pecuniary interest in the planning application for Horringford Cottage – agenda item 150/22

141/22 Planning and appeals

See also below.

Reference	22/00672/FUL
Alternative Reference	PP-11166742
Application Received	Tue 12 Apr 2022
Address	Broadfields Farm Chapel Lane Merstone Arreton Newport Isle of Wight PO30 3DA
Proposal	Full planning consent for: Retrospective infilling of a redundant farm irrigation pond; proposed development of two industrial buildings (one B8 (Storage or distribution) use, one B2 (General industrial) and B8 use); and proposed hardstanding and parking (readvertised application)

After a lengthy discussion, it was agreed that the members of the Parish Council would object to the application on the following grounds, some of which are a re-iteration of the comments made in response to the original application made in June:-

- i) As this application has the designation of a major development, any design and access statement should include certain information, including the context of the proposed site which should “demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account”. The *Design, Access and Planning Statement (DAPS)* for this application takes into account its place within the site but makes no reference at all to the surrounding area and in particular the residential properties in the immediate vicinity and any potential effects on them.
- ii) The members of the Parish Council consider that this is an inadequate application for a major development and therefore should be refused on those grounds alone.

iii) The *DAPS* pays a great deal of attention to the farmhouse on the larger site, which is laudable as it is Grade II Listed. However, there is no mention of the neighbouring properties in Chapel Lane, which are considerably nearer to the proposed new buildings than the farmhouse and more likely to be affected by noise and any other possible pollutants, especially as the prevailing wind blows in their direction. There have been complaints about dust (particulate pollution) in the past and emissions from the vehicles and equipment on site are another potential problem.

iv) Noise pollution is a matter of considerable concern to residents and not just to those in the immediate vicinity. Noise levels have risen considerably over the years but, previously, much of the work took place on the far side of the large barn, which acted as a barrier. However, a lot of activity now takes place on the eastern side of the barn and is much more noticeable.

v) Investigations into noise on the site have been undertaken in the past as noted in the Memo from Daniel Power [pp1-2]. Reference is made to the increase in noise due to activity outside of the hours previously agreed for other parts of the site and the fact that the application does not confirm any intended working times for the planned new buildings. As noted in the Memo, the local residents would be most concerned if the current working hours on this part of the site were regularised. The members of the Parish Council fully support the statement in the Memo [p2] that

“This [the current working hours] may have the effect of impeding the residential amenity of neighbouring properties, which at minimum, warrants suitable abatement and may have the effect of questioning the appropriateness of the application altogether.”

vi) Trees that were originally planted as part of a landscaping scheme and which may have helped to mitigate the noise nuisance have now been removed, as also noted in Mr Powers’ Memo [p2]

vii) The members of the Parish Council would like to see further reports on other forms of pollution such as dust and emissions.

viii) Light pollution is another potential consideration for both the new proposals and the existing sites. Conditions have been imposed on other developments and should be considered here.

ix) It is noted that much of the paperwork refers to ‘Broadfields Park’ and not ‘Broadfields Farm’. This implies an industrial site as opposed to an agricultural one and p.5 of the *DAS* confirms this. “Broadfields Park comprises a group of former agricultural barns and outbuildings which have been occupied for several years as industrial uses.” However, there are conditions on previous planning applications, which presumably are still in force, that specify that parts of the site are for agricultural use only e.g. P/01445/13 and P/00525/15.

x) It is also noted that the proposed buildings will be erected on land that is an infill of half a pond, for which there does not appear to be a previous application. In an application dating from 2006 (P/00547/06), it was described as an “existing reservoir”, whereas now it is a “redundant irrigation pond”. It may be that irrigation is no longer such an important requirement on the farm but it should be noted that the current retrospective application for infilling does not cover the previous work, which appears to have taken place between 2006 and 2012. Unfortunately, the nature of the materials used for infilling are unknown and may have leached into the ground water.

xi) It is noted that the large barn, for which an extension is requested in the current application, was built on this reclaimed land in an application dating from 2013 (P/01445/13).

xii) It should also be noted that the footprint of that barn as built is considerably larger than that approved in the application from 2013. The footprint approved was smaller than that originally applied for but it appears that the barn was built in accordance with the original dimensions and not those that were approved. Because of this, in the current

application the westernmost building is to be built onto an existing building that is approximately 50% larger than it should be.

xiii) In the *DAPS* (p.15), reference is made to access to the site via a private road and not along Chapel Lane, with the imposition of a condition if necessary. However, such conditions have been added to previous applications but, as residents can attest, are frequently ignored. Chapel Lane is a narrow country road which is much used by pedestrians, dog walkers, cyclists and horse riders and is without footpaths and lighting. It is totally unsuited to heavy traffic and some means of preventing such use should be considered, whether or not this application is granted.

xiv) Likewise, there is a 6'6" width restriction on Merstone Lane, which is also routinely flouted. Even if traffic uses the A3056 and the private access road at the northern end of Merstone Lane some vehicles then turn right, driving through Merstone itself, where the road is very narrow in places. Part of the reason for this could be that there is no warning of the width restriction for traffic turning right out of the access road. The members of the Parish Council would like to see an extra sign placed here, regardless of the outcome of this application.

xv) The members of the Parish Council would like to ascertain whether 'over-width' vehicles would be able to use southern part of Merstone Lane because they are 'based' at Broadfields. Does this therefore give them a right of access to Broadfields from the south of the village?

xvi) It is noted that one company using the site has an application lodged with the Traffic Commissioners to use the farm as an operating centre. It is understood that the licence has not yet been granted and is going to a public enquiry. It is noted that, at present, this particular company is operating outside the working hours conditions and disturbing the neighbourhood.

xvii) The *DAPS* (p.4) and the application form refer to the employment numbers of Broadfields' tenants of both existing and expanding companies. The members consider this to be misleading in some cases as, although the word 'supports' is used in the *DAPS*, it could be implied that all these people work on or from the site but this is not the case and the application form makes no distinction. Should the employees of the expanding companies all work from the site, the provision of 30 parking spaces would be seriously inadequate, although it is noted that parking provision is based on the combined floor area of the new buildings and not the number of employees.

xviii) The members would like to see more specific reports on subjects such as the environment and, in particular, flooding. The area has already been subject to localised flooding in the recent past, as nearby residents know to their cost. The removal of what is left of the pond will only exacerbate this as the surface water from a considerable area of concrete hardstanding will have nowhere to go other than into neighbouring properties. The application form states that there is no increase in the flood risk as the water will drain into an existing water course and the remaining reservoirs. However, the lie of the land may prevent this.

xix) The application form makes no provision for the disposal of foul sewage, which the Members of the Parish Council understand to be a matter of concern to the Planning Department.

xx) An Ecology Report has been added to the list of documents that were published with the original application. It is noted that this is a preliminary report and was undertaken a year ago. As this application has now been designated as a major development, the Members of the Parish Council would like a more comprehensive report to be prepared.

xxi) The report has several shortcomings especially in the mention of red squirrels Para. 2.2 (p2) but no mention of them being in the area in Section 4 – Protected and Notable Species (pp3-5). Red squirrels are known to be in the immediate area of the application (resident's comment).

xxii) Increased noise in the area (see nos. iv and v) will be to the detriment of all the wildlife in the area.

xxiii) It is noted that the only water sampling that was undertaken was to establish the presence or otherwise of newts. The Members of the Parish Council would like to see further work done, especially with regard to the pond that is subject to the application for infilling. It is noted that the water in the remains of this pond is black compared to the natural colour of the other two reservoirs. The Members are concerned that the water from the pond may possibly be adversely affecting the quality of the local streams and would like to see a report from the Environment Agency on the matter.

xxiv) Somewhat understandably, the Ecology Report concentrates on what was seen at the time of visits to the site last year. Unfortunately, this means that there is no baseline report on what has already been lost due to the previous unregulated infilling of the pond and the removal of trees and hedges.

xxv) The members of the Parish Council are surprised that such significant infilling of a body of water can be undertaken without a permit from the Environment Agency and would ask that this be clarified with the EA.

xxvi) Considering the number of apparent breaches of conditions of planning permissions, the Members of the Parish Council suggest that, in addition to their objection to retrospective planning permission, they would ask that the Planning Committee should consider whether the "redundant irrigation pond" should be re-instated to its condition prior to the unauthorised infilling which has already taken place.

xxvii) The comment from the Ecology Officer is very perfunctory. The Members of the Parish Council would like to see a further, more in-depth analysis of the Report, especially in the context of no. xxiv above. The Members have particular concerns regarding the SINC at Arreton Withy Bed East as it is close to the application site and could be affected if local water courses become polluted (see no. xxiii above).

xxviii) As the application is now currently being considered as a major development, the Members of the Parish Council request that it be considered by the Planning Committee and not be the subject of an officer's decision.

xxix) The members consider that there are so many problems with the existing site, that these should be investigated before any consideration is given to this application.

IWC Cllr Ellis left the meeting

138/22 To receive regular reports

- (a) Isle of Wight Councillor – IWC Cllr Ellis sent in her report before the meeting. She said that June was a busy month which saw some wonderful Jubilee Celebrations locally plus the hugely successful Scarecrow Festival, Arreton Open Gardens, The County Show, the Round the Island race, The Great British Menu visiting the Isle of Wight, The Isle of Wight Festival and many more events. It was wonderful to see people getting together and enjoying themselves after the restrictions of the past couple of years.

She has been busy working with colleagues on many urgent issues, particularly how the Draft Island Plan can be developed and how to address the housing crisis. She is particularly keen to see the IW Council implement its decision to commission, develop and build modular homes and will be visiting Inspiration Fabrication in Sandford with Bob Seely MP later this week. Inspiration Fabrication is a local company that is currently manufacturing modular buildings, and has put in an expression of interest to IWC to build these homes – she is very keen to see them succeed - supporting our local rural economy and providing skilled jobs for Islanders whilst helping to tackle the housing crisis we are experiencing.

Ward work this past month has again mainly been focused on planning applications and planning enforcement, and she has met with a number of residents to discuss their concerns.

There have been a few enquiries regarding traffic issues, and IWC Cllr Ellis is pleased to be working with the IW Police to start to address these. Insp. Gooding has attended Parish Council meetings at Chillerton and Gatcombe, Rookley and Godshill with her to talk to Councillors and residents, and these visits have gone down well with many members of the public attending. We are looking forward to his attendance here in Arreton in September.

Last week IWC Cllr Ellis went to look around the Captiva site at Rookley to see how they are getting on and was particularly pleased to see their affordable housing offer, which is currently being offered to people with a connection to Rookley Parish.

With regards to the Captiva planning application for Scotland Farm in Godshill, she understands they have been working with Island Roads to overcome their objections and it looks likely that a zebra crossing will be put in at Newport Road as opposed to the junction, which she believes had caused concern. This will mean that the application will be re-advertised, with an opportunity for further comment.

This month's attendance at IW Council meetings has included Appointments and Employment Committee, Councillor Development Group, Councillor Briefings, the Environment and Sustainability Forum, Policy and Scrutiny Committee for Neighbourhoods and Regeneration and a number informal meetings and webinars.

IWC Cllr Ellis is actively trying to help fill School Governors vacancies at Arreton St Georges Primary School and would encourage anyone who may have an interest to get in touch, either with myself or with IW Council Governor Services by calling 01983 817280 or emailing governor.services@iow.gov.uk There are several vacancies Island-wide for these voluntary and very rewarding roles – she is very happy to have a chat with anyone who may wish to find out more.

IWC Cllr Ellis would like remind everyone that she posts regular updates and shares local information on her Facebook page, including Traffic Notices and Planning Applications – do take a look and follow / share.

- (b) Cemetery and Churchyard matters – see also agenda item 142/22 below.

The seat in Gore Cemetery has been replaced.

- (c) Highways and footpaths – there was a brief discussion on speeding in various parts of the Parish and this will be an agenda item for September.

The Chairman reported that he has walked virtually all the Parish's footpaths, which has taken a couple of months. As has long been the case, the bridle paths are generally good and the footpaths are little used and often overgrown. He walked the St George's Down paths last week and these were notably good as it appeared that virtually all paths had been strimmed a few days before. I reported a couple of paths as being obstructed, one being effectively impassable, blocked by a wall of nettles, ferns and brambles.

The cycle path between Horringford and Merstone is becoming very overgrown at the Horringford end due to growth on the verges overhanging the path and, adjacent to Stickworth Hall, low trees overhanging the path. In places the unobstructed width is scarcely wide enough for one bike.

The footpath beside the main road between Arreton Post Office and the school was very overgrown in places, although some trimming has been done in the past week or so.

He noted that the dog waste bin at Merstone Station has no lid and the one at Horringford has not yet been replaced. The Clerk will contact Island Roads.

Some hedges in the village have been trimmed but the Chairman will conduct a survey to see if there are any other problem areas.

- (d) IWALC – there is nothing much to report. The Chairman could not attend the June meeting and Councillor Verey noted that much of the subject matter at this meeting, relating to sustainability, had been covered as topics at the Environment and Sustainability meetings. The presentations were circulated subsequent to the meeting and are very general in nature.

IWALC circulated a peer review of the IW Council's planning activities, which identified some areas for improvement.

The IWALC annual general meeting will be on 28th July, when the Chairman is unavailable. Chairman's report - a quiet month again. The Parish council had a second meeting to consider the proposed Broadfields Farm development which was very well attended.

Arreton had a successful Open Gardens Day, not a Parish Council event but organised by Councillor Roberts and a good community event.

The Chairman noted that UKOG have given up their license to drill in Arreton, an end to the recent saga.

(e) Meetings reports

i) Cllr Verey attended the Environment and Sustainability Forum and will circulate the minutes.

ii) Cllr Calloway attended the virtual meeting with Bob Seely MP. The main subject under discussion was problems getting appointments with doctors and dentists. There was also talk of a new Island Forum, the first meeting of which is being held in Orkney and representatives from the IW have been invited.

(f) The Clerk will circulate the reply from Natural Enterprise regarding Community Orchards.

(g) Clerk's report – having written to Island Roads regarding the traffic arrangements at Walk the Wight and receiving an acknowledgement, the Clerk has now received a fuller explanation of the problems in the Standen House area. Apparently, these lights were initially set up as per the Code of Practice guidance with each approach operating separately. Having been made aware of this on the morning of the event and the build-up of traffic as a result, a second crew was sent to the site to change the way the lights had been installed so that both approaches of traffic ran concurrently and only stopped to allow the walkers to cross the road safely. This change was implemented at 11:24 and the traffic was reported to be clear by 12:30.

Ian Boyd has sent a copy of an emergency plan template which has been circulated.

All other matters are agenda items.

Other matters: there have been no reported decisions on any outstanding planning applications in the Parish.

Owing to the amount of time taken up by the Broadfields planning application, some actions from previous meetings are still outstanding.

Training

Cllrs Calloway, Healy, Roberts, Verey and the Clerk attended the training session on Parish Plans being organised by IWALC last month. Cllr Roberts will attend the training on equality and diversity later this month.

139/22 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011. To give notice of any item to be raised under agenda item 150/22 – see above.

140/22 Finance

The finance report for June was received and the balance in the current account was noted as being £13,548.16 at the end of June. The following payments were agreed:

012-22/23	S Caws (salary – June)	£355.20
013-22/23	S Caws (expenses)	£11.50
014-22/23	HMRC (PAYE)	£261.60
015-22/23	Natural Enterprise Ltd (Merstone Station)	£300.00
016-22/23	Natural Enterprise Ltd (Balsam project)	£300.00
017-22/23	Wight Tactical (pest control)	£30.00
018-22/23	D A Betteridge Landscapes (Gore bench)	tbc
019-22/23	Brighstone Landscaping Ltd (grounds maint.)	£1,690.60

020- 22/23	P Phillips (salary)	£69.65
021-22/23	S Caws (salary – July)	££57.90

The Clerk explained that there had been an error in Mr Betteridge's invoice and, as the new figure would be lower than the original, requested permission to pay it on arrival. This was granted.

The Clerk also explained that the outstanding pay claim for Clerk's from 2021/22 had now been agreed at 1.75%, back dated to April 2021. Mrs Phillips' payment has been adjusted accordingly and the Clerk's back to April 2022. That figure will be further adjusted in the August payment to include payments to the Clerk from April 2021 to March 2022.

140/22 Planning and appeals

Reference	22/00933/HOU
Alternative Reference	PP-11281316
Application Received	Wed 25 May 2022
Address	Yew Tree Cottage Chapel Lane Merstone Arreton Newport Isle of Wight PO30 3DD
Proposal	Proposed single storey extension to form ancillary accommodation
Reference	22/01076/HOU
Alternative Reference	PP-11323281
Application Received	Wed 15 Jun 2022
Address	Horringford Cottage Horrington Hale Common Arreton Newport Isle of Wight PO30 3AP
Proposal	Retention of summerhouse

Cllr Kimber left the room whilst the application for Horrington Cottage was discussed.

It was agreed that there was no objection to either of these applications.

142/22 Burial grounds

Following the annual inspection of the burial grounds, which preceded this meeting, it was agreed that the following maintenance work is required.

Gore Cemetery – the shed is in need of a thorough overhaul including the roof, guttering and fascia board.

A new support for a bough of the magnolia next to the gate is required.

Pruning work is required in God's Garden.

St George's Churchyard – ivy needs removing from the north walls.

The hawthorn tree in the north-east corner requires a further trim.

The tomb beneath the hawthorn tree may require remedial work.

Some of the tombstones at the southern end of the line near the new cherry trees may need to be straightened.

A buttress on the west wall requires attention, as does one on the north wall adjacent to Arreton Barns.

The bench near the area for the burial of ashes is in a state of disrepair. The Clerk will contact the Burma Star Association as the IW branch donated the bench.

The Chairman will tidy up that area.

It was noted that the pathway leading up to the Church door is in need of repair. The Clerk will contact the Churchwardens to suggest that they get in touch with Island Roads to see if they still undertake repairs for charitable and other organisations.

A question was asked about the capacity for the burial of ashes in the Churchyard. The Clerk will contact the Burial Registrar. There was also a discussion about succession planning for the post of the Burial Registrar.

143/22 Neighbourhood/Parish Plan

As noted in the Clerk's Report, several councillors and the Clerk attended a training session on Parish Plans, which was useful. It was agreed that until the Island Plan has been completed, there is little point in working on a Parish Plan. It was suggested that work on an audit of Parish community assets would be a useful exercise to undertake regardless of whether or not a Parish Plan was undertaken.

It was also agreed to undertake work on an emergency plan and this would be an agenda item at the next meeting.

144/22 Drinking water fountain

This item was deferred to the next meeting.

145/22 Beaver project

IWC Cllr Peacey-Wilcox requested a copy of a map that would show the rights of way in the Parish that could be subject to flooding if beavers were to be introduced in the area. The Chairman undertook to produce a draft suggestion.

146/22 Defibrillators

Although the Clerk has still not heard from the Secretary of the Methodist Church regarding the possibility of siting a defibrillator on the Church, Cllr Calloway reported that work was being undertaken by the Church Committee to obtain permission for such work as would be required to place a defibrillator on the wall.

147/22 Accounting packages

The Clerk was contacted by a company offering electronic accounting packages for local authorities. Other Clerks were contacted to see if they used it and the Clerk visited one council that did and another that used an alternative. Although both packages were very good, the Clerk felt that both offered more than the Parish Council needed at this time and would not necessarily be cost-effective. It was therefore agreed not to proceed any further at present.

Cllr Calloway left the meeting

148/22 Tour of Britain 2022

The cycling race, the Tour of Britain is due to pass through the Parish on Sunday, 11th September 2022 and it has been suggested by Visit IOW that the Parish Council may like to undertake some events to promote the Parish. Given the lack of interest in the recent Jubilee events, it was agreed that the Parish Council should approach the owners of Arreton Barns to see if they were planning anything and to offer to work together to promote the Parish. It was also agreed that a sum of £200 could be spent on such promotional work. Cllr Roberts will contact them.

149/22 To note the date of the next meeting, 13th September 2022

This meeting will be attended by Insp. Gooding of Hampshire Police to discuss traffic matters in the Parish.

150/22 Any other matters raised by councillors for discussion only

Nothing was raised.

There being nothing else raised, the meeting concluded at 9.10p.m.

Sheila Caws, Clerk to the Council

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14th July 2022

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Chairman

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Date