

Minutes of a meeting of Arreton Parish Council held on **Monday 10th October 2022** at **7pm** in **Arreton Community Hall**

Present: Cllrs Gurney-Champion, Healy, Orchard, Roberts and Verey

In attendance: Sheila Caws (Clerk) and 5 members of the public

178/22 Apologies for Absence

Cllr Cooper (on holiday) and IWC Cllr Ellis (unwell).

179/22 Election of Chairman and acceptance of office

Due to the resignation of the previous Chairman, Cllr Martin Kimber, a new Chairman was required. Cllr Nicholas Gurney-Champion was nominated and elected unopposed. He duly read and signed the acceptance of office statement.

186/22 Election of Vice-Chairman

The Chairman brought this item forward. Due to the resignation of the previous Vice-Chairman, Cllr Heather Calloway, a new Vice-Chairman was required. Cllr David Healy was nominated and elected unopposed. The Chairman took the opportunity to thank both councillors for all the work that they had done on behalf of the Council and the Parish.

180/22 Questions from the public

The recent flooding was raised and the Parish Council was asked if any action was being taken. Attention was drawn to the then Chairman, Cllr Kimber's, letter that he had written to Island Roads as a member of the public and which can be found on the Parish Council website in the Notice Board section, along with the answers to his questions from Island Roads. A meeting will be held shortly between members of the Parish Council and representatives from various sections of the IW Council and Island Roads. A public meeting will be held at a later date.

181/22 To receive and confirm the minutes of the previous meeting (12th September 2022)

The minutes of the meeting held on September 12th were confirmed and signed – proposed Cllr Healy, seconded Cllr Roberts.

185/22 Planning and appeals

The Chairman brought this item forward.

Reference	22/01620/RVC
Alternative Reference	PP-11518059
Application Received	Mon 12 Sep 2022
Address	Broadfields Farm Chapel Lane Merstone Arreton Newport Isle of Wight PO30 3DA
Proposal	Variation of condition no 8 on P/01576/10 to allow for more flexible external storage within the site
Reference	22/01747/6PA
Alternative Reference	PP-11581133
Application Received	Thu 29 Sep 2022
Address	Perreton Farm East Lane Arreton Newport Isle of Wight PO30 3DL
Proposal	Agricultural Prior Notification for new access road within farm complex

Following a discussion on the Broadfields Farm application, it was agreed to object on the following grounds:-

i) Whilst storage is, in itself, an inert activity, the movement of goods and materials around the yard causes considerable amounts of noise much to the detriment of properties nearby.

ii) Condition no.2 on the original application (P/01576/10) was for soft landscaping around the site. This was "in the interests of the visual amenities of the area and to ensure the appearance of the development is satisfactory ...". It also helped shield neighbouring properties from much of the noise. These landscape features are either severely reduced or long gone and the noise from the site has gone up in volume, especially as activity has also increased.

iii) That same application contained a condition on time constraints on working hours – no.6. "No machinery shall be operated nor shall any work take place within the site outside the hours of 8:00 am to 18:00 Mondays to Saturdays inclusive, nor on Sundays nor at any time on officially recognised public holidays.

Reason; To protect the amenities of occupiers of the neighbouring residential properties ..."
Work on the site now commences as early as 6.30am on some mornings and can continue until after dark, even in summer. Should this application be approved, the members of the Parish Council would like to see the existing condition regarding working hours be reiterated and enforced.

iv) The area outlined for storage is already partly covered by the conditions imposed on P/00525/15.

"UN1 The hardstanding and land edged in red hereby permitted shall only be used for the storage of crop, fertilizer, seed and related agricultural machinery in connection with the operation of Broadfields Farm and for no other purpose in Class B1, B2 or B8 of the schedule of the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification."

This condition has been regularly flouted for many years.

v) The site was originally agricultural but is now predominately industrial, to the extent that the name has changed from Broadfields Farm to Broadfields Park. There are signs in Chapel Lane that say both "Broadfields Industrial Estate" and "Broadfields Industrial Park". Whilst the members of the Parish Council recognise the need for diversification in farming today, there is a big difference between the re-use of old buildings and the industrialisation of a rural area.

vi) There is no information on the nature of the items to be stored on the proposed areas.

vii) On p.9 of the Planning and Heritage Statement it says "This proposal is for associated and controlled outdoor storage areas for the consented B2/B8/E(g) uses on site. Arguably, this fits in well with the overall site and will ensure that the Isle of Wight Council have control over where outdoor storage can occur." The members of the Parish Council would like to point out that the IW Council has always had control of the outdoor storage through previous applications which, unfortunately, have not been enforced.

viii) The planning history of this site is extremely convoluted. Therefore, the members of Arreton Parish Council would like to request that the decision on this and two other pending applications on the site (22/00672/FUL and 22/01619/FUL) be considered together by the Planning Committee in order to view the site as a whole and not in a piecemeal fashion.

Although the application for a farm track at Perreton will not appear on the Press List until Friday, there will only be one week for comment as it is a Prior Agricultural Notification. As there were some questions that needed to be answered, it was agreed to make a decision by e-mail and report it at the next meeting. The concerns included the proximity to any rights of way or SINC sites and potential flooding issues. Given the site of the track within the farm, the latter was thought to be unlikely. Cllr Verey will look at any hedgerows in the

vicinity and the Clerk will investigate the site of the recently permitted reservoir, for which this may be an access track.

182/22 To receive regular reports

a) IW Councillor – in the absence of IWC Cllr Ellis there was no report.

b) Cemetery and churchyard matters – the Clerk reported that a quote had been received for work proposed on some of the headstones in the Churchyard following the annual inspection of the burial grounds. As the quote was over £600, it was agreed that the Clerk should seek a second quote.

The pest control contractor paid a visit to Gore Cemetery recently but found no evidence of any rabbit activity. It was agreed to request visits twice a year in the spring and autumn.

c) Highways and footpaths – it was noted that, following the visit of Insp. Gooding last month and his news on the setting up of a traffic unit on the Island, police did seem to be more visible, especially on the main road through Arreton village. However, residents reported that traffic through Merstone was still just as fast.

Cllr Kimber used to walk the rights of way in the Parish regularly and noted items that needed work. It was agreed to put an item in the Newsletter encouraging residents to report any issues they found.

It was also noted that the lidless dog bin at Horringford has been replaced.

d) IWALC – as both the IWALC representatives have resigned from the Parish Council, new representatives will be sought. This will be an agenda item at the next meeting.

Chairman's report - the Chairman read out a report from Cllr Kimber.

In the way that these things happen, after weeks of inaction, contracts were exchanged in early September and the Chairman subsequently moved from the Island. He has therefore resigned as a Parish Councillor as from October 6th.

In terms of his report, Cllr Kimber apologised for having done very little since the September meeting, having been distracted by moving house. He has continued to think about flooding and will write as a member of the public to the Clerk with his thoughts as to some measures that could be taken to alleviate flooding. He feels that internal property flooding is such an awful experience that the members of the Parish Council must do their utmost to ensure that the risk of it occurring is reduced to the absolute minimum. Whilst the weather is out of anyone's control, it will be essential to regularly inspect the condition of any works done to reduce risk and ensure they are maintained. An annual inspection similar to that done for the cemeteries might be appropriate and he offers that as his final thought.

Cllr Roberts noted that the new owners of the land around Shepherds Lane were taking their ditching responsibilities very seriously.

e) Meeting reports – Cllr Roberts attended the meeting with Bob Seely MP. There was little to report that would be of interest to Arreton other than that brownfield sites will be targeted for housing. There is a proposal to allow caravan sites such as the one at Atherfield to be permitted allowed long-term occupancy, which is a new term for all-year-round.

In the NHS, the Clinical Commissioning Groups (CCGs) have been renamed Integrated Care Boards (ICBs).

f) Tree Project – nothing to report. It was noted that when building on greenfield sites, landowners would be encouraged to plant trees as a payoff.

g) Clerk's report - Agenda and Minutes Record: there was a question regarding conditions placed on the planning application for the reservoir at Perreton Farm. The members of the Parish Council requested a condition that water be extracted for agricultural purposes only but this was not included in the final decision. However, it is noted in the decision report that the applicant will require an abstraction licence from the Environment Agency.

Other matters: the planning application for Tollslye farmhouse has been granted, which is a long-standing application. Applications to extend the time limit to complete the reinstatement work following gravel extraction at Hale Manor and for the retention of a

summerhouse at Horryngford Cottage have also been granted. An appeal against the refusal for planning permission for three houses adjacent to Rose Barn, Chapel Lane has been dismissed.

An application by Lanes-i to the Traffic Commissioner for an operator's licence at Broadfields Farm has been refused.

The Secretary of the Methodist Church has been in touch to say that they have permission to attach a defibrillator to the building and that a meeting with us will be arranged.

The Clerk has arranged a free trial of some Norton software, Utilities Ultimate, that cleans up the hard drive and removes unwanted files etc., thereby freeing up space. This is at a cost of £29.99 per year. Should it be decided to continue with the subscription, payment will be taken automatically in November. As we currently have a two-year subscription with Norton for protection for the laptop, this new subscription would run in tandem and therefore, the initial payment will be for more than the annual amount. The Clerk recommends that the subscription be continued.

183/22 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 176/22

One item was raised.

184/22 Finance

The finance report for September was received and the balance in the current account was noted as being £9048.52 at the end of September. The following payments were agreed:

Staff costs (salaries etc.)	£678.90
IW Island Games Association (donation)	£100.00
S Caws (wreath)	£50.00
S Caws (leaving gift for the Chairman)	£51.00
Brighstone Landscape Ltd (grounds maint)	£1,003.38

185/22 Planning and appeals

See above

186/22 Election of Vice-Chairman

See above

187/22 Casual vacancies

Following the resignations of Cllrs Calloway and Kimber, there are two vacancies to be filled. The Clerk was requested to initiate the process to do so.

188/22 Remembrance Sunday wreath

It was agreed to obtain a wreath from the Royal British Legion, which the Chairman will lay at the Remembrance Service at St George's Church.

189/22 Standing Orders

The Standing Orders for 2022 were reviewed and agreed.

190/22 Budget

The Clerk reminded Councillors that it is time to begin work on the annual budget for 2023/24. A budget review to the end of September was previously circulated and it was noted that burial income was currently low. The Clerk drew attention to the fact that pay rises will be an extra cost next year, especially as the Clerk wishes to review her hours of work which may result in an increase in them.

191/22 Community Speedwatch

The Clerk is currently trying to ascertain if a group has been set up that covers more than just one parish in the area. This item was deferred to the next meeting.

192/22 Meeting with IW Council Cabinet

The question of the speed limits through Blackwater and Rookley were asked to be raised as was the variable speed limits from Horryngford to Apse Heath.

193/22 Warm spaces

Following a request from the IW Council as to the provision of warm spaces, the members regretfully decided that the Parish Council is not in a position to help due to a lack of facilities.

194/22 Drinking water fountain

This item was deferred to the next meeting.

195/22 To note the date of the next meeting, 14th November 2022

196/22 Any other matters raised by councillors for discussion only

Cllr Verey asked if there was any form of back-up when a councillor is unavailable for any length of time, as it leaves a ward without representation. The Clerk will investigate.

There being nothing else raised, the meeting concluded at 9p.m.

Sheila Caws, Clerk to the Council

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13th October 2022

..... Chairman

..... Date