

Minutes of a meeting of Arreton Parish Council held on **Monday 14th November 2022** at **7pm** in **Arreton Community Hall**

Present: Cllrs Gurney-Champion, Cooper, Healy, Orchard, Roberts and Verey
In attendance: Sheila Caws (Clerk) and 11 members of the public

197/22 Apologies for Absence
IWC Cllr Ellis (meeting).

198/22 Questions from the public
None received.

199/22 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011.
None received.

200/22 To give notice of any item to be raised under agenda item 216/22
One item was raised.

201/22 To receive and confirm the minutes of the previous meeting (10th October 2022)
The minutes of the meeting held on October 10th were confirmed and signed – proposed Cllr Roberts, seconded Cllr Healy.

204/22 Planning and appeals
The Chairman brought this item forward.

Reference	22/01619/FUL
Alternative Reference	PP-11517920
Application Received	Mon 12 Sep 2022
Address	Broadfields Farm Chapel Lane Merstone Arreton Newport Isle of Wight PO30 3DA
Proposal	Proposed building to be used for purposes falling within use class B2, B8 or 9(g)

At their recent meeting, the Members of Arreton Parish Council agreed to object to this application on the following grounds:-

i) The Members of the Parish Council wish it to be noted that this application is not for a proposed building but is a retrospective request for a building that was erected without planning permission and has now been in place for over three years. This is acknowledged in the *Design, Access, Planning & Heritage Statement (DAPHS)* (p3.) It also appears to be in a similar position to an application that was refused - P/00409/10.

ii) One of the biggest problems for local residents is the excessive noise emanating from the site, which has been added to by the erection and use of this building. There is no objection to noise from a farmyard and perhaps a few small industrial units but this is now a full-blown industrial estate the name of which, significantly, has been changed to Broadfields Park rather than Broadfields Farm. Whilst the noise levels may not constitute a statutory nuisance, they are at the levels of noise nuisance.

iii) The second major problem for local residents is the use of Merstone Lane and Chapel Lane by large industrial vehicles in contravention of existing planning condition for this site. The conclusion of the *DAPHS* (p17) refers to the private concrete road that should be used for access to the site and that it "can be controlled by planning conditions to ensure no commercial traffic uses Chapel Lane." This was a condition in application P/01576/10 and has been in applications since 2010 but is still flouted every day.

iv) There has also been a considerable build-up of commercial traffic in the area despite a width restriction of 6'6" the full length of Merstone Lane. Much, though not all, of this traffic is generated by the businesses at the Farm and much of it goes up Chapel Lane despite the planning conditions.

v) Light is another problem, which again applies to the whole estate. A condition was attached to planning application P/01576/10 regarding lighting:-

No external lighting shall be installed within the application site without the prior written approval of the Local Planning Authority.

Reason; To protect the amenities of occupiers of the neighbouring residential properties and to comply with Policy G4 (General Locational Criteria) and Policy D1 (Standards of Design) of the Isle of Unitary Development Plan.

However, as far as residents are aware, this has never been monitored or enforced.

vi) Drainage is a concern as there is now a considerable amount of impermeable concrete over the whole site and drainage is by soakaway. However, the reservoir that could take much of the water has been almost completely filled in over the years (without permission) and application 22/00672/FUL requests permission to finish that process. There have been no submissions for any alternative drainage schemes to take account of this fact. It should also be noted that the infilling of the reservoir and consequent use of the hardstanding thus created has added considerably to the noise emanating from this site, to the detriment of local residents.

vii) The *DAPHS* (p4) refers to the number of jobs supported by this site, as do previous applications. If even a small proportion of these numbers are based on site, then there has never been any reference to the provision of facilities for toilets or even handwashing. The members of the Council are therefore concerned that, if such facilities have been provided, where is the drainage infrastructure and where does it lead?

viii) Reference is made in the *DAPHS* p.5 to a proposed time limit on working hours from 07:30 to 15:30. The Members of the Parish Council consider that adherence to such a finish time is unlikely and, should this application be granted, would like to see a standardisation of hours for all the site from 08:00 to 18:00 Monday to Saturday. This was a condition of application P/01576/10 but has been regularly ignored over the years, with work on the site now commencing as early as 6.30am on some mornings and continuing until after dark, even in summer.

ix) Whether or not this application is granted, the Members of the Parish Council would like to see the conditions imposed in application P/01576/10 enforced.

x) As above, the members would like to see noise abatement measures put in place. The trees and hedging that were originally in place between the site and the nearest residential neighbours have long since been removed but should be re-instated as they do provide some mitigation. Likewise, they would like to see some form of sound baffling within the site between the various areas.

xi) Again, regardless of the outcome of this application, the members would like to see parking areas and bays delineated in white paint and likewise the official designated storage areas so that there is no creep. Currently, farm machinery is stored on the periphery of the site, next to residents' houses and not in an appointed area.

xii) 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 22/01620/RVC) be considered together by the Planning Committee in order to view the site as a whole and not in a piecemeal fashion.

205/22 Community Speedwatch

The Chairman brought this item forward.

There was interest amongst the members of the public in participating in a Community Speedwatch campaign in the Parish. The Clerk will contact Insp Gooding to find out any contact details. The Clerk will also investigate the duties of a Co-ordinator.

212/22 Flooding

The Chairman brought this item forward.

The members of the Parish Council met with representatives from Planning, Island Roads, and Emergency Services to discuss recent flooding in the Parish, which they are taking very seriously. The IW Council's newly-appointed Drainage and Flood Risk Management Officer has already been meeting with local landowners to discuss flood mitigation measures. A public meeting will be held at the Community Hall in January 2023 at a date yet to be finalised.

A question was asked about the possibility of compensation from landowners but the members of the Parish Council are not in a position to be able to answer that.

A request was made for the IW Council, in the role of Local Flood Authority, to provide details of the mitigation work, once it is complete, for local residents to use when obtaining household insurance.

202/22 To receive regular reports

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

b) Cemetery and churchyard matters – nothing to report.

c) Highways and footpaths – the Clerk put an appeal in the last newsletter for volunteers to report on the condition of the various rights of way in the Parish. No responses have been received so far, although Cllr Cooper will continue to monitor the paths he walks regularly.

A footpath is being constructed alongside the main road to allow access from the new houses at Branstone to the bus stops.

Cllr Healy raised a point about the parking situation outside the Methodist Chapel and signage in the layby. The Clerk will look at previous correspondence to remind councillors of the current situation and contact someone from the Methodist Chapel if necessary.

d) IWALC – although the Parish Council does not currently have a representative, the Clerk received notes on the meeting with the IW Council Cabinet. The subjects discussed included the Draft Island Planning Strategy, discussion of which is ongoing; inadequate action against developers who remove trees illegally which will be discussed at the next IWALC meeting later in the month; a visit to the new recycling plant which will be arranged when it is fully open; cuts to VCSE funding, which will also be discussed at the next meeting; the upper age range at the proposed new school for children with educational needs which will be 16 and not 18 as reported and, finally, how to ensure that the Island's share of Police funding is appropriate to the amount that local tax payers contribute. It was suggested that the enquirer contact IWC Cllr Lucioni, who is the Cabinet member with responsibility for Public Protection. It was suggested that a future meeting could focus on planning issues.

Chairman's report - the Chairman reported that in October he had chaired a meeting on the flooding issue in the Parish (see above). He also attended the Remembrance Sunday Service at St George's Church and laid a wreath on behalf of the Parish Council and the people of the Parish.

e) Meeting reports – Cllr Roberts attended the meeting with Bob Seely MP. The main subject under discussion was the lack of evening sailings on the Wightlink FastCat and attempts to get them reinstated.

f) Tree Project – nothing to report on the project but Cllr Verey questioned the need to fell 32 ash trees opposite the *White Lion* and in the area adjacent to the Hare and Magpies. She will circulate the link.

g) Clerk's report - Agenda and Minutes Record: the Clerk asked Suzie Ellis, the IWC Ward Councillor, if there was any form of back-up support if a councillor was unable to perform

their duties for any reason. The simple answer is 'no' and the best thing is to contact the relevant Cabinet member or Committee Chair for any particular issue.

The Clerk has contacted the pest control contractor, who has agreed to six-monthly visits in spring and autumn.

The Clerk has contacted Island Roads with regard to the missing dog bin lid at Horringford and it will be investigated. The Clerk has heard nothing further to date.

Other matters: the planning applications for the farm track at Perreton, Valley House and Yew Tree Cottage (both Merstone) have all been granted.

The 2022/23 local government pay claim has been settled and backdated to April as usual. This year it is a flat rate figure applied to all the pay scales and not a percentage increase.

NALC have issued a new model councillor/officer protocol. This will be an agenda item at the next meeting.

An invitation has been received from the Island Collection to attend a workshop on cultural and heritage activities in the area. The Clerk will attend plus any other councillors who are interested.

203/22 Finance

The finance report for October was received and the balance in the current account was noted as being £7,691.99 at the end of October. The following payments were agreed:

Staff costs (salaries etc.)	£423.19
Wight Tactical (pest control)	£30.00
S Caws (<i>IW County Press</i> advert)	£120.96
Ringway Island Roads Ltd (dog bins)	£689.04

204/22 Planning and appeals

See above

205/22 Community Speedwatch

See above

206/22 Casual vacancies

Having followed the procedure regarding any requests for an election to fill the vacant seats, the Clerk has been informed by the Proper Office of the IW Council that no such requests have been received. It was therefore agreed to seek volunteers to be co-opted to the Parish Council.

207/22 IWALC

Cllr Roberts agreed to become a representative on IWALC. It was agreed to wait and see if one of the new councillors might be willing to fill the other vacancy.

208/22 Financial Regulations

The Financial Regulations for 2022 were reviewed and agreed. However, it was noted that they are possibly over-complicated and the Clerk was requested to find out if a simpler version was available.

209/22 Risk register

Risk Register was reviewed and agreed. There was a query regarding the storage and insurance of current records. This will be an agenda item in January.

210/22 Budget

The Clerk drew attention to known changes for next year and asked for consideration of any possible extra expenditure next year on projects and suchlike. The Clerk also drew attention to the difficulties of setting the wages budget due the current national financial instability and the unknown possibility of bigger pay rises than in recent years.

211/22 Emergency Plan

This item was deferred to the next meeting.

212/22 Flooding

See above.

213/22 Social media

This item was deferred to the next meeting.

214/22 Drinking water fountain

The Clerk has received an e-mail from the previous Chairman with suggestions for future action which the Clerk will follow up. There was a query as to who pays for the water.

215/22 To note the date of the next meeting, 12th December 2022

216/22 Any other matters raised by councillors for discussion only

It was noted that Mrs Pat Phillips will be leaving at the end of December after a considerable length of service as both Clerk and Burial Registrar.

There being nothing else raised, the meeting concluded at 9.05p.m.

Sheila Caws, Clerk to the Council

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16th November 2022

..... Chairman

..... Date