

Minutes of a meeting of Arreton Parish Council held on **Monday 8<sup>th</sup> January 2023** at **7pm** in **Arreton Community Hall**

**Present:** Cllrs Gurney-Champion, Cooper, Dodson, Healy, Mills, Orchard, Roberts and Verey  
In attendance: IWC Cllr Ellis, Sheila Caws (Clerk) and 1 member of the public

**001/23 Apologies for Absence**

None received.

**002/23 Co-option of a councillor**

An application to join the Parish Council was received from Annette Mills. Six councillors were in favour of her co-option and there was one abstention. The Chairman welcomed Cllr Mills to the Parish Council.

**003/23 Questions from the public**

None received.

**004/23 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011.**

Cllr Verey declared a non-pecuniary interest in the planning application for Little Budbridge Farm. Cllr Dodson declared a non-pecuniary interest in the application for Broadfields Farm.

**005/23 To give notice of any item to be raised under agenda item 022/23**

Three items were raised.

**006/23 To receive and confirm the minutes of the previous meeting (12<sup>th</sup> December 2022)**

The minutes of the meeting held on December 12<sup>th</sup> were confirmed and signed – proposed Cllr Healy, seconded Cllr Cooper.

**007/23 To receive regular reports**

a) IW Councillor – IWC Cllr Ellis had not compiled a report as she had been unwell before Christmas and the subsequent seasonal break meant that no IW Council business was transacted.

b) Cllr Verey reported that the new cherry trees in the Churchyard did not appear to be as healthy as the ones in Gore Cemetery and suggested planting new ones. It was agreed to see how they were in spring and replant in the autumn if necessary.

c) Highways and footpaths – the Clerk reported that she has contacted Island Roads regarding the broken and damaged posts at Park Cottages and the District Steward will investigate.

Cllr Verey reported some bad potholes on Merstone Lane, south of Alma Cottage.

d) IWALC/Chairman's report – IWALC have not held a meeting recently.

The Chairman noted that he had not had any other duties last month other than preparation for this meeting and liaising with the Clerk. He will be attending a meeting concerning the Broadfields planning applications this week.

e) Meeting reports – no meetings were held over the Christmas period.

f) Tree project – Cllr Dodson reported that the landowners who made the original offer of land for trees are now looking to use it in other ways.

g) Clerk's report – there was no report as all the Clerk's recent activities are covered in agenda items and no local planning decisions have been made this month.

**008/23 Finance**

The finance report for December was received and the balance in the current account was noted as being £6,043.19 at the end of December. The following payments were agreed:

S Caws (salary)	£491.95
HMRC (PAYE)	£300.40
Brighstone Landscaping Ltd (grounds maint.)	£241.51

### 009/23 Planning and appeals

Reference	22/02127/HOU
Alternative Reference	Not Available
Application Received	Fri 25 Nov 2022
Address	Rowan Tree Arreton Street Arreton Newport Isle of Wight PO30 3AD
Proposal	Demolition of garage; proposed two/single storey extension; alterations; driveway alterations and turning area
Reference	22/01949/HOU
Alternative Reference	PP-11643510
Application Received	Fri 28 Oct 2022
Address	Bramleys Merstone Lane Arreton Newport Isle of Wight PO30 3DF
Proposal	Raised decking/patio area
Reference	22/02205/FUL
Alternative Reference	PP-11745089
Application Received	Wed 07 Dec 2022
Address	Little Budbridge Farm Budbridge Lane Arreton Newport Isle of Wight PO30 3DH
Proposal	Proposed field shelter
Reference	22/01618/FUL
Alternative Reference	PP-11517703
Application Received	Mon 12 Sep 2022
Application Validated	Wed 21 Dec 2022
Address	Broadfields Farm Chapel Lane Merstone Arreton Newport Isle of Wight PO30 3DA
Proposal	Change of use of existing building to include B2, B8 and E(g) use classes, as well as associated parking and external storage area

It was agreed to support the applications for an extension at Rowan Tree and a raised patio at Bramleys.

There was no objection in principle to the building of a field shelter at Little Budbridge Farm. However, they were a little concerned as to the size of the structure and, should this application be granted, they would like to see a condition added that restricts the use of the building to be for agricultural purposes only.

With regard to Broadfields Farm, it agreed to object to this application on the following grounds:-

i) As with previous applications, the main concern of nearby residents is the noise and this particular building is the one situated closest to neighbouring properties. The members understand that noise reports have been requested for the three recent applications on the Broadfields site (22/00672/FUL, 22/01619/FUL and 22/01620/FUL) and would therefore expect that such a report will also be required for this one.

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. However, it is noted that on p3 of the Planning and Heritage Statement (PHS) for this application working hours of 7.30am - 16.30pm are suggested. Should this application be approved, the members would like to see the working hours throughout the site aligned and, more importantly, enforced.

iv) The members of the Parish Council do not have any objection to usage in the category E(g) as they understand this to be for "uses which can be carried out in a residential area without detriment to its amenity". However, they do have some concern as to two of the sub-categories, namely (ii) research and development of products or processes and (iii) industrial processes. How are these activities monitored to ensure that they are suitable for a residential area?

v) B8 (storage and distribution) could exacerbate the existing problems with access to the site and B2 (general industry) would be a licence for anything and therefore the members object to the granting of permission for these two categories. It should be noted that this application does not stand in isolation and is only one part of a much bigger picture which, when taken altogether, could add considerably to the noise currently emanating from the site.

vi) In the event of permission being granted for B8, the members would like to see a condition imposed that restricts storage to within the building only and not outside. If outside storage is deemed to be a part of this application, which is not clear from the paperwork, then the members would like to see such areas clearly delineated on the ground so as to prevent creep.

vii) As with the previous applications, there is a lack of supporting reports. Noise has already been mentioned but there is nothing on the environment.

viii) It is unclear from the floor plan as to the possible uses of the individual room areas and whether toilet facilities are to be provided. If such facilities are to be included, there is no mention of sewage or foul water disposal. The members would like to see a drainage plan with calculations for the nitrogen output from the addition of 52 car parking spaces, the three sets of toilet blocks plus two kitchens. Additionally, the employment numbers over the whole site at Broadfields farm would surely require a foul sewage disposal system for the hundreds of people as mentioned in previous applications.

ix) The information is inadequate as the developer has not supplied a drainage scheme to show mitigation for the amounts of nitrates entering the water system from R & D together with industrial processes

x) Surface water disposal within the site is also a concern. Island Roads are only concerned with surface runoff onto the highway but it would be expected that, from the position of

Broadfields, the flow of the surface water will drain towards the Merstone Stream which runs into the River Medina. This is a concern if any runoff including nitrates from that site were to flow and link into the Solent Protection Zone. The current status of the reservoir and habitats is also not clear as there are no reports.

xi) 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 three other pending applications on the site (22/00672/FUL, 22/01619/FUL and 22/01620/FUL) be considered together by the Planning Committee in order to view the site as a whole and not in a piecemeal fashion.

**010/23 Budget**

The Clerk outlined the latest changes to the Budget, which will be finalised at the next meeting.

IW Cllr Ellis left the meeting.

**011/23 Burial fees**

Cllr Orchard pointed out a discrepancy between the Burial Fees and the Burial Fees table, which the Clerk will correct. The Clerk was requested to investigate the fees charged by other town and parish councils on the Island which are responsible for burial grounds and the matter will be considered at the next meeting.

**012/23 Burial Regulations**

These will also be considered at the next meeting.

**013/23 Community Speedwatch**

The Clerk reported that no further progress had been made in trying to contact the Godshill group but she will keep trying through other channels. The Clerk will contact Insp. Gooding to ask if there are any plans for a speed camera to be deployed in Merstone Lane at some point. The lack of enforcement of the width restriction in the Lane is also an issue. There are no signs reminding drivers of the restriction at the junction with Chapel Lane and the Clerk was requested to organise a meeting with Island Roads to discuss signage in the area in general.

It was noted that there have been two accidents in Merstone Lane recently. A car took out part of a bank and ended up on its roof on December 23<sup>rd</sup> and on the same day, a bus and a commercial vehicle with a trailer had problems passing each other.

**014/23 Flooding**

A drop-in meeting to discuss flooding issues has been arranged by the IW Council. It will take place on Monday, January 23<sup>rd</sup> 2023 at the Community Hall between 4 and 7pm.

Cllr Healy reported that despite recent torrential rain, the work done after the summer floods appears to be holding.

It was noted that two or three areas on the A3056 in the area around Pyle Cottages were flooded recently. The Clerk was asked to contact the IW Council's Drainage and Flood Risk Manager to see if he could work with the landowners as he has in the area around the Community Centre.

**015/23 Calendar**

The Calendar of Meetings for 2023/24 was agreed. It was noted that the May meeting was moved to the third Monday owing to the declaration of a Bank Holiday for the King's Coronation on the 8<sup>th</sup>. The Clerk requested that the meeting in January 2024 be put back a week as the second Monday was too soon after the return from the Christmas break.

**016/23 Financial Regulations**

The Clerk produced some examples of shorter regulations as used by other towns and parishes on the Island. It was agreed that the Councillors would look through them to select those parts that best suit Arreton and the Clerk will produce a draft version for the next meeting.

**017/23 Risk Register**

This item was deferred to the next meeting.

**018/23 Gore Cemetery shed**

This item was deferred to the next meeting.

**019/23 Donations**

It was agreed to give a donation of £50 to the IW Music, Dance and Drama Festival and it was also agreed to give a donation of £55 to Naturezones, which is in Blackwater, to fund the attendance of ten children at sessions in the centre.

A letter was received from a Scout who lives in the Parish and who hopes to attend the next World Scout Jamboree in South Korea. It was agreed to donate £100 on the condition that they attend a Parish Council meeting after the event to give an outline of their experiences and also, in the event of the money not being used for its intended purpose it be refunded to the Parish Council.

**020/23 Parish information leaflet**

An information leaflet from Northwood Parish Council was circulated to the councillors for their consideration. Cllr Roberts offered to produce a draft of something similar for the next meeting.

**021/23 To note the date of the next meeting, 13<sup>th</sup> February 2023**

Cllr Cooper offered his apologies in advance as he will be away.

**022/23 Any other matters raised by councillors for discussion only**

- i) The retirement of the Burial Registrar will be marked in a suitable fashion.
- ii) The Clerk asked who would be interested in attending a meeting with members of the Methodist Church regarding the provision of a defibrillator. The Chairman indicated his willingness and also Cllr Dodson, provided the meeting be held on a Monday. The Clerk will organise a date. The Clerk will also make enquiries regarding local charities that help with defibrillators and Cllr Roberts will ask if any local businesses are interested in supporting the project.
- iii) The Clerk will contact IWC Cllr Paul Fuller and also Suzie Ellis regarding the new ideas on planning enforcement that are being proposed by the IW Council.

There being nothing else raised, the meeting concluded at 9.02pm.

**Sheila Caws, Clerk to the Council**

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11<sup>th</sup> January 2023

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Chairman

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Date