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Chale Parish Council

Minutes of the meeting of Chale Parish Council held in the Women's Institute Hall, Chale on Monday 9 June 2008, commencing at 7.30 pm

Present: Cllrs M Groves, Chairman, M Starke, Vice-Chairman

Councillors: Mrs W Downes, Mrs L Groves, Mr D Overton

In attendance: Mrs B Herbert, Clerk and RFO
Ward Member for Chale, Niton and Whitwell, Cllr Mrs W Arnold

There were five members of the public present.

50/08-09 Apologies

There were no apologies tendered.

51/08-09 Declarations of Interest

Cllr D Overton declared a personal interest in Minute No 57/08-09 as he lived in a neighbouring property.

Cllr M Starke declared a personal interest in Minute No 61/08-09 (i) as he was a near neighbour.

52/08-09 Minutes of the Annual General Meeting held on 12 May 2008

RESOLVED ;

THAT the minutes of the Annual General Meeting held on 12 May 2008 be confirmed as a true record and that the Chairman be authorized to sign the Minutes on behalf of the Council.

53/08-08 Matters Arising, not requiring a Resolution

- a. 32/08-09 (d) Gore Down – The Isle of Wight's (IWC's) Area Compliance Officer advised that the new case officer for the Chale area, Sarah Jones was in the process of checking the enforcement notice that was served on Fred Coulson in respect of mobile homes on his land. The land at Gore Down was not covered by the last enforcement notice and will require a new notice.
- b. 4/08-09 (e) Sheep Lane Farm – A site visit had taken place on 6 June 2008.

54/08-09 To receive the Register of Financial and Other Interests from Cllrs Mrs W Downes and Mrs L Groves

Cllr Mrs L Groves confirmed that her Register of Financial and Other Interests had been completed accurately. Cllr Mrs W Downes to submit her form at the next meeting.

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55/08-09 To approve the Minutes of the Annual Meeting of the Parish held on 28 April 2008 and to consider any matters arising from the meeting

The Minutes of the Annual Meeting of the Parish, held on 28 April 2008, were approved as an accurate record and consideration was given to a number of issues that had been raised at the meeting. These being:

- The Parish Council's intent to taking part in the proposed pilot scheme as a low carbon community under the Eco Island plan – No further information had been received from Mr Jim Fawcett, the IWC's Principal Sustainability Officer. The clerk was requested to chase the matter.
- Lack of access to the beach at Whale Chine – An e-mail had been received from Mr Stuart Love, the IWC's Director for Environmental Services advising that the initial conclusions of a contracting engineer were not very encouraging and reinstatement might not be possible. The clerk was requested to invite Alex Russell, the IWC's Acting Countryside Access Manager to the next meeting of the Parish Council to discuss the situation further.
- Following the advertisement of the vacant position of post-master in the County Press, it was reported that sixteen applications had been received and a candidate had now been appointed.
- The Chairman advised that he was to meet with Mr D Whitehurst, the Tree Warden for Chale to discuss the proposal for the planting of dedicated family trees in Chale. This to be an agenda item for the next meeting in July.

56/08-09 The Way Forward, in the light of the Isle of Wight Council's decision to undertake a formal consultation process regarding the proposals for education on the Island

A copy of the IWC's Cabinet committee report for a meeting on 3 June 2008 and the response of the Governing Body of Chale CofE Primary School to the proposals had been circulated by email, prior to the meeting. Mrs J Jackman, chairman of the Governing Body addressed the Parish Council providing an update on the situation. All schools would close by September 2010, with some re-opening, amalgamating or remaining closed. Chale CofE Primary School, unfortunately, did not fulfil the specific criteria to re-open due to the lack of play area, land to build further classrooms and low pupil numbers, which would not enable a one form entry in all years.

Children from Chale would have the option to attend either of the proposed schools in Brighstone, Niton or the new school to be built in Godshell.

Preliminary talks had taken place with the Diocesan Board of Education (DBE) to identify how the school building could remain open to enable the facilities to be retained for community use. Mrs Jackman read an extract from a letter she had received from the DBE. Discussions were in an early stage, but enthusiasm was high to retain the school for community use.

The Governing Body welcomed the support shown by the Parish Council. The next step in the process would be the consultation exercise to be undertaken by the IWC. The clerk was requested to try and ascertain the timescale for this.

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IWC Cllr Mrs W Arnold provided a brief report on a positive meeting she had held with Mr S Beynon, the Director of Education.

57/08-09 Application by Chale Green Stores for a variation to an existing Premises Licence (extension of the licensed retail area and repositioning of the garden area)

Cllr D Overton had declared a personal interest in the following item of business

RESOLVED :

THAT no objections were raised to the application submitted by Chale Green Stores for a variation to an existing Premises Licence (extension of the licensed retail area and repositioning of the garden area).

58/08-09 To appoint a representative to the Island Waste Services Community Advisory Group for the ensuing year

RESOLVED :

THAT Cllr Mrs L Groves be appointed as the representative to the Island Waste Services Community Advisory Group for the remainder of the ensuing year.

59/08-09 To approve the Publication Scheme required under the Freedom of Information Act 2000

RESOLVED :

THAT the publication scheme required under the Freedom of Information Act 2000 be approved.

60/08-09 Update on the sale of the Chale Recreation Ground

Cllr M Groves had now had the occasion to read all the documents received in respect of the sale of the Recreation Ground. A few minor queries had emerged as a result of changes to Charity Commission legislation. In order to resolve these, a meeting had been organised to take place on 10 June with Mr J Hardy and Mr A Irving. A further update would be provided at the next meeting in July.

61/08-09 Town and Country Planning

- a. To give consideration of the following applications received and to make comment in accordance with the guidance for material planning considerations listed at <http://www.iwight.com/council/departments/planning/appsdip/MakingCommentInfo.aspx>

Cllr M Starke had declared a personal interest in the following item of business.

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- i. TCP/23532/G Maricourt, Town Lane, Chale Green, PO38 2JS
Proposed retention of stable block comprising of three loose boxes and hay store

RESOLVED :

THAT Chale Parish Council strongly condemns this retrospective application and views it as being entirely inappropriate for a residential premises. The Parish Council while acknowledging that Chale is a rural village and therefore it is quite expected to see stable blocks and horses in the area, they consider that they should not be permitted in a domestic back garden of a house along a residential lane. The Parish Council has received a number of representations from nearby residents also opposing the proposals.

The material planning objections include

- The detrimental effect on the area, which is totally out of character
- The density, over development and position - a stable block should not be permitted in a back garden.
- Highway safety issues - Horses are led from the back garden to either the horsebox parked in the road or to nearby fields to graze.
- It is believed that there are no drainage facilities or external water supply at the stable block- This could result in flooding or pollution during the disposal of liquid animal waste
- The effects on neighbouring properties caused by noise, disturbance, smell and visual intrusion - a neighbour has also reported the erection of a 7 foot high fence
- The breach of a planning condition on the original application TCP/23532E to provide a turning circle within the curtilage of the property - A proposed fence severs this from Maricourt.
- Permission was then granted for a new garage and not a stable block

- ii. TCP/29081 Elm Bank, Chale Street, Chale Green, PO38 2JQ
Demolition of conservatory and sun room, alterations, two storey rear extension to include external staircase, increased height of roof to include loft conversion: dormer windows on front and rear elevations and Juliet balconies on rear.

RESOLVED :

THAT Chale Parish Council wished to make representations objecting to this application. It is considered to be over-development of the site and completely out of character to neighbouring properties, which are predominately bungalows. A

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three-storey house would be entirely out of scale to the street scene.

- b. The following application, which was approved by the IWC since the last meeting of the Parish Council was noted.

TCP/19865/G Chapel Cottage, Newman Lane, Chale Green. To refuse planning permission for outline planning for a pair of semi-detached houses with parking; alteration to vehicular access (revised scheme)

- c. Unauthorised development on land in Gotten Lane, opposite Gotten Farm

Cllr M Groves reported on an urgent matter he had become aware of regarding unauthorised activity on land in Gotten Lane. The land had been the subject of a previous planning application, TCP 27328/B, in November 2006 for a hay and storage barn, with a small hard standing. It appeared that topsoil had now been removed and an area of approximately one acre had been covered in a chalk layer. The clerk was requested to advise the IWC's Planning Enforcement officer.

IWC Cllr W Arnold advised that she too was aware of the situation and had reported the matter to Mr B Murphy, the IWC's Head of Planning Services.

62/08-09 Report from the Village Design Statement Steering Group

Cllr M Groves advised that feedback had now been received from Planning Aid. They had made a few comments, which needed to be incorporated into the final document before being presented to a meeting of the Steering Group, later in the week. Quotations were now being sought, in accordance with Financial Regulations, for the design and print work. These would be presented to the next meeting of the Parish Council, in July, for approval.

63/08-09 Report from the Affordable Housing for Chale Working Party

Mention was made of the possibility of a parcel of land adjacent to Chale Street, north of Lower Bramstone Farm becoming available for housing in the near future. The clerk was requested to advise Sharon Packer, the Rural Housing Enabler of the details and the contact name, so that enquiries could be made.

64/08-09 Report from the Road Safety Working Party

Cllr D Overton had produced a written report to enable the clerk to present representations to the IWC's Highways department requesting a form of traffic management in the area of Blythe Shute. The Working Party were minded that the consideration of other potential speed restrictions should await the completion of a survey, being undertaken of residents views on the speed of traffic in Spanners Close. It was anticipated that this would be completed by the next meeting in July.

It was also reported that during the survey it had become noticeable of the number of times mention was made of cars speeding in the vicinity of the Speed Indicator Device (SID)

65/08-09 Update report on the Chale Village Partnership

There were no matters to report.

66/08-09 Report of Cllr Mrs W Arnold, the IWC Ward Member for Chale, Niton and Whitwell

IWC Cllr Mrs W Arnold reported on a number of issues:

- Her attendance at a workshop in respect of Affordable Housing Needs;
- Steve Beynon had responded to her enquiry as to why Chale was not included in the list of schools at para 54, of the Cabinet report on School Organisation, as it was believed this would not be viable. However if a business case was to be produced to the opposite effect, this would be considered;
- Discussions were still ongoing regarding proposals as to the best way to facilitate transporting children to school in the future and how they would still be able to attend extended schools and clubs;
- Cllr Arnold expressed her willingness to take forward any questions the Parish Council might wish to have answered.

67/08-09 Correspondence

Correspondence received was listed in the report circulated with the agenda and updated at the meeting.

The Chairman, in reference to the minutes of the meeting of the IWALC Executive Committee, advised of a conversation with Davina Fiore, the IWC's Director of Legal and Democratic Services. She had promised to investigate the lack of consultation regarding the recent change in bus service provision. The clerk to bring to the next meeting the correspondence she had received.

Cllr M Groves agreed to attend the Annual General Meeting of the IW Association of Local Councils, scheduled to be held on 20 June 2008 at the Freshwater Memorial Hall, Freshwater commencing at 7.00 pm.

The letter advising of the Recipe for Life event to be forwarded to Mrs I Thorpe, the Elderly Persons Champion for Chale.

68/08-09 Clerks Report

a. Finance

- (i) The interim budget to the end of May 2008 and the bank reconciliation with Statement No 274 was received and noted.
- (ii) Authorisation of payment of the following cheques was given
000523, Isle of Wight Council, Clerks Salary
000524, Clerks Expenses, £91.76
000525, Chale Churchyard Committee, £750.00
000526, Mrs A Mortimer, £100.00 in respect of the painting for the Chaler of the Year award

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000527, Halifax Treasurers Account, £5,000.00, to maximise interest on accounts

RESOLVED :

THAT payment of the above cheques be approved.

b. Administration

The clerk requested, in accordance with her agreed contract, approval for an increase in her salary by one point following her successful completion of the Cilca qualification. This would have the effect of increasing the maximum scale paid to NJC salary point 23

RESOLVED :

THAT it be approved for the clerks salary to increase by one salary point, following the successful completion of the Cilca qualification resulting in the consequential effect of her maximum salary scale rising to NJC salary point 23.

69/08-09 Councillors' reports

Cllr M Starke tendered the apologies of Rupert Besley, for the time taken in completing the descriptive panels. Technical difficulties, which had arisen over reproduction of the artwork, had now been resolved and it was anticipated that the work would now be completed shortly.

Cllr M Starke advised of his contact with the IWC's Highway section to seek the re-siting of the Gateway sign from Chale Lane to Emmett Hill.

Cllr M Groves reported on the small chip on the Gateway sign, by Blackgang Theme Park. Cllr D Overton agreed to touch up the damage before the sign deteriorated.

Cllr D Overton informed of the closure of Bleak Down for five weeks due to road maintenance works. However the Diversion signs for travelling between Chale and Rookley, that had been erected, were very poor. The clerk was requested to advise the IWC's Highways section of the problems.

Cllr M Groves advised that he had attended the recent meeting of Gatcombe Parish Council. It had been an interesting exercise, where they had raised similar issues to those of Chale, particularly in respect of the education proposals for the future.

Cllr M Groves reported that activities conducted during half term in respect of the Pieces of Eight pageant had received a good turn out. An open meeting was scheduled to take place on Monday, 30 June in the WI Hall commencing at 7.30 pm.

Signed -----

Dated -----