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## Chale Parish Council

Minutes of the Meeting of Chale Parish Council held in the Women's Institute Hall, Chale on Tuesday, 11 October 2010, commencing at 7.30 pm

**Present:** Cllrs Malcolm Groves (Chairman), Mike Starke (Vice Chairman), Liam Cumming, Wendy Downes, Liz Groves

In attendance:

Mrs Barbara Herbert, Clerk and RFO

Mr Barry Cooke, IW Council's Head of Property Services

Mr Paul Tizzard, Deputy Diocesan Secretary, of the Diocesan Education Trust

There were four members of the public present.

### **89/10-11 Apologies**

Apologies had been received from Cllr Tony Bryant.

### **90/10-11 Declarations of Interest**

Cllr M Groves declared a personal and prejudicial interest in Minute No 96/10-11 as he was the Parish Council's representative on the Chale Recreation Ground Committee.

### **91/10-11 Chale CofE Primary School**

- a. Councillors welcomed Mr Barry Cooke, IW Council's Head of Property Services and Mr Paul Tizzard, Deputy Diocesan Secretary, of the Diocesan Education Trust
- b. To consider and discuss proposals for the future use of the school buildings and land at the redundant Chale CofE Primary School site

All parties present were referred to the discussion paper, which had been circulated by the Chairman, Cllr M Groves, prior to the meeting. This paper set out a preliminary outline proposal for the use of the redundant buildings on the former school site, based on the recent consultation exercise of local residents and a culmination of discussions with a number of interested parties. It was highlighted that approval in principle of the proposal was being sought in order to facilitate the preparation and submission of an application for a Community Asset Transfer (CAT). Subject to the outcome of the days' meeting a further meeting had been arranged for the following week between Mr Martin Johnson, of the IW Council's Partnership team and those persons who had volunteered to become involved in the project. Councillors noted that both the IW Council's Planning Department and Highways section had been approached, neither of which had raised any significant issues regarding the proposal.

Mr Cooke, of the IW Council addressed the Parish Council advising of the requirements for a proposal to be considered under a CAT and the two stages to the process. The Parish Council would not be able to submit an application as it was deemed they were not sufficiently arms length from the IW Council, although it was expected for them to support any scheme agreed. Community groups had to ensure that any proposal would be viable, sufficiently robust and self-sustaining to meet all

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financial obligations. Guidance stated that the asset was unable to be transferred as a gift, but that the Local Authority had to achieve “Best Value”.

Mr P Tizzard, of the Diocesan Education Trust indicated that the normal practice when a school closed was for the premises to be sold, with the capital sum being used to benefit other schools within the diocese. A decision on the future of the site would be for the Diocesan Education Trust to take, following consideration of his report on the matter

Mr Tizzard noted that if this proposal was to go forward the WI Hall could effectively be competing with the Old School for some bookings, although councillors pointed out that the strict regulations relating to pre-school provision made the WI hall unsuitable for this purpose. He enquired about local demand for preschool facilities and it would appear that there were a sufficient number of local children in need of these facilities. It was also raised that Portsmouth Diocesan Education Trust would probably not support the use of the buildings for Home Education Support.

Discussion ensued on the potential activities outlined in the report and the perceived benefits to the Chale community. The need for the use of the school buildings was stressed, with an explanation provided as to why other community facilities could not accommodate some of the activities outlined. A number of questions were raised, including as to how the funds were to be provided. Mr Cooke confirmed that normally any capital receipt from school disposals would be ring fenced for the current school re-organisation programme. It would be for the IW Council's Financial Director, after assessing the situation, to take a decision on whether a leasehold arrangement would be acceptable.

Councillors were confident that between the volunteers there was a wide range of the skills and expertise required to take the scheme forward. It would be for the volunteers to agree the timescale for completion of phase 1 of the CAT application when they meet together the next week. Mr Cooke confirmed he had been encouraged by the information provided, and would await the report back of Mr Martin Johnson on the forthcoming meeting, before deciding whether to issue instructions for the sale of the site to go ahead. An agent had been lined up in readiness. However no expressions of interest had been received prior to the sale proceeding. Mr Cooke agreed to forward the report of Mr Johnson to Mr Tizzard.

Mention was then made of the school playing field. A few years ago, research by the Parish Council had identified demand in the village for a small development of 4 – 6 houses, to be sold under a shared equity scheme. It was suggested that the playing field could be designated under the exceptions policy to provide local houses for local people. Mr Cooke advised of the island wide sports field analysis due to be undertaken imminently. This would need to be completed and consideration of any recommendations arising, prior to further discussion on the future of the playing field.

The Chairman, Cllr M Groves, on behalf of the Parish Council expressed his thanks to Mr Cooke and Mr Tizzard for attending the meeting.

- c. To take a decision on the retention of the IT suite

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## **RESOLVED :**

THAT this to be an item for the agenda of the December meeting and for the clerk to confirm with Mr Cooke that the equipment remained in the safe keeping of the IW Council.

### **92/10-11 To confirm and authorize the Chairman to sign the Minutes of the Ordinary Meeting held on 13 September and the Extra Ordinary Meeting held on 22 September 2010**

## **RESOLVED :**

THAT the Minutes of the meeting held on 13 September and those of the Extra Ordinary meeting held on 22 September 2010, were confirmed and the Chairman authorised to sign them as being a true record.

### **93/10-11 To consider any matters arising, not requiring a resolution.**

- a. Minute 62/10-11 IW Council Speed Limits Consolidation Order No 1 2010 – The clerk read the email from Mr I Middleton, of the IW Council's Highways and Transport department, which explained why the IW Council were not prepared to consider the Parish Council's suggestion for an extension of the proposed 40mph speed limit restriction along the whole length of the A3055, within the parish of Chale.
- b. Minute 69/10-11b Sheep Lane Farm – The IW Council's Area Compliance Officer had advised that she was now in receipt of the draft notice for the material change of use of land adjacent to 1 Sheep Lane Cottage. After checking this would be returned to their legal department for action.
- c. Minute 69/10-11 IW Cllr W Wyatt- Millington – It was noted that Cllr Wyatt-Millington had tendered his resignation. A by-election was due to take place on 11 November 2010. Nominations for the vacancy were due to close on Friday. To date three candidates had put their name forward.
- d. Minute 70/10-11 – "Idiots Guide" – The clerk had produced and circulated an Incident Reporting Guide detailing the best point of contact regarding any specific concerns.
- e. Minute 73/10-11 Parish Council Assets – Cllr Starke advised that AJ Wells had recommended that no action be taken in respect of the slight corrosion to the edges of some of the Gateway signs.
- f. Minute 74/10-11d Consultation on Planning Application, notifications and emails – Councillors confirmed that they had all received the email, which advised of the projected annual savings identified by the IW Council's Planning department in providing information electronically rather than printing multiple paper copies
- g. Minute 77/10-11 Arrangements for a further Big Tidy Up – Cllr Downes advised that due to other commitments, specifically with the Chale Community Project, she would be unable to organise an event for this year and suggested that a further Big Tidy Up take place in the spring of 2011.
- h. Minute No 84/10-11 b.i Mr D Badman – Cllr M Groves advised that he still had to get back to Mr Badman.

### **94/10-11 Town and Country Planning**

- a. To consider the following applications received and make comments in accordance with the guidance for material planning considerations listed at

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<http://www.iwight.com/council/departments/planning/appsip/MakingCommentsInfo.aspx>

TCP/11950/E South Side Farm, Appleford Road, Chale Green, PO38 2AP – Conversion of barn to form 2 units of holiday accommodation

## **RESOLVED :**

THAT Chale Parish Council were very supportive of the application TCP/11950/E South Side Farm, Appleford Road, Chale Green bringing redundant buildings back into use. This despite the application not meeting highways stipulated regulations, in that when looking to the left on exiting the property, the visibility splay did not confirm to standard requirements.

- b. The decision taken by the Local Planning Authority since the last meeting of the Planning Committee was noted –

P/00697/10 Erewebe, Military Road, Chale, PO38 2JE – Lawful Development Certificate for proposed demolition of porch; proposed porch/conservatory

## **95/10-11 To consider what, if any, action is required regarding the loss of parts of the local footpath through coastal erosion**

Councillors considered the loss of sections of the local footpath through coastal erosion, specifically the section at the back of Cliff Farm, now known as Chale Bay Farm, which had been raised at the previous meeting of the Parish Council.

## **RESOLVED :**

THAT the clerk to query with the IW Council's Rights of Way section as to what plans were in place to re-instate the section of the local footpath at the back of Chale Bay Farm, being as it formed part of the important Coastal Path around the island.

## **96/10-11 To receive an update on the Community Transport Meeting organised by the IW RCC on 13 September**

Cllr Mrs W Downes provided a report on the Community Transport Meeting she had attended on 13 September, along with Cllr Mrs L Groves.

Katie Steiness, of the Chale Community Project had also been in attendance. It was suggested that the Chale Community Project might have access to funding streams, which could be used to facilitate a transport route via Gatcombe and Chillerton to Newport. However, a lot of work was still required to determine the feasibility of such a scheme. Mention was also made of the new scheme in the West Wight called the FYT bus project and of other schemes run in Cumbria and Northern Ireland, primarily by volunteers.

## **97/10-11 Chale Recreation Ground**

- a. To consider the notes of the meeting between Mr Tony Holmes, of Roach Pittis, solicitors and Cllr M Groves on 4 October and to take decisions on the two points raised

Cllr M Groves referred councillors to the paper attached to the agenda setting

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out the points arising from his meeting with Mr Tony Holmes, of Roach Pittis Solicitors. Cllr Groves also advised of meetings he had held with the relevant parties concerned in the sale of the Recreation Ground, confirming that the Horticultural Society had indicated they would meet all costs incurred by the Parish Council.

Cllr M Groves having previously declared a personal and prejudicial interest left the meeting room prior to any discussion or decision thereon. Cllr M Starke took the chair.

### **RESOLVED :**

- i. THAT an approach be made to the IW Council proposing the portion of land, as identified in the previous garden licence with Mr and Mrs Anger, be sold to Mr & Mrs Dale simultaneously with the sale of the Recreation Ground;
- ii. THAT the suggested Trust not be the vehicle of choice, utilising in its place a company limited by guarantee as the preferred medium to oversee the management of the Recreation Ground.

Cllr M Groves returned to the meeting chamber and resumed the chair.

- b. To confirm the Parish Councils representatives on the proposed company limited by guarantee for the Recreation Field

### **RESOLVED :**

THAT Cllr M Groves and Cllr T Bryant (subject to his agreement) be appointed as the Parish Council's representatives on the limited liability company to be formed for the management of Chale Recreation Ground.

### **98/10-11 To receive a report from the Affordable Housing for Chale Working Party**

There was no further progress to report.

### **99/10-11 To receive an update from the Parking and Signage Working Party**

Cllr Mrs W Downes reported that the Working Party had met, but it was still required for them to provide a final presentation on their work undertaken. It was noted that Dr M Howell was to liaise with Cllr Bryant regarding establishing village trails.

### **100/10-11 To receive a report from the Hoy Monument Working Party**

There was no further progress to report.

### **101/10-11 To receive an update on the Chale Community Project**

Cllr M Groves reported on the event held on 9 October. A further solar energy event was planned to take place on 13 November aimed primarily at non-social housing residents. The installation of the final air-source heat pumps was due to be completed this week.

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## 102/10-11 To receive a report on the Chale Village Partnership

The meeting of the Chale Village Partnership was due shortly.

## 103/10-11 Correspondence

As per list circulated to Councillors with the agenda and updated further at the meeting.

## 104/10-11 Clerks Report

### a. Finance

- i. The interim budget to the end of September 2010 and the bank reconciliation with Statement No 14 were received and noted.
- ii. The half yearly budget statement to the end of September 2010 was received and noted.
- iii. To authorise payment of the following cheques  
000661, £92.63, Mrs B Herbert, Clerks Expenses  
000662, £18.40, Mr M Starke, Fixtures and fittings for the Besley Village map  
000663, £50.00, Mr R Besley, as per his commercial reproduction agreement with the Parish Council  
000664, £16.50, British Legion, Poppy Wreath  
000665, £35.25, The Island Copier Co Ltd, Quarterly contract

### **RESOLVED :**

THAT payment of the above cheques be approved.

### b. Administration.

- i. To consider the costs for the change of use of the telephone kiosk
- ii. To consider the costs for the repair of the broken bench

### **RESOLVED ;**

THAT these items be included on the agenda for the November meeting.

- iii. To consider the application from the IW RCC for a donation towards the costs of Optio, the Island's Voluntary Car Scheme

### **RESOLVED :**

THAT the request received from the IW RCC for a donation towards the costs of the Optio scheme be refused.

- iv. To consider making a donation towards the annual Christmas tree and lighting on the Green

### **RESOLVED :**

THAT Cllr M Groves seek confirmation from Mr D Whitehouse of

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the sum required, up to a maximum of £50, and to report back.

## **105/10-11 Councillors' reports**

Cllr Mrs L Groves reported on her attendance at the Island Waste Advisory Group on 23 September. The function of the resource recovery facility was explained and that the gasification plant remained off line due to emissions.

Cllr M Groves explained that he had been unable to attend the meeting of the Green Towns Project on 23 September. Katie Steiness had attended to make a presentation.

**THERE BEING NO FURTHER BUSINESS THE CHAIRMAN CLOSED THE MEETING AT 9.15 PM**

Signed -----

Dated -----