

NEWCHURCH PARISH COUNCIL

Clerk Gareth Hughes

Westfield House, Shore Road, Ventnor, Isle of Wight PO38 1RF Tel 01983 853232

A MEETING OF NEWCHURCH PARISH COUNCIL WAS HELD AT THE PARISH HALL, NEWCHURCH AT 7.30 PM ON MONDAY 18TH FEBRUARY 2019.

MEMBERS PRESENT: Councillors Bevan, Davison, Earley, Harris, Llewellyn, Maclennan, Rouse and Vincent..
ALSO IN ATTENDANCE: Mr G Hughes (Clerk). IW Councillor Mosdell and 102 members of the public.

7.30pm to 7.45pm time allocated for residents of Newchurch Parish to speak to the Council on Parish matters.

The meeting was attended by over 100 members of the public who expressed strong concern regarding the contents of the Island Planning Strategy document as prepared by the IW Council and which was currently seeking comments from the public across the Isle of Wight. Many concerns were expressed about the scale of proposed development. It was noted that this document was strategic and any future development would need to come forward through the normal planning application process.

Having regard to the numbers present it was agreed to bring Agenda Item 29/19 forward for consideration at the commencement of the Parish Council meeting.

MINUTES

19/19 TO RECEIVE APOLOGIES FOR ABSENCE

None

20/19 DECLARATIONS OF INTEREST

None

21/19 MINUTES OF MEETING HELD ON 21ST JANUARY 2019

On the proposition of Councillor Early, seconded by Councillor Llewellyn, it was -

RESOLVED: That the minutes of the meeting held on 21st January 2019 be approved..

22/19 TO RECEIVE AND APPROVE FINANCIAL REPORTS

On the proposition of Councillor Vincent, seconded by Councillor Earley it was –

RESOLVED: (i) To approve the accounts for January 2019.
(ii) To approve payment of cheques 2602 to 2608.

23/19 IW COUNCILLORS REPORT

IW Councillor Mosdell reported on the footpath between Branstone and Apse Heath, she was setting up a meeting to include a representative of the Parish Council and William Hall.

24/19 PARISH COUNCILLORS REPORTS

Councillor Llewellyn reported that inclement weather had delayed the repair to the Bier Hut roof but works would be completed soon.

Councillor Maclennan reported that he had met with Island Roads and the Clerk to agree the location of a refuse bin at Alverstone, which was to be hopefully on site by Easter. The Willow Tree would be pruned in order to improve the visibility of the bin.

Councillor Harris that the pathway at NC12 was yet to be cleared, IW Councillor Mosdell reported that Rights of Way were to visit the site.

Councillor Vincent reported that Newport Shute surface was breaking up badly with many potholes, IW Councillor Mosdell would contact Island Roads.

RESOLVED: That the reports be noted and identified actions taken.

25/19 CLERKS REPORT

The Clerk had circulated an Action List from the January meeting. The list included the following items which had been undertaken or where contained elsewhere on the agenda –

1. Weight Restriction Notice – IW Councillor Mosdell to contact Highways/IR re content.
2. Fallen Trees at NC12 – Councillor Mosdell to contact Rights of Way.
3. Bier and Bier Hut – accept roof quotation, seek two further quotes re door replacement.
4. Litter Bin provision at Alverstone – Clerk to rearrange meeting with Island Roads.
5. Blocked drain at Parish Hall – to be cleared.
6. Drains inspection at Parish Hall – Clerk to arrange camera inspection.
7. Advise Planning re property details re disposal and recipient of contaminated soil.
8. Dog Fouling – advise NPS&CA.
9. Contact owner of improperly parked van.
10. Repair/Replacement of Parish Hall gas fire and works to doorway.
11. Purchase of cutlery, crockery and equipment for Parish Hall.
12. Set up meeting with Gerald Skeen re Pedestrian Bridge.
13. Advise Planning re increased activity at Knighton Landfill.
14. Precept to IWC.

26/19 CORRESPONDENCE

There were no matters arising from the correspondence that had been circulated.

27/19 PLANNING APPLICATIONS

There had been no applications since the last meeting.

28/19 PLANNING DECISIONS

The following decisions were reported -

1. TCP/33092/A: Rill Farm House, Canteen Road, Whiteley Bank. Proposed detached building comprising of 3 no. garages and holiday unit at first floor level. Approved
2. TCP/30978/E: Wackland Farmhouse, Wackland Lane, Newchurch. Variation of condition 2 of P/01249/17 to allow revised design of Art Studio. Approved.

RESOLVED: That the decisions be noted.

29/19 ISLAND PLANNING STRATEGY

With the agreement of all present and the large number of parishioners in attendance because of this item, the Chairman brought it forward to be considered at the commencement of the meeting. There was great concern among residents at the scale of the three proposed development sites in the Newchurch Parish and development on the Isle of Wight in general. This concern included for the lack of infrastructure and the negative impact on the local environment and tourism. IW Councillor Mosdell and the Parish Council advised those present to make their individual comment either by the IW Council website or by the e mail contact provided by the IW Council.

The Parish Council, having listened to all expressed concerns, submitted the following to the IW Council on the Island Planning Strategy –

‘Newchurch Parish Council considered the Planning Strategy Document of the Isle of Wight Council at its meeting on Monday 18th February 2019. The meeting was well attended with over 100 residents of the Parish present. After consideration of the unanimous views of Parish Councillors and residents it was agreed to submit the following comments on the Planning Strategy as presented –

ISLAND WIDE FACTORS –

1. The Isle of Wight has not got the infrastructure to support development on the proposed scale. This applies to all of the major public services, including the emergency services, which have all seen considerable reductions in resources over a period of years.

2. The Isle of Wight has to deal on an ongoing basis with the costs of its 'severance by sea' from the mainland. In particular it cannot rely to the same extent as mainland areas on the support of neighbouring communities in the event of major emergency service requirements.
3. Public Transport is also of major consideration with Highway Safety a major issue in many locations. Public Transport operates on a very low frequency in all but the major towns, an increased population and associated car volumes could only exacerbate existing highway safety problems.
4. The Isle of Wight is a tourism based economy with tourism providing a substantial source of employment for local residents. It is a designated Area of Outstanding Natural Beauty (AONB) and contains many conservation areas. Development on the proposed scale would have a negative impact on tourism and the rural ambience that the Island projects to both residents and visitors.
5. The Island currently has an estimated 800 properties which are identified as vacant but which could be used to support local housing need. The Council would ask that bringing these premises into occupancy should be given a higher priority than new development.
6. The Island is a low wage economy and there is a significant need for affordable low cost housing in order to provide the opportunity for local people, and in particular young families have access to housing provision. The Parish Council would support such housing provision and the Planning Strategy should address more clearly how this need is to be met, in particular to ensure that new homes are occupied by local residents and key workers and do not become a source of more second home provision.

HA100: Popes Farm, Newchurch.

HA101: Westmeanth – Land at White Dymes. Newchurch.

Both these sites are located in the rural village of Newchurch and are unsuitable for more local housing for which there is no demonstrable need.

Newchurch Village has a negligible employment base and no public transport connection to local areas of employment. Occupants of new property would require motor vehicles in order to access employment and this would increase traffic volumes in an area where highway safety is already of major concern. There are sections of highway which do not have pavements and young children have to use the highway to walk to school, as do the more elderly to access the village centre. Speeding traffic and traffic volumes are of major concern in the vicinity of both the above sites.

Concern on highway safety in the village can be exemplified by a well attended public meeting in August 2018 which agreed unanimously to support the introduction of 20mph speed limits on a number of sections of highway, including those which would require access from the above sites. The introduction of the desired speed limit is currently in the process of being implemented.

HA106: Alverstone Road, Winford.

This proposed rural site is frequently used by existing residents to walk their dogs, let their children play in or just enjoy a habitat which provides red squirrels, badgers, buzzards, foxes and bats. The existing development of Winford contains no areas for children to play and there are no current facilities for the youth of the area.

Further development on the proposed scale would therefore reduce the amenity for existing residents at the same time as introducing a significant increase in the local population.

Highway safety is also of major concern with numerous traffic incidents taking place in recent times in Alverstone Road through to the mini roundabout at Apse Heath. These incidents have included personal injury to children. The proposed development would result in a significant increase in the number of vehicles accessing Alverstone Road from the proposed development site.

The area is currently served by a local convenience store and there is no perceived requirement by residents for any additional stores, with the towns of Sandown and Shanklin both being in close proximity.

HA093: Land to East of Ventnor Road.

HA094: Land at 31 Ventnor Road.

Both of these sites would require access onto Ventnor Road, which is a narrow section of highway where in parts there is insufficient width for vehicles to passage both ways at the same time. Increased volumes of traffic entering Ventnor Road from these sites would have a detrimental effect on road safety in an area that is also not served by footpaths. There is also no demonstrable need for additional housing in this rural location, with the towns of Sandown and Shanklin being in close proximity as well as the large residential area of Lake.

30/19 PUBLIC SPACES PROTECTION ORDER

This item was deferred for consideration at the March meeting.

31/19 IMPROVEMENTS TO PARISH HALL

This item was deferred for consideration at the March meeting.

32/19 PEDESTRIAN BRIDGE

This item was deferred for consideration at the March meeting when a feasibility study would be presented.

33/19 HIGHWAY WEIGHT RESTRICTIONS

This item was deferred for consideration at the March meeting.

34/19 LANDFILL AT KNIGHTON

The Clerk advised that the matter was still being investigated by the IW Council enforcement officers.

35/19 PROVISION OF LITTER BINS

Councillor MacLennan had reported earlier on the siting of a bin at Alverstone (Minute 24/19).

36/19 RESTORATION OF BIER/BIER HUT

Councillor Llewellyn had earlier advised that the repair to the roof was in hand (Minute 24/19). The Clerk would seek quotes for the replacement of the doors.

37/19 PROPOSED FESTIVAL AT LANGBRIDGE

Councillors Vincent and Bevan had met with IW Councillor Mosdell and the Festival Organisers. It was reported that arrangements for transport formed part of a traffic management plan for the event which appeared to be professionally undertaken, this also applied to arrangements for the stage and bar facilities. The Festival Organisers had advised that local residents were also to be kept well informed of the arrangements.

RESOLVED: That the report be noted.

38/19 CAR PARK MANAGEMENT

This item was deferred for consideration at the March meeting.

39/19 DATE OF NEXT MEETING

The date of the next meeting was confirmed to be Monday 18th March 2019 in the Parish Hall.

The meeting closed at 8.43pm

CHAIRMAN

18TH MARCH 2019