

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 19TH FEBRUARY 2018.

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

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

MINUTES

21/18 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor Harris.

22/18 DECLARATIONS OF INTEREST

Councillor Vincent declared an interest in Agenda Item 31/18 as one of the quotations for improvement work was from a family member. She abstained from voting on this item.

23/18 MINUTES OF MEETING HELD ON 15TH JANUARY 2018 AND AMENDED MINUTES OF MEETING HELD ON 18TH DECEMBER 2017.

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

RESOLVED: That the amended minutes for 18th December 2017 be approved.

On the proposition of Councillor Llewellyn, seconded by Councillor Maclennan it was –

RESOLVED: That the minutes of the meeting held on January 15th 2018 be approved.

24/18 TO RECEIVE AND APPROVE FINANCIAL REPORTS

On the proposition of Councillor Llewellyn, seconded by Councillor Rouse it was –

RESOLVED: (i) To approve the accounts for January 2018.

(ii) To approve payment of cheque numbers 2503 to 2509

25/18 IW COUNCILLORS REPORT

IW Councillor Mosdell reported on the possibility of yellow lines at the end cottage across the High Street from the Pointer Inn and it was agreed to include this on the March Parish Council Agenda. It was reported that capital expenditure resources had been allocated to Rights of Way and this would also form an agenda item for March.

The Fairweather Festival was to be held at Sandown Airport on the August Bank Holiday with proceeds going to the IW Youth Trust. Island Roads would be providing a temporary access to the site. Island Roads would also be in contact to advise of a meeting to discuss the resurfacing of Winford Road which was now imminent. IW Councillor Mosdell also reported on other local matters which are detailed elsewhere in these minutes.

26/18 PARISH COUNCILLORS REPORTS

Councillor Bevan asked a question regarding a licencing application for truck operations at Longlands Lane Notice was published in the Isle of Wight County Press dated 26th January.

The applicant was seeking a change to an existing licence to keep two (2) goods vehicles at Westwick, Longlands Lane. Written representations had to be made to the Traffic Commissioner with 21 days of the date of the Notice.

Councillor Davison confirmed that Councillors Earley, Llewellyn and herself would be attending a Code of

Conduct Seminar at the Riverside Centre. She advised of a NALC document giving detail of regulation concerning financial assistances to the church. A Parishioner had reported to her a possible unauthorised development at Alverstone Garden Village but it had been found to have received planning permission. She had repaired the damaged disabled sign in the car park and advised that the disposal of the photo copier in the Parish Hall would need a licenced operation. It was agreed to dispose of the photocopier and the redundant lights in the corner of the hall.

RESOLVED: That the reports be noted.

27/18 CLERKS REPORT

The new lights in the Parish Hall had been completed but there was no further news on the restoration of the bier. He had written to Island Roads regarding improved lighting at Bartletts Close and the non functioning speed signs at Langbridge but no response had been received. Penny Gilbert had advised that she was returning to the Island in March and would make contact regarding her proposed housing project

RESOLVED: That the report be noted.

28/18 CLERK TO REPORT ON CORRESPONDENCE RECEIVED PRIOR TO THE MEETING

The Clerk had circulated a list of correspondence. A letter to the IW Council from a parishioner regarding the recent planning approval at Devonia had also been passed to Councillor Earley.

RESOLVED: That the correspondence be noted.

29/18 PLANNING APPLICATIONS

The following planning applications were considered –

1.TCP/19329/M:Rillfield House, Canteen Road, Whiteley Bank.Retention of two converted garages to be used as annexe accommodation and continued use of garden

RESOLVED: To make no objection to this application but would ask that the following conditions be applied -

1. Land currently designated as agricultural remains so and does not become designated as domestic garden.
2. That the use/ownership of the Annexe be tied to that of Rillfield House.

2.TCP/33299:Congregational Church, Langbridge, Newchurch. Alterations, extension and conversion of building to form 1 residential unit; formation of new vehicular access and parking (revised plans)(readvertised application).

RESOLVED: to object to this application on the grounds of highway safety, there being a substandard level of visibility of the highway when leaving the site.

It was felt that this application was more detrimental to highway safety than the previous application, arising from the change regarding car parking spaces.

3.TCP/33361:Carbis House, Main Road, Whiteley Bank. Proposed single storey extensions on front and rear elevations; detached garage and logstore.

RESOLVED: to make no objection to this application subject to the implementation of the conditions recommended by Island Roads.

4.TCP/07955/K:Hill Farm, Skinners Hill, Newchurch.Removal of condition 3 on P/01096/00 to allow unit to be used as all year round private residential use (additional information received)(readvertised application).

RESOLVED: to object to this application on the following grounds -

There was no demonstrable need for residential accommodation on this site nor the local infrastructure to support additional residential units.

5.TCP/26593/A:Newholme, Langbridge, Newchurch.

Proposed detached timber garage on existing concrete base

RESOLVED: That no objection be made to this application.

6.TCP/05263/T:Hillcrest House, High Street, Newchurch. Proposed extension to form utility room (revised scheme).

RESOLVED: That no objection be made to this application.

7.TCP/33000/A:Land to rear of Winchfield Cottage, Wackland Lane, Newchurch. proposed demolition of store. proposed holiday chalet (revised scheme).

RESOLVED: to object to this application for the following reasons -

- 1.The proposal would be of excessive height, imposing and out of character with

neighbouring property. Its height could facilitate inclusion of another floor which had been 'removed' from the previous application.

2.Approval would set a precedent for other plots in the vicinity of this site.

3.There is no demonstrable need for additional tourism units in the area.

4.Wacklands Lane is an unadopted lane which is in a poor condition which would deteriorate further both in the construction stage and in the longer term by the introduction of more vehicle use.

8. TCP/33051/B:Land adjacent Queenbower Dairy, Alverstone Road, Queen Bower.

Variation of condition 2 on P/00444/17 to amend design of dwelling.

RESOLVED: That no objection be made to this application.

9.TCP/20134/E:Burnt House Cottage, Burnt House Lane, Alverstone.

Householder Application - Proposed carport and log store.

RESOLVED: That no objection be made to this application.

30/18 PLANNING DECISION

The following decisions were reported –

1.TCP/13728/E:Copperfield, Newport Road, Sandown.

Householder Application - Proposed 1st floor extension to form holiday accommodation over existing garage/workshop (Revised Scheme). Approved.

2.TCP/15959/M:Land at and adjacent, Devonia, Dyers

Lane, Newchurch, Demolition of part of storage building; proposed dwelling; formation of vehicular access; alterations and conversion of storage building to garage/store. Approved.

3.TCP/22729/E:Southland Caravan Park, Winford Road,

Newchurch. Proposed caravan storage with security fencing (revised plans).Approved.

RESOLVED: That the decisions be noted.

31/18 IMPROVEMENTS TO PARISH HALL

An informal meeting had taken place on Monday 29th January to discuss the options for improvements to the Parish Hall. After discussion it had been agreed to investigate both major improvements (based on previous plans that had been examined) and also proposals based on a smaller scheme to improve the appearance and comfort of the hall for its users. Councillors Bevan and Vincent were tasked to seek estimates for each option.

Councillor Bevan had received quotations in the region of £30,000 for a major scheme which was felt to be well beyond the financial resources available to the Parish Council. Councillor Vincent had received three quotations for refurbishment works to include the following –

1. Sanding down of all internal walls and painting with fire retardant undercoat and paint.

2. Preparation and painting of ceiling.

3. Undercoat and Gloss painting of all windows.

RESOLVED: To proceed with refurbishment works and accept the estimate of £4,500 from T.J. Maintenance, who were able to commence work with immediate effect.

The Clerk would contact T.J. Maintenance to instruct on the detailed requirements (paint colour etc) and agree the scheduling of works. He would also contact hall users in order to minimise disruption to hire arrangements.

32/18 CAR PARKING OUTSIDE OF POST OFFICE & AT CAR PARK

IW Councillor Mosdell reported that the loading bay was scheduled before the end of the month. The Clerk had submitted forms to DVLA seeking details of the ownership of the vehicles improperly parked in the car park and also of the vehicle whose frequent parking outside the Post Office prevented it from opening.

RESOLVED: That the reports be noted.

33/18 PEDESTRIAN BRIDGE

IW Councillor Mosdell reported that she had met with IW Council Head of Place, Wendy Perera who had agreed to allocate project management time to the proposed scheme. Mrs Boswell had started clearance work on the proposed site and wished for the works to be progressed with urgency. The IW Foundation Charitable Trust was a potential source of funding and it was agreed to put forward a grant application, preferably in partnership with local business owners. A local resident had also offered his professional advice in taking the scheme forward.

34/18 PATHWAY AT CHURCH

Councillor Bevan reported that the wrong side of the pathway had been cleared and Rights of Way would need to be contacted.

RESOLVED: Councillor Bevan to contact Rights of Way.

35/18 HIGHWAY WEIGHT RESTRICTIONS

IW Councillor Mosdell reported that she had met with Bill Murphy, an Officer of the IW Council, to try and find a solution that was acceptable to all and information would be sought from Bartletts to establish their requirements in that process. A solution was likely to involve a package of measures including road speed and highway improvements. At this stage no action could be taken until the outcome of the current legal action by Bartletts was known.

RESOLVED: That the report be noted..

36/18 LANDFILL AT KNIGHTON

Following the site meeting of the Clerk, Councillors Bevan & Davison and Dr Denham- Johnson, the Clerk had examined Parish Council minutes dating back to 2002 to learn of the history of the planning applications at the site adjacent to the sandpit. From minutes examined it was confirmed that the Parish Council had not objected to applications found but had on a number of occasions requested that the conditions applying to the original planning permission be enforced. Online planning applications at IW Council did not go back to the time of the original planning application and so it would be necessary to visit the Planning Office to ascertain the detail that would be needed to act on any failure to comply with associated conditions.

37/18 DATE OF NEXT MEETING

The next monthly meeting of the Parish Council would take place at 7.30pm on Monday 19th March 2018 at a venue yet to be determined.

The meeting closed at 9.28pm

CHAIRMAN

19TH MARCH 2018