

NEWCHURCH PARISH COUNCIL

Clerk Gareth Hughes

Sunnyside, High Street, Newchurch, Isle of Wight PO36 0NJ. Tel 01983 865024

THE ANNUAL GENERAL MEETING OF NEWCHURCH PARISH COUNCIL WAS HELD AT THE PARISH HALL, NEWCHURCH AT 7.30 PM ON MONDAY 17TH MAY 2021.

MEMBERS PRESENT: Councillors Bevan, Blezzard, Davison, Earley, Harris, Mosdell and Whittaker.

ALSO IN ATTENDANCE: Mr G Hughes (Clerk).

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

MINUTES

62/21 DECLARATIONS OF ACCEPTANCE OF OFFICE

All Councillors signed their declaration, which were collected by the Parish Clerk.

63/21 ELECTION OF CHAIRMAN

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

RESOLVED: That Councillor Bevan be appointed Chairman for the ensuing year.

64/21 ELECTION OF VICE CHAIRMAN

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

RESOLVED: That Councillor Davison be elected Vice Chairman for the ensuing year.

65/21 APPOINTMENT OF REPRESENTATIVES

RESOLVED: That the following appointments be made –

1. IWALC – Councillor Davison.
2. NPS & CA – Councillor Bevan.
3. Health & Well Being Forum – Councillor Whittaker.

66/21 APOLOGIES FOR ABSENCE.

None

67/21 DECLARATIONS OF INTEREST.

Councillor Blezzard declared his membership of Havenstreet & Ashey Parish Council.

68/21 MINUTES OF MEETING HELD ON MONDAY 19TH APRIL

On the proposition of Councillor Earley, seconded by Councillor Davison it was -

RESOLVED: To approve the minutes of the meeting held on 19th April 2021.

69/21 TO RECEIVE AND APPROVE FINANCIAL REPORTS

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

RESOLVED: To approve the financial reports.

70/21 IW COUNCILLOR REPORT

Councillor Mosdell reported on the pathway/cycleway at the railway line becoming unsafe for cyclists and horse riders due to root growth. The addition of an additional surface layer may however increase the risk of local flooding. Councillor Davison suggested that Island Roads could examine and suggest a compromise solution.

(GH)

71/21 PARISH COUNCILLORS' REPORTS

Councillor Mosdell reported on proposed changes in school bus provision with the large blue bus to be replaced with two minibus vehicles. Councillor Davison declared an interest in this discussion as the owner of a neighbouring property. The School was seeking to park minibuses in the PC car park and it was resolved to refuse permission.

Councillor Mosdell had been approached by a parishioner enquiring as to the possible provision of a children's play area, the Parish Council owned no site which could facilitate such a request and in previous discussions 'safeguarding' was problematical in providing such a service. It was noted that the drain cover in Palmers Lane still required attention. She also reported on continued parking problems at Langbridge, with instances of driveways being blocked and ongoing highway safety concerns. It was understood that Pedallers were seeking a separate entrance so as to use their own field to provide some parking. Councillor Davison felt that the introduction of double yellow lines would worsen the situation.

Councillor Mosdell would contact residents in Hope Mead to discuss the situation. It was suggested that Island Roads could give advice on a solution and also that use of land at the Chapel may provide a solution. The Clerk would write to the owner of the land at the Chapel. CM/ GH

Councillor Harris reported on the blue van parked on a continuous basis at Queen Bower car park, he would provide a registration number and the Clerk would seek assistance from the IWC in identifying the owner. GH

Councillor Blezzard advised that a co-option notice would need to be placed advertising the vacancy on the Parish Council. GH

Councillor Bevan reported on the poor condition of the noticeboard at Apse Heath which needed urgent attention.

72/21 CLERKS REPORT

The Clerk had contacted three fencing contractors and was awaiting a

response in order that site visits could be scheduled. Two of the contractors had advised that they could not undertake the work until August. The Clerk had obtained a quote for the remedial works that were necessary to the noticeboard at Apse Heath, the contractor being able to undertake the work at short notice. A discussion took place as to whether noticeboards should continue to be repaired or had the time come to replace certain noticeboards. It was agreed to proceed with the works at Apse Heath and two Councillors would do site visits to assess the condition of the other five noticeboards in the parish. Further contact had yet to be made with Southern Vectis regarding rural bus services. [GH] [JD /JE]

73/21 CORRESPONDENCE

E Mail correspondence had been circulated by Councillor Davison and there were no matters arising from its content. All notices and material arising from the recent election had been placed on the website and noticeboards by the Clerk.

74/21 PLANNING APPLICATIONS

The following applications were considered –

1. Proposed porch including WC.1 Woods Drive Winford Newchurch. Ref. No: 21/00827/HOU |
2. Proposed single storey extension. St Marys Cottage Alverstone Road Newchurch Ref. No: 21/00803/HOU |
3. Demolition of workshop; proposed detached dwelling. Land Adjacent North View 6 Harbors Lake Lane Newchurch. Ref. No: 21/00690/FUL |

There was no objection raised to applications 1 & 2 above.

Councillor Blezzard proposed, seconded by Councillor Mosdell, that no objection be made to application 3 above subject to any Island Roads conditions being complied with. A vote was taken and the proposal was defeated.

Councillor Bevan proposed, seconded by Councillor Earley, that the Parish Council object to application 3 above. A vote was taken and it was -

RESOLVED: To object to application 3 above and make the following comment -

‘Newchurch Parish Council objects to this Planning Application for the following reasons:

1. **SITE DESCRIPTION** - In paragraph 2.5 on page 3 of the Planning Statement (PS) submitted with the Planning Application, the agent claims that the site is ‘Previously Developed Land’ as defined by the NPPF. In light of the planning history of the site, in particular P/00126/03 LDC (Use of Land as Domestic Garden) [REFUSED] and P/00753/03 (Enlarge Garden + Garage) [GRANTED], this Council questions whether part of the site as shown at 2.10 on page 9 of the PS and outlined in red on the submitted ‘Elevations, Block and Locations Plan’ remains designated ‘Agricultural’ and hence whether the description of ‘domestic garden’ given in section 6 (‘Existing Use’) of the Planning Application Form is correct, and furthermore whether the site is ‘previously

developed land’.

2. SUSTAINABILITY - Paragraph 2.8 concedes that the site is ‘beyond a defined settlement boundary’ but, together with later paragraphs, attempts to argue that the proposal meets the tests for ‘sustainable development’. This Council notes, however, that:

a. the accompanying aerial image on page 8 of the PS erroneously suggests that there is a shop in Newchurch and the label for Apse Heath (where there is a general store) is wrongly positioned, giving the impression that the Apse Heath store is much closer to the site than is actually the case.

b. the site fronts Harbors Lake Lane which, as can be seen in images included in the PS, is a narrow road without pavements or street lighting and subject to the national speed limit of 60mph; access to bus stops would necessitate walking along this road. The ‘local’ bus service (number 22) operates only once per day in each direction; access to the bus stop for the ‘district’ service is via arguably the most hazardous part of Harbors Lake Lane. It is likely that traffic flow along this road will increase once the Branstone Farm development is occupied.

c. the comparison made in paragraphs 6.13 and 6.14 of the PS does not bear informed scrutiny, especially not in terms of distance and ease of access to a local store, nor the notion that ‘extension’ is akin to ‘infill’.

d. the first stated reason for refusing a similar proposed development at The Orchard, Alverstone Road (20/00548) was “The site is located outside of, and not immediately adjacent to, any defined settlement boundary within a less sustainable and accessible location which is likely to encourage private car use and deter travel by more sustainable modes of transport.” and, given the location of the sites in relation to facilities, including bus stops, this applies to the Harbors Lake Lane site.

3. DESIGN – the proposed design is considered dominant and incongruous in comparison with the run of relatively modest semi-detached houses that make up North View. The structure is effectively three storeys high and has a higher ridge than the adjacent properties.

4. COMMENTS – the Council notes, and supports, Island Roads (Highways) ‘recommendation for refusal’ on multiple grounds. It also notes that the majority of comments supporting the Application are, curiously, from persons who reside outside of the Parish (e.g. East Cowes; Ventnor).

5. GENERAL – this Council is gravely concerned that Approval of this Application would set a most undesirable precedent that would make it difficult for the Planning Authority to refuse similar proposals in the future, effectively opening the floodgates to development on gardens or other land adjacent to existing dwellings’ **RB/GH**

75/21 PLANNING DECISIONS

The following decisions had been circulated –

1.21/00498/FUL | Proposed extension to warehouse/store | Langbridge Business Centre Langbridge Newchurch. Granted

2.21/00295/HOU | Single storey rear extension, terrace and associated landscaping to replace existing conservatory | Fairways Youngwoods Way Alverstone Garden Village Newchurch. Granted

RESOLVED: That the decisions be noted.

76/21 ANNUAL REPORT OF THE INTERNAL AUDITOR

RESOLVED: That the report of the Internal Auditor be noted.

77/21 ANNUAL GOVERNANCE STATEMENT

RESOLVED: That the Annual Governance Statement be approved.

78/21 ANNUAL ACCOUNTING STATEMENTS

RESOLVED: That the Annual Accounting Statements be approved.

As the turnover of the Parish Council was less than £25,000 it was not required to send either the Annual Governance Statement or the Annual Accounting Statements to the External Auditor. The Parish Council was required to send to the External Auditor a Certificate of Exemption signed by the Chairman and the Responsible Financial Officer (RFO). **RB/GH**

79/21 DATE OF NEXT MEETING

The date of the next meeting was confirmed to be Monday 21st June 2021.

The meeting closed at 8.31pm

CHAIRMAN

21ST JUNE 2021