

**MINUTES OF BRIGHSTONE PARISH COUNCIL'S MEETING HELD IN BRIGHSTONE  
METHODIST CHURCH ON WEDNESDAY 8<sup>TH</sup> NOVEMBER 2017 AT 7.30PM.**

**PRESENT:** Cllr. John Cirrone (Chairman), Cllr. J Morgan, Cllr. M East, Cllr S Roberts, Cllr M Huxley, Cllr P Adams and Cllr C Bridges.  
Mrs Susannah Jennings (clerk)  
PC Tim Company  
Nineteen members of the public were present.

**1. APOLOGIES FOR ABSENCE.**

Cllr R Haviland

**2. DECLARATIONS OF INTEREST.**

To be declared as appropriate at agenda items.

**3. MINUTES.**

The Minutes of the Full Council Meeting of 11<sup>th</sup> October. One amendment was made to item 20 – the words ‘an’ and ‘and’ had been put in the wrong place. Once this amendment had been made the minutes were confirmed as a correct record, and signed by the Chairman.

The Minutes of the Cemetery Meeting of the 11<sup>th</sup> October, which had been prior circulated and read, were confirmed as a correct record, and signed by the Chairman.

The Minutes of the Planning Meeting of the 25<sup>th</sup> October, which had been prior circulated and read, were confirmed as a correct record, and signed by the Chairman.

**4. CLERK'S REPORT AND UPDATES**

- i. Planning Enforcement Issue St. Peter and St. Paul church, Mottistone – No further updates had been received since the Isle of Wight Council planning department had stated that they had referred the matter to the Archdeacon of the Isle of Wight and that they would give an update as soon as they had received a response.
- ii. Brighstone Wildflower Bank Flowers – Ward councillor Bob Seely had received a letter from Bill Murphy stating that there had been a mistake and the Isle of Wight Council were now happy for the wildflowers to be planted. Within the letter it states that Brighstone Parish Council must oversee the work and put all insurances in place. The letter had not been copied to the Parish Council.
- iii. The no.12 bus service – A meeting with Southern Vectis has been arranged for Tuesday the 14<sup>th</sup> November. Cllr Cirrone and the clerk will attend.

**5. PUBLIC PARTICIPATION, ON GENERAL MATTERS, AT THE DISCRETION OF THE CHAIRMAN.**

There were no issues raised by the public.

**6. PLANNING APPLICATIONS.**

**TCP/02777/P. P/01204/17.** Hunnyhill Farm, Hunnyhill, Brighstone. Demolition of existing agricultural workers bungalow and barn; proposed replacement farmhouse and eight bungalows/chalet bungalows; access road and car ports; landscaping. (Both original and re advertised applications).

Brighstone Parish Council object to this planning application on a number of points:

- The houses on Chilton Lane already suffer greatly from surface water run-off during wet periods. This issue has not been addressed in the planning application.
- There is no information in the application to address the fact that the current sewer systems in Brighstone is at capacity.

●The application under sections 5.2.14 and 5.2.15 refers to a limited number of developable sites in Brighstone and that these sites are not sequentially preferable. Since the adoption of the Island Plan Brighstone have delivered:

- a. Woodside Drive – 6 dwellings
- b. Heath Gardens – 12 Dwellings (6 affordable).
- c. Woodlands (The Lodge) – 14 dwellings (4 affordable)
- d. Blanchards – 55 dwellings (14 affordable, 16 sheltered, and doctors surgery)
- e. Berry Barn – 8 dwellings (smaller sized units, second phase to follow)
- f. Moor Town Lane (1 dwelling)
- g. The Countryman (1 dwelling)

TOTAL 97 dwellings

●How affordable are the affordable properties going to be?

●Hunnyhill Farm has sold over 50 acres of land over the last 10 years. The concern is that the farm will become non-viable if the amount of land available to farm is reduced yet further. Only recently did an agricultural tie have to be lifted from Pitt Place Farm House as it no longer had enough land to be viable.

●All other farms in the parish, through traditional farming methods, have remained sustainable, created jobs for local people without selling off large amounts of land.

●The Ecological Report was carried out over a short space of time in the winter months. The report conclusions are not logical and misleading regarding what wildlife is on site.

●There is a 3” water main across the site which is not mentioned in the report.

●This development is pump-primed to pay for an unnecessary new farm house. The current farmhouse has an agricultural tie and could be extended in order to enlarge the property.

●There are no views shown from the Military Road to show the impact on the view up to the Downs.

●The architecture of the dwellings are very bland and do not add anything to this greenfield site or the village of Brighstone.

●The proposed pavement only leads to the corner of Gaggerhill where there is no safe route to continue to the village. This is a similar circumstance to a development which was refused planning permission at the other end of the village due to the unsafe route to Brighstone Village. Section 5.3.2 of the report mentions reasonable walking distance to the village but in no way reflects the dangerous nature. The route has no pavement until Moor Lane and then pedestrians are forced out into the road once again outside Grove Cottage.

●The application states there is a regular bus service. There are in fact 5 buses a day, 4 on a Saturday and none on a Sunday.

●The access onto the Main Road is close to a bend and the property at the access point has to reverse onto the access road to get on or off his drive.

● Brighstone Parish Council have real concerns regarding the unsafe location of this site for any development.

6 Parish Councillors objected, there was one abstention.

## **7. TO RECEIVE PLANNING DECISIONS.**

The following applications have been granted permission by the Isle of Wight Council:

**TCP/30756/C, P/01092/17.** land adjacent The Willows Moortown Lane Brighstone . Variation of condition 2 on P/01307/12 TCP/30756/A to allow alterations to approved scheme.

**TCP/32901/A, P/01008/17.** land adjacent Tip Top Lynch Lane Brighstone. Proposed 3 bedroom detached bungalow (revised scheme).

## **8. TO NOTE DATE OF POSSIBLE MID-MONTH PLANNING COMMITTEE MEETING:**

The mid-month planning meeting will be held on Wednesday 22<sup>nd</sup> November at 7.45pm.

**9. TO CONSIDER QUOTES FOR SURVEY OF TREES ON THE RECREATION GROUND AND ALONG BUDDLE BROOK.**

A quote to carry out a full tree survey by a qualified tree consultant had been prior distributed to councillors. The quote was for £480 and would include a survey of all the trees along Buddle Brook, on the Recreation Ground and along the first section of footpath. A survey of this kind is advised in order to ensure trees are safe and would need to be redone every four years.

After some discussion councillors agreed to accept the quote.

Proposed: Cllr Cirrone

Seconded: Cllr Morgan

All councillors agreed.

**10. TO DISCUSS PARKING ON THE PAVEMENT IN FRONT OF THE WILBERFORCE HALL IN BRIGHSTONE.**

After some discussion about possible solutions it was agreed that the clerk would contact the secretary of the Wilberforce Hall and ask whether it can be added to the Hall Hire terms and conditions that hirers do not park on the pavement when unloading etc.

**11. TO DISCUSS ISLAND ROADS ISSUES REGARDING LYNCH LANE, WICKEN HILL AND THE CORNER OPPOSITE BROAD LANE**

Councillors discussed the issues below and the clerk was asked to report them to Island Roads.

A property on Lynch Lane is still only able to access their drive with a 4x4 vehicle due to the raised kerb stone.

The road surface on Wicken Hill is already cracking.

Island Roads reported that they would request residents on the corner of the Main Road, near Broad Lane, to cut back their hedges. A number have been done but the one right on the corner near Dorretts has not been cut and this forces larger vehicles, such as buses, to drive in the middle of the road.

**12. UPDATE REGARDING THE WEST WIGHT TOWN AND PARISH COUNCIL GROUP (WWTPCG)**

There were no updates to report.

**13. TO DISCUSS THE FUTURE POSSIBILITY OF OIL EXPLORATION ON THE ISLE OF WIGHT**

No updates had been received.

**14. TO DISCUSS RESTRICTING VEHICLE ACCESS ONTO THE RECREATION GROUND.**

A letter from a member of the public asking the Parish Council to consider restricting vehicle access onto the Recreation Ground in order to protect against people setting up camp on the green had been received. A letter from the Recreation Ground Committee expressing their opinion, which had been distributed to councillors, stated that they thought that at present there was not a sufficient risk to make barriers necessary.

After some discussion councillors agreed with the Recreation Ground Committee and agreed to discuss the issue again in the future if the situation changed.

**15. TO CONSIDER THE BRIGHSTONE RECREATION GROUND COMMITTEE REPORT AND PROPOSALS FOR THE TENNIS CLUB.**

The Brighstone Recreation Ground Committee report, which had been distributed to councillors, highlighted that the Tennis Courts were in need of resurfacing. It was requested that members of the Parish Council attend an onsite meeting to discuss the ingress of mares tails onto the courts before any plans for resurfacing are implemented.

It was agreed that Cllr Cirrone and Cllr Huxley would attend an onsite meeting.

**16. UPDATE ON THE TOILET REFURBISHMENT PROJECT**

The doors and windows had not yet been ordered. The clerk and Cllr Cirrone said they would contact the contractor and again ask for an installation date.

**17. TO DISCUSS ACTION REGARDING THE ISLE OF WIGHT COUNCIL PLANNING DEPARTMENT RE. THE GUET IN LIMERSTONE.**

The clerk had sent an email to the Isle of Wight Planning Department stating that it was not acceptable to wait until the return of a previous case officer from maternity leave. A reply had been received asking why a meeting cannot wait until the previous case officers return.

Councillors agreed to once again write to request a meeting as soon as possible stating that it seems that a business is being run from the site. There are at least six abandoned cars on site and the owner is frequently staying overnight on the site.

**18. TO CONSIDER ANY UPDATES REGARDING THE PLANNING APPLICATIONS ON THE BLANCHARDS SITE.**

There were no updates to report.

**19. TO RECEIVE IW COUNCILLOR'S REPORT.**

No report was submitted.

**20. TO DISCUSS THE 2018/19 DRAFT BUDGET.**

The clerk distributed an initial draft budget for 2018/19 and asked all councillors to consider the draft ready for the December Parish Council meeting.

**21. RISK ASSESSMENT CHECKS FOR NOVEMBER.**

Risk assessment checks all ok. Reserves are acceptable, office equipment is in good order and the first draft of the 2018/19 budget is in progress.

**22. ACCOUNTS FOR PAYMENT:**

Ch No.	To	Description	Net	VAT	Gross
1722	West Wight Sports Centre donation		1000.00	0.00	1000.00
1723	Old Comrades Association (War Memorial contribution)		40.00	0.00	40.00
1724	SLCC - General Power of Competence module		30.00	0.00	30.00
1725	Isle of Wight Computer Geek - Website upgrade		390.00	0.00	390.00
1726	Top Mops Ltd - Oct toilet cleaning		224.39	44.88	269.27
1727	Mr J Cirrone - printing reimbursement		39.98	8.00	47.98
1728	HMRC - Tax & NI July, Aug & Sept		107.65	0.00	107.65
1729	Mrs S Jennings - Oct salary		791.37	0.00	791.37
1730	S Chorley - 1&1 reimbursement		71.83	0.00	71.83
D/D	Pension contribution		6.38	0.00	6.38
<b>TOTAL</b>			<b>2701.60</b>	<b>52.88</b>	<b>2754.48</b>

Proposed: Cllr Roberts                      Seconded: Cllr East                      All councillors agreed.

**23. TO RECEIVE FINANCIAL STATEMENT TO 31<sup>ST</sup> OCTOBER 2017**

The Financial Statement to 31<sup>st</sup> October had been distributed to councillors and members of the public.

(Cllr J Morgan left the room 9.05pm)

## **24. TO RECEIVE REPORTS FROM REPS. ON OUTSIDE BODIES.**

**Recreation Ground** – Cllr Roberts reported that the Cricket Club has again not been able to put forward a team this year. The Football Club is also struggling with numbers. The lane leading to the Recreation Ground from New Road is in need of repair, it is planned to fill the pot holes with gravel.

(Cllr Morgan returned to the meeting 9.10pm)

**FYT Bus** – Cllr East requested copies of the questionnaires so he could pass them to the FYT Bus committee.

**Chairmanship Training** – Cllr Adams reported that she and Cllr East had attended Chairmanship Training organised by IWALC.

**Newsletter** – Cllr Morgan reported that the Newsletter is doing well. The printing costs are increasing but all costs are being covered at present.

## **25. CORRESPONDENCE:**

### **Tree work notifications:**

Old Myrtle Cottage, Carpenters Lane.

Holly Wood, Brook Village Road.

**Care in the Garden** – An invitation to attend an open day on 22<sup>nd</sup> and 23<sup>rd</sup> November 11am – 2.30pm.

**West Wight Regeneration Meeting** – There is a West Wight Regeneration meeting on Thursday 23<sup>rd</sup> November at 6pm at the West Wight Sports Centre.

**Isle of Wight Music, Dance and Drama Festival** – A letter has been received requesting funding support.

**Island Roads** – Notification has been received for resurfacing works taking place on Galley Lane from 15<sup>h</sup> November until 20<sup>th</sup> November and on the Main Road from Hunnyhill to Moor Town Lane between Tuesday 21<sup>st</sup> November until Friday 24<sup>th</sup> November.

**Ventnor Town Council** – A letter has been received asking whether IWALC is currently fit for purpose – This will be an agenda item at the December meeting.

**Land South of Mill Lane** – A letter has been received stating that a breach of planning is taking place on land south of Mill Lane – This will be an agenda item at the November planning meeting.

## **26. OTHER MATTERS MEMBERS WISH TO RAISE, AT THE DISCRETION OF THE CHAIRMAN.**

**Telephone numbers and email addresses** – Cllr P Adams and Cllr M Huxley's email addresses and telephone numbers are still not appearing in the monthly Newsletter. The clerk said she would ask the Newsletter editor again to make sure this was updated.

**Main Road Double yellow lines** – It was asked how the process of adding double yellow lines on the corner near Broad Lane was progressing. It was stated that the application first had to be advertised in the County Press and this had not yet happened.

**PC Tim Comapnay** – Cllr Cirrone thanked PC Tim Company for attending the meeting and that councillors were pleased to see him.

**Name Plates** – It was requested that councillors display name plates at Parish Council meetings.

**Hollis Drive** – It was reported that the entrance gate to the footpath off of Hollis Drive is broken.

**Berry Barn** – It was reported that Berry Barn had been having bonfires but that the grass and hedges had not yet been strimmed.

## **27. DATE OF NEXT MEETING:**

Main Parish Council meeting on Wednesday 13<sup>th</sup> December at 7.30pm at the Brighstone Methodist church.

Planning Meeting on Wednesday 22<sup>nd</sup> November at 7.45pm.

There being no further business, the Chairman thanked everyone for attending, and closed the Meeting at 9.40pm.