

**MINUTES OF BRIGHSTONE PARISH COUNCIL MEETING HELD
AT THE SEELY HALL, BROOK ON WEDNESDAY 13TH AUGUST 2025 AT 7.30PM.**

PRESENT: Cllr J Cirrone (Chairman), Cllr D Wavell, Cllr D Alldred, Cllr N Maclellan, Cllr T Prior, Cllr E Nicholson and Cllr N Stuart (Ward Cllr)
Mrs Joy Walker (clerk)

Seven members of the public were present.

A member of the public requested to record the meeting. No prior notice had been given and following a vote by councillors, 5 against and 1 for, permission was refused.

1. APOLOGIES FOR ABSENCE.

Cllr J Frost

2. DECLARATIONS OF INTEREST.

Cllr N Maclellan: Agenda item 6 planning application for Part of Mottistone Farm.

3. MINUTES.

The Minutes of the Full Council Meeting of the 9th July 2025 having been previously circulated and read were confirmed as a correct record and signed by the Chairman.

The Minutes of the Cemetery Committee Meeting of the 9th July 2025 having been previously circulated and read were confirmed as a correct record and signed by the Chairman.

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

The sign for Moor Lane had broken whilst being cleaned. It has been replaced with a new sign for Moor Lane.

An old parish council Facebook page which had not been used for a long time would be closed.

5. CLERK'S REPORT AND UPDATES.

- Confirmation has been received from Lloyds Bank that the signatories for the bank accounts have now been amended.
- The Annual Audit is now complete and the Certificate has been received from the External Auditor. No matters were raised regarding Proper Practices and all relevant legislation and regulatory requirements had been met. A point was raised that the reserves were excessive.
- A great deal of time has been spent dealing with the request to view and photograph the Annual Accounts. Confirmation of the legal position of the Parish Council has now been received from the SLCC legal department (forwarded to all Councillors).
- The new email system is now working after several initial problems. Emails now seem to be forwarded from the old email address.

6. PLANNING APPLICATIONS

25/00866/RVC Land adjacent Lillygrove, Main Road, Brighstone. Variation of condition 2 on 23/00591/FUL to alter the position and design of the outbuilding. The building appears to be of a similar size to the previous application and only appears to be repositioned. Councillors had no objections to this individual application but previous comments and objections remain for the original development application as a whole. It was resolved the PC should have a Neutral comment for this application.

25/01044/HOU Wish House, Hunny Hill, Brighstone. Demolition of utility extension and raised terrace; proposed single storey extension and alterations to fenestration. The property is not seen from the road and there appears to be no vertical lighting. No Objections.

25/01040/FUL Part of Mottistone Farm, Brighstone Road, Brighstone. Creation of outdoor visitor hub to include proposed alterations to existing barn, addition of 3 timber structures in an existing barn; new footpath, walking route and informal picnic/play areas; new accessible parking bays and drop off point, to include relocation of bus stops. A representative from the National Trust attended the meeting and explained further the proposed plans for the development. Concerns were raised regarding the increase in pedestrians in the road and the entrances onto the carriageway at the cross over point of the Mottistone Manor car park and the farm car parking which were opposite each other. Consideration was also needed to the location of the bus stop and possible improved signage to make clear the entrances to the Mottistone Manor car park and the Farm. The Parish Council recommended a review of the speed limit to be reduced to 30mph, Mottistone currently being a 40mph speed limit. Councillors had No Objections and Supported the application which would provide an improved facility for the area.

25/01058/FUL 1 Brook Hill House, Brook Village Road, Brighstone. Proposed internal alterations including installation of lift and PV panels on roof. No Objections.

25/01059/LBC 1 Brook Hill House, Brook Village Road, Brighstone. Listed Building Consent for proposed internal alterations including installation of lift and PV panels on roof. No Objections.

7. TO RECEIVE PLANNING DECISIONS.

24/01846/FUL Land To North Of Sandrock, Gaggerhill Lane, Brighstone. Retention of stable, turn out area for horses, shipping container, permeable track and vehicular access; Proposed alterations including cladding and extension to existing shed/store; continued use of land for grazing of horses; use of buildings and land in association with arboricultural, forestry and woodland management business. GRANTED.

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

Tuesday 26th August, to start at 7.30pm.

9. TO DISCUSS AND UPDATE BRINGING FORWARD THE NEW LEASE BETWEEN THE PARISH COUNCIL AND THE RECREATION GROUND COMMITTEE, IMPROVEMENTS TO THE PLAY AREA AND OTHER CONCERNS THE RGC WISH TO RAISE.

No correspondence had been received from the solicitor regarding the Lease or costs to date.

The Heads of terms were very extensive and had been forwarded to all councillors.

The solicitor could act for both the PC and the RGC. A fee of £700 was required to start the sub-lease. Councillors agreed to this.

Proposed Cllr D Wavell

Seconded: Cllr D Alldred

All Councillors agreed

The Parish Council were thanked for the £25000 towards the improvements to the play area which had been agreed at the previous meeting. No decisions yet had been made about the pieces of equipment to buy. The RGC would be looking at ways of match funding and possible grants available.

Following discussion it was agreed the bank account would remain with the PC with the Clerk paying the invoices. Any small amounts of money paid out by RGC members for eg. cleaning equipment could be reimbursed by sending the invoices to the Clerk. An upper limit of £250 was agreed for this purpose. The cost of an occasional cleaner was £38. Councillors agreed to this.

Proposed: Cllr D Alldred

Seconded: Cllr J Cirrone

All Councillors agreed

10. TO DISCUSS AND AGREE THE INFORMATION PUBLICATION SCHEME AND THE VEXATIOUS POLICY.

Both documents were standard drafted templates. The Information Publication Scheme would be deferred to the next PC meeting after councillors questioned the fee charges.

The Vexatious Policy was agreed.

Proposed: Cllr D Wavell

Seconded: Cllr T Prior

All Councillors agreed

11. TO DISCUSS THE REQUEST BY A RESIDENT TO VIEW THE ACCOUNTS AND OUTCOME OF THE MEETING.

A meeting had been arranged for a resident, who lives in another parish, to view the accounts under the Notice of Public Rights. From the start of the meeting this person was very verbal, at times intimidatingly verbal. A request was made to photograph the documents which at the time of meeting was refused due to documents needing to be redacted in compliance with the Data Protection Act. The resident was offered copies of any documents required after any sensitive data eg. bank account details, personal email and telephone numbers etc. had been redacted and were also invited to attend the next PC meeting in August to discuss this with councillors. The resident left without looking at or requesting any documents.

Following a further email to request a viewing of the accounts, now after the advertised closing date for inspection, the SLCC legal department were contacted to clarify the legal position. They replied that as the person did not live in the Parish area they were not entitled to look at the accounts.

The person attended the PC meeting and become very verbal on being refused to record the meeting without prior notice and also when told as they were not a resident of the Parish area there was no right to view the accounts.

The person had been seen taking photographs of the meeting.

At this point the Chairman warned the person about taking photographs of the meeting without permission and ordered them to stop.

12. TO DISCUSS THE RECENTLY PURCHASED CARD MACHINE AND THE LIBRARY BANK ACCOUNT.

The Library had already purchased the card machine. It would be aligned to the Library bank account and donation monies would be paid after directly into the Library account after deduction of fees.

Proposed: Cllr T Prior

Seconded: Cllr J Cirrone

All Councillors agreed

13. TO DISCUSS AND UPDATE A POSSIBLE PARISH COUNCIL FACEBOOK PAGE.

A demo page had been drawn up and sent to councillors for comment. The page was not yet public. To be brought back for approval at the next PC meeting.

Cllr D Alldred volunteered to be an administrator along with Cllr D Wavell and the Clerk.

14. TO DISCUSS AND RECEIVE QUOTES FOR THE CUTTING BACK TWO OF THE HEDGES AROUND THE PARISH CEMETERY.

The tree contractor had forwarded a quote of £620 for continuation of cutting the hedges around the Cemetery.

A quote of £720 had been received for restorative work to make safe an ash tree adjacent to the Buddle Brook and a property in Wilberforce Road.

Councillors considered both quotes were reasonable for the amount of work required.

Proposed: Cllr D Wavell

Seconded: Cllr T Prior

All Councillors agreed

15. TO DISCUSS THE DOGS ON COMPTON BEACH WHERE THEY ARE BANNED.

Rights of Way would be contacted to clarify which area dogs are banned from.

16. TO RECEIVE REPORTS FROM BRIGHSTONE READING ROOM AND SOCIAL CLUB.

Nothing new to report.

17. TO DISCUSS IF NAMES OF DONORS SHOULD BE MADE PUBLIC.

Councillors resolved that for donations over £250 the donors would be asked if they wanted to be named in the Newsletter. The names of donors of donations below this amount would remain anonymous.

18. TO DISCUSS THE PRIVATE ROAD SIGNS INSTALLED ON THE ROAD THROUGH BLANCHARDS FIELDS ESTATE.

The developer had been invited to the PC meeting but was unavailable.

The developer had sent a response which stated there was no objection to dog walkers going through the estate provided they clean up after the dog but the road itself was not designed as a rat-run or shortcut road from Upper Lane to Main Road. It was not a commuter road.

The IoW Council would be contacted for clarification of the planning consent given for the road use.

19. TO DISCUSS THE REQUEST FOR STREET NAMES AT THE HUNNYHILL DEVELOPMENT.

The Parish Council had been asked to consider 2 road names for the Hunnyhill development:

“Channel View” or “Meadow Way”

Both names were considered bland and had no connection with Hunnyhill or the fields past use as farmland.

Councillors suggested to put forward “Hunnyhill Fields” as a possible road name for consideration.

20. TO RECEIVE I W COUNCILLOR’S REPORT.

Cllr N Stuart provided a written report circulated at the meeting.

- Natural Landscapes: reminder for ideas to best spend monies acquired.
- Pension Committee had closed down because of constitutional issue to government lead pensions.
- Brook bin was being used for fly tipping. Seagulls etc were ripping bin bags open. IoW Council would be contacted.
- Speed review: The speed gun would be used at Brook.
- Resilience committee(flooding): This had not met for a while.
- Parish Day could be considered, possibly as a part of the Brighstone Horticultural Show.

21. RISK ASSESSMENT CHECKS FOR AUGUST

The play area has several issues.

A tree by Buddle Brook and a residence in Wilberforce Road required remedial work.

All other risks completed.

22. ACCOUNTS FOR PAYMENT:

chq	To	Description	Net	VAT	Gross	
bp	Ayres Engineering Ltd	Picnic Bench	270.00	54.00	324.00	(Raised 30th July)
bp	Island Cleaning Solutions	Toilet Cleaning July 2025	301.17	0.00	301.17	
bp	Mrs J Walker	Salary July 2025	1092.35	0.00	1092.35	
bp	Groundsell Contracting Ltd	Grass Cutting July	742.86	148.57	891.43	

	Dryad Woodland	Tree Main Ashley Way/ Wilses			
bp	Enterprise	Corner	200.00	0.00	200.00
bp	Business Stream	Water Cemetery	23.05	4.61	27.66
bp	Business Stream	Water Pavilion	62.10	0.00	62.10
	Information				
bp	Commissioners	Data Protection Fee	52.00	0.00	52.00
bp	Isle of Wight Council	Election Fee	108.00	0.00	108.00
bp	Ultimate Electrical Ltd	Electrical Inspection Pavilion	240.00	48.00	288.00
bp	BDO LLP	External Audit	315.00	63.00	378.00
dd	Biffa	Waste Collection Play Area	4.19	0.84	5.03
dd	Pension payment	Mrs J Walker	65.44	0.00	65.44
	TOTAL		3476.16	319.02	3795.18
	LibraryA/C				
bp	Business Stream	Water Library	59.68	0.00	59.68
bp	National Trust	Library Rent	50.00	10.00	60.00
	TOTAL		3585.84	329.02	3914.86

Proposed: Cllr J Cirrone

Seconded: Cllr D Aldred

All Councillors agreed

23. TO RECEIVE FINANCIAL STATEMENT TO 31ST JULY 2025.

The Financial Statement had been prepared and circulated to the Parish Councillors prior to the meeting. There were no issues arising.

24. TO RECEIVE REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES.

Website – this was nearly complete with only the general village areas to be updated.

Seely Hall – the insurance had been renewed and the ownership and responsibilities sorted.

25. CORRESPONDENCE:

- An application for a grant had been received. This would be discussed when grant applications are considered in October. The applicant would be advised.

26. OTHER MATTERS MEMBERS MAY WISH TO RAISE.

A date would be arranged to install the Mosaic and the new picnic bench.

27. DATE OF NEXT MEETING:

Main Parish Council meeting on Wednesday 10th September at 7.30pm at Brighstone Methodist Church.

There being no further business, the Chairman thanked everyone for attending and closed the Meeting at 9.44pm.