

SHANKLIN TOWN COUNCIL

Minutes of a Meeting of the Planning and General Purposes Committee held at Falcon Cross Hall, Shanklin, Isle of Wight on Thursday 25th January 2018.

PRESENT: Councillor D. Larner – Deputy Chair (Chair)
Councillors: R. Priest, S. Ward, S. Godden, M. Beston,
R. May, C. Quirk, S. Sheath, D. Cable, J. Gilbey, S. Knight
Town Clerk RFO. Also, present 4 members of the public No
County press.

PUBLIC FORUM:

Points raised: (1) Mr Adrian Whittaker = *"re item 8 "No disrespect, concerning the waiver I've looked into the Local Government Act 1972 & it's quite clear the waiver needs to be done before the six months is up, it cannot be done after, I believe the 6 months was up last meeting at least because the attendance was the first meeting in June or the last one in May last year, so 6 months has gone past. What I urge is that if the vote goes through I will be taking further steps with IWC's legal department just to say I think there is other information gone around or whatever, I want to highlight I accept the illness but Shanklin needs a full set of Cllrs to represent the wards."* - The Chair asked Adrian what "other information" he was referring to – AW = *"the Local Government Act 1972 – the waiver must have been within the 6 months it cannot be after"*.

The Town Clerk furnished the Chair with the relevant legislation & information, which the Chair read out to the meeting = *"S.85 Local Government Act 1972 applies the six consecutive month rule, Councillor Cable attended on the 22nd June 2017, Cllr Cable missed meetings in July, Sept, Oct & November which is 4 months no meetings take place in August & December and case law states: A Councillor cannot fail to attend meetings if there were no meetings to attend". i.e. August and December.*

Cllr. Priest = *"Cllr. Cable also attended the war memorial event in November as a representative of the Town Council. And he is present tonight. We need to protect ourselves. It is really good to see Dave back tonight instead of all this nonsense."*

Cllr Gilbey = *"If there was an issue and Adrian has a complaint it would be against Cllr. Cable to the monitoring officer, if there*

was an issue but by what's been said tonight there is no issue".
Cllr. Sheath = *"It was the end of June that Dave attended".*
Cllr. Quirk = *" I have discussed this with the monitoring officer & they are consistent with the advice given tonight".*

(2) Mrs Welch – Representing Batts Copse Improvement Group – planning application – P/01538/17 land adjacent 36 Blythe Way. Land was part of the nature reserve adopted Jan. 1995 applicant fenced it off it was not challenged a certificate of lawfulness was issued in 2012 for continued use of land for domestic garden for 36 Blythe Way. The land is part of the local nature reserve adopted in 1995 the applicant fenced it off and this was not challenged a certificate of lawful possession was issued in 2012 under adverse possession for continued use of land for domestic garden. Batts Copse improvement Group understood the land was part of the nature reserve and not to be built on.

1. APOLOGIES FOR ABSENCE

Councillors' E Knight, L. Fleming, J. Fleming.

2. DECLARATIONS OF INTEREST & DISPENSATIONS

2.1 DECLARATIONS OF INTEREST - Members were invited to voice their declarations and complete the form – a copy of which is appended to the filed copy of these minutes.

2.2 DISPENSATIONS

2.3 TO GRANT ANY REQUESTS FOR DISPENSATIONS AS APPROPRIATE

Cllrs' C. Quirk & M. Beston dispensation for planning & IWC items stands.

3. GREEN TOWNS UPDATE

Cllr. Sheath updated Members that a beach clean had taken place 40 people attended it was a good event.

4. MINUTES

RESOLVED: That the minutes of the meeting of the Planning and General Purposes Committee held on Thursday 23rd November 2017 having been previously circulated, be approved, and signed & to note matters arising, which do not require formal resolution.

MATTERS ARISING: None.

5. ACCOUNTS

5.1 ACCOUNTS FOR PAYMENT 25th JANUARY 2018

RESOLVED: That the accounts as circulated & stated in the sum of £1004.84 be approved for payment.

5.2 QUARTERLY BUDGET REVIEW

Cllr. S. Knight thanked the Town Clerk RFO for her work.

RESOLVED: Members' noted and adopted the quarterly budget review to 31st December 2017.

6. PLANNING/LICENSING/NOTIFICATIONS

Councillors' M. Beston & C Quirk declared an interest being IW Councillors & on the IWC Planning Committee.

RESOLVED: The recommendations of the Council on the following applications are as listed below:

COMMENT

P/01393/17 – Demolition of building; proposed construction of 10 houses **3 (FORMERLY ELMDON HOUSE) HIGHFIELD ROAD**

Members' are supportive of this application but wish Officers to address the following concerns:

Is this development an overdevelopment of the site

Does the proposed colour of the buildings fit in with the buildings in the surrounding area

Officers to consult with Island Roads regarding potential parking & visibility access issues

S106 contribution to upgrade the facilities at Big Mead playground as some of the proposed homes may be occupied by families.

P/01538/17 – Proposed detached dwelling with access and parking – **LAND ADJACENT 36 BLYTHE WAY**

All Members' present declared an interest in this application, as they know the applicant.

Members' respectively ask that Officers investigate the site to ensure the land does not encroach on the adjacent nature reserve, which we understand is not to be built on.

Also that Officers talk to Island Roads re their concerns over parking and the need to use the pavement to access the second parking space.

P/00008/18 – Proposed conversion of part of hotel to form self-contained holiday flat **FORMER PINK BEACH HOTEL 20**

ESPLANADE Councillor Larner declared an interest in this application, as she knows the applicant.

Members' support this application but respectfully ask why it is the "former" Pink Beach Hotel.

NO COMMENT

P/01548/17 – Variation of condition 2 on P/00410/15 to reduce visual impact and allow additional living accommodation

14 ESPLANADE. P/01521/17 - Proposed amendment to plots 9 to 12 creating two storey dwellings instead of three storey

LAND OF ATHERLEY PARK WAY. P/01316/17 – Proposed alterations & change of use of part of ground floor from retail to form new residential unit (revised red outline)(advertised) **14-16 HIGH STREET. P/01486/17** –

Proposed single storey extension to include balcony over; replacement raised roof to form living accommodation at 1st floor level to include balcony on front elevation **40 CHURCH ROAD.** Members' noted Road works.

7. GRASS CUTTING – RYLSTONE GARDENS & KEATS GREEN

RESOLVED: To match fund with IWC £2000 each towards the IWC cutting grass/hedges at Rylstone Gardens & Keats Green s.9 & 10 Open Spaces Act 1906 applies.

8. REQUEST FOR LEAVE OF ABSENCE – COUNCILLOR D. CABLE - This item is no longer required due to Cllr Cable being in attendance at this meeting.

9. IWC BUDGET CONSULTATION

Members' were in receipt of the letter from John Metcalfe IWC & IWC medium term strategy paper. Regent Street parking charges raised again, opposed by Cllrs Quirk & Beston. Cllr Priest – if there is an increase in car parking charges why not 50% back to Town & Parish Councils to upgrade toilets etc. Rates on toilets we pay £11,000 a year massively unfair and inequitable potential funding loss to the Town. IWC promised us book machines for the library they never materialised. Other libraries are fully funded by the IWC. Last year the IWC gave us £1000 for each toilet we took over as a one off grant. Cllr Gilbey has written to Dave Stuart, & PM re rates on toilets as from 1st April 2018 the IWC have the discretion to give us 50% of the rates we pay on toilets back but they choose not to.

RESOLVED: Members' noted the documentation.

10. SOUTHERN WATER PROJECT – COUNCILLOR PRIEST

Members' were in receipt of notes of the meeting of 16th January 2018 & further papers distributed at the meeting on extended dog beach ban & Trish's email.

Much discussion took place and Members' agreed it would be immediate to split, what the IWC Steering Group request was understood to be, into 2 areas of work:

1. Macro projects – changes to dog zones/areas, proposed storm water outfall work & treatment, tunnelling etc. It was agreed that Cllrs' Sheath, Beston & Quirk already involved in the Steering Group should take forward the public consultations on the 3 (and perhaps other) key areas, provide the background information/evidence (re the storm water project, EA. permissions, supporting analysis, and the other options that the Steering Group considered and discarded.
2. Micro projects - Information panels (existing STC approach, with JG discussing with local stakeholders changes/developments; Beach cleaning/litter JG negotiated current EO agreement through STC/Clerk and could augment if short/long term funding available from SWA. Small capital work providing Free Water Points (the REFILL campaign), e.g. at Esplanade Clock (RP/JG as part of seaside award and signage); seaside award (RP picked up project from application; promotion of re-useable cups/containers/etc. to reduce litter on beach (STC); recycling amenities (STC); and other smaller projects (STC). SWA could attend existing STC meetings every couple of months to update STC & circulated minutes of steering group.

In summary, STC supports extensive public consultation on Macro projects including a public presentation, in order to avoid misinformation & ensure continued public support; & taking forward micro projects asap through lead members identified by the Town Council (with onward engagement with appropriate stakeholders). Members also noted this approach was complimentary to the work undertaken by STC with beach safety, Esplanade decorative lighting, investment in Esplanade toilets, Shanklin lift, Regeneration of Spa site, work on shelters, investment in Pier Apron, support to Sailing/Rowing/Fishing clubs, work with Regatta, coastal erosion/dredging concerns and the coastal community initiative.

RESOLVED: IWC to lead the Water bathing enhancement programme & Cllrs Sheath, Quirk & Beston (already on IWC Steering Group) to take forward the consultations & report/update STC.

11. MEMBERS' QUESTIONS

Access from properties onto car parks how many in Shanklin; Cllr Beston said there were approximately 200 Island wide. Cllr Sheath attended the Health & Well Being meeting & will continue to update. Cllr Godden thanked Members for their support, and was thanked for attending this evening. Cllr Priest (declared an interest) County Ground recycling bin Amey put it there and took it away due to fly tipping! Speed cameras Victoria Avenue & Esplanade speed bumps – time for a review by IWC. Robin Courage has asked would Shanklin be interested in having the IW day parade in the Town? Cllr Priest will investigate further & being back to STC. URC still waiting for IWC. 6 months ago, Cllr Priest organised a church service (not a STC event) & secured funding for a mural at no cost to us. Coastal community team package to promote the Bay. Field of Trust potentially Tower Cottage Gardens could be a FofT site re centenary, & the County Ground a Green Space for future generations. Cllr Gilbey updated Members' nearly 19,000 users & over £4000 income, reduction in the cost of utilities.

12. ISLE OF WIGHT COUNCILLOR/S' UPDATE

Councillor Beston – Parking Clarendon laundrette double yellow lines an issue. Beach clean went well, thanks to Ann Sayer. Great work by the Rotary club at the Rotary Club sale. Councillor Quirk – Dredging licence issued. They must leave a metre of gravel on the seabed money is needed to fund an environmental survey Sandown & Shanklin being asked to contribute £1000 & Lake £500 (future agenda item). Fly tipping Spa site reported evidence found and action taken. Safeguarding issue sorted.

Thursday 22nd Feburary 2018