



The Yarmouth Isle of Wight Town Council

Minutes of a meeting of Yarmouth Town Council held at CHOYD Tuesday 1st February 2022 at 6:30pm

PRESENT: Councillors S Cowley (Mayor), J Allen, T Cowley, R Corbett, A Ingram, D McCleary, G Head, P Cronin

IN ATTENDANCE: B Jacobs (Town Clerk), Yarmouth Harbour Commission), Martyn Collinson (YTT), IW Cllr Peter Spink and 5 members of the public

130/2021 APOLOGIES

No apologies for absence were received.

131/2021 PUBLIC FORUM:

i) HARBOUR ISSUES

Finance: The end of year finances will be published in the annual report following the end of year external audit conducted by Bright Brown chartered accountants. The AGM is scheduled for the 10 June and will be held at the RSYC depending on the C-19 restrictions at the time.

Boat numbers: Overnight visits for 2021, were lower than average by around 1000 visits at 16,448. However, the figures were encouraging considering the impacts of the pandemic and the lockdown restrictions imposed on the nation in the first quarter of the year. Short stay numbers at 6,070 visits were exceptional, the second highest on record.

Harbour Works: The Harbour is focused on the annual winter maintenance programme. The resurfacing of the dinghy park is complete. Further works include but are not limited to the following:

- Refurbishment of the outside/24hr toilet and shower facility due to commence on the 7th February
- Replacement fencing on the green (TBC).
- Replacement LED lighting on south quay
- Repairs to pathway from dinghy park to the Mill
- Replacement windows on the flat above Nammetts and harbour building

Works to replace the pink pontoon have been delayed until October but an order has been placed and acknowledged. This will include the introduction of waiting pontoons North and South of the bridge for bridge users' convenience.

The Sandhard landing pier/dock is undergoing some major infrastructure repairs to the supporting framework. The works will require a barge with lifting equipment. BW Moorings are the contractors hired to assist with this project. BW Moorings estimate that they will be available to start the works in the third week of February which should mean the job will be complete at the end of February. As soon as the area is safe, the facility will be re-opened.

ii) **YARMOUTH TOWN TRUST**

The Town Trust's main priorities over the past year have continued to be: -

- The Town Hall
- Mill Road Cottages
- Recreation Ground/Children's Play Area
- Archives/Website
- The Common including the Benches
- Graveyard Copse – maintained at Trust's expense, then reimbursed by the Delphie Lakeman Trust.

Financial Matters: The 2020/21 annual accounts of the Town Trust were approved by the Trustees at their meeting on Thursday 25th November. The figures have now been sent to our Auditors and, after their acceptance, will be sent to the Charity Commission and will eventually appear on the Charity Commission's website. The Town Hall downstairs was hired during the year in line with Government COVID guidelines. The Trustees wish to thank Mark Paterson for his generous donations during 2021.

The Town Hall: We continue to monitor the condition of the War Memorial where some decay is inevitable. Internal painting has taken place during the year with approved materials. The upper windows are showing signs of rot and will need painting in the spring when the weather improves. This will involve scaffolding. The valley gutter will be checked at the same time.

The Trustees gave permission for the downstairs to be turned into a Santa's Grotto during the Christmas period. This proved a great success with children from all over the area coming to see Father Christmas, many for the first time.

The Trustees are currently in discussions with English Heritage concerning an exhibition of the Trust's historical archives in Yarmouth Castle.

Mill Road Cottages: Given their age and construction the condition of the cottages is much improved after major renovation works over the last two to three years. To be able to budget going forward in terms of future maintenance the Trustees will be obtaining an updated structural survey during the first quarter of 2022 in order to ensure the necessary reserves are put by.

The Recreation Ground/Renewed Children's Play Area:

a) Renewed Children's Play Area: After initial feedback one item in the play area (the board rider) was not being used to the degree expected and has been replaced with swings at the Eastern end.

b) The Sports Pavilion: the previous Sports Pavilion became unsafe and a potential

safety hazard. This has now been demolished and planning permission obtained for a small, vandal resistant replacement. The Town Trust and Town Council are currently reviewing the best options for this replacement building. The electricity supply has been transferred to the concrete storage building nearby.

c) Drainage: The drainage on the Recreation Ground has been poor for many years. A survey has now taken place and pilot holes have been dug to ascertain the best way to remedy this problem. A report from the Contractor is now awaited.

Website: Substantial progress has been made in scanning all the stored achieves that the Trust has in its possession. (We are now up to 1934). Our thanks go out to Colin Wilcox for all his hard work together with Rodney Corbett and Bernie Tucker for their support and assistance. The task of sorting through the scans, deciding which are of enough interest to be displayed and under what category, has still be done and is very time consuming. There is to be an exhibition of YTT archives at Yarmouth Castle.

The Common: The physical condition of each memorial bench on the Common continues to be monitored. On-going maintenance work is scheduled to be carried out in the spring. The Trustees have identified a further two spaces for benches that will be available to people on the waiting list and are currently looking at alternatives to wooden benches due to their cost and the difficulty of ensuring they come from sustainable sources. The beacon tray (4 ft dia.) has rotted through as have the pipes on the weather side (East). The Trust is obtaining two quotes for the work needed to repair it. The Common drains are being investigated as some, if not all appear to be blocked.

Graveyard Copse: Two shrubs are scheduled to be replaced. The three curved benches have some rot and have been taped up to prevent usage. New benches are on order but will take 4 to 5 months. The Trust is arranging for a temporary repair in the meantime.

Trustees: The Trustees at the end of 2021 are: John Caulcutt, Rodney Corbett, Steve Cowley, Mike Dorey, Denise Cronin, Richard Leonard, John May, Bernie Tucker and the undersigned. Trust meetings have been moved to Thursday evenings at 18.30 hours and now take place both in the Town Hall and via zoom for those unable to attend in person. During 2022 the Trusts will be discussing the succession process and how best to encourage and hand over to new younger Trustees who will be able to continue our work. Anyone interested please contact the Chairman at chairman@yarmouthtowntrust.org or other Trustees.

Interviews for the Trust Clerk's position will shortly take place.

The Trustees have agreed to support local events related to the Queen's Platinum Jubilee, but will not instigate any.

iii) ISLE OF WIGHT COUNCILLOR'S REPORT

- I have been contacted by a number of local residents who are seeking a reduction of the speed limit that applies to Halletts Shute. Island Roads have agreed to a reduction to 30mph. However, the Council is carrying out a survey of speed-limits across the Island which would delay implementation until 2023. I have written to Cllr Jordan in this regard.
- I have requested that the West Bay planning application be called-in for determination by planning committee. The variation would enable the building

of housing without the provision of increased/upgraded leisure facilities. The situation is urgent as the houses are already being marketed, with construction to commence early this year. Commencement of work prior to the determination of the variation would be in breach of the extant permission and I have asked that should this occur enforcement proceedings be taken by the council.

- I continue to receive complaints that a number of lights are being left on overnight at Tapnell Farm. It is a condition of the relevant planning consent that lights should be extinguished at 11p.m, though the owners have suggested that all lighting should be planning-specific, and do not regard it as a high priority. I have contacted the Manager and have received very little response/co-operation. I intend to write to the owner and the Planning Department. Cllt T Cowley suggested a letter to the local press about eco-unfriendly lighting.
- At the recent meeting of the Full Council I was appointed to sit on the planning committee

Mayor Cowley raised the issue of the bund at Tapnell Farm which had resulted from the excavation of the lake there, as he didn't believe that planning permission for it had been granted. He also asked Cllr Spink to enquire about the plethora of containers at Newclose Farm, which was the subject of Planning Enforcement notice ENF/0106/21.

iv) LOCAL ISSUES

Cllr Corbett reported that funding had been withdrawn for renovation of the bench formerly outside St James Church because of the excessive time involved in carrying out the work. Cllr Allen responded that, although the bench was stored at his boatyard, he had no influence over the contractor involved.

Cllr Corbett reported that he had swept all the fallen leaves from Friars Lane.

Cllr Cronin referred to the ongoing problem of flooding along the Cycleway, and informed that Island Roads had been in discussion with IWC about this issue.

Cllr Head reported a complaint from a Thorley resident about the condition of the bench on the corner of Broad Lane, and the bus shelter in the middle of Thorley. The Clerk advised that, in spite of several attempts, he was having considerable problems identifying a suitable contractor to carry out street furniture renovation.

v) PUBLIC QUESTION TIME

There was some discussion with members of the public about the planning application by the owners of On the Rocks to extend their dining facilities by adding an extra storey. Concern was expressed by the owner of a neighbouring property that demolition of an ancient boundary wall could be involved, though Cllr Corbett advised that, under the Boundary Wall Act, agreement would need to be sought from the owners of all properties involved. It was felt that this application involved overdevelopment in a conservation area, and Cllr T Cowley read out a series of defined material objections to planning consent which he advised planning objections should be based on.

132/2021 DECLARATIONS OF PERSONAL AND DISCLOSABLE PECUNIARY INTERESTS

Councillor	Personal	Pecuniary
S Cowley	Yarmouth Town Trust CHOYD Shalfleet PC Wight Nature Fund	Lee Farm
R Corbett	Yarmouth Town Trust	
J Allen		Multi-Service Marine River Yar Boatyard Item 139/2022.1
T Cowley	Shalfleet PC	Camp Wight Mill Copse
G Head	British Horse Society RSPB Bowcombe Estate	National Trust
A Ingram	Shalfleet PC	

133/2021 MINUTES AND CONFIRMATION OF ACTIONS

RESOLVED: To take as read and confirm as accurate the minutes of the monthly meeting held 7/12/21.

134/2021 FINANCE

134/2021.1 Payment of Accounts

RESOLVED: To approve payment of the following accounts for January/February:

BACS27	AGF Groundworks	Core analysis Rec	£160.00
BACS25	Yarmouth Carnival Committee	Christmas tree and lights	£200.00
BACS26	YTT	Annual grant for Town Hall	£350.00
BACS26	YTT	Quarterly rental Rec	£180.00
BACS28	Brian Jacobs	Clerk's salary December	£795.95
BACS29	All Round Cleaners	Toilets cleaning Nov/Dec	£1,172.62
BACS30	Brightstone Landscaping	Grounds maintenance	£777.14
BACS31	CHOYD	Annual lease office	£1,400.00
DD	PWLB	Loan charges public toilets	£3,872.17
DEB	HMRC	PAYE Clerk's salary December	£234.47
DEB	Microsoft	Office subs	£2.76
DEB	GiffGaff	Office telephone	£6.00
BACS32	IWALC	Subscription	£232.97
BACS33	B Jacobs	Clerk's salary Jan 22	£796.15
DEB	HMRC	PAYE Clerk's salary December	£234.47
DEB	Microsoft	Office subs	£2.76
DEB	GiffGaff	Office telephone	£6.00

134/2021.2 Bank Reconciliation

RESOLVED: To approve the financial statement for 31/1/22 as presented.

135/2021 PLANNING ISSUES

New applications:

Application No	Location	Proposal	Dates
21/02293/RVC	Tapnell Farm Newport Road Freshwater Isle Of Wight PO41 0YJ	Variation of conditions 2 and 4 on 20/02210/FUL to allow alterations to the approved scheme	Fri 8 Jan 2022
21/02563/FUL	On The Rocks Bridge Road Yarmouth Isle Of Wight PO41 0PJ	Proposed change of use of first floor to create lounge bar and storage; first floor extension to create additional seating for restaurant	4/2/22

RESOLVED: The Clerk will record the following responses on the Planning website:

21/02293/RVC: The expiry date for comments has passed, but none had been registered when details of the application had previously been circulated among Councillors by email.

21/02563/FUL: Yarmouth Town Council objects to this application on the following grounds:

The extension represents overdevelopment in a conservation area and will adversely impact on the street scene locally

There will be a loss of privacy to neighbouring properties

There is likely to be an environmental impact in the form of noise, cooking smells and light arising from the extended facilities

There appears to be no disabled access to the proposed facilities

There is concern that the development could involve demolition of an ancient and listed party wall.

The following was noted:

Applications approved:

Application No	Location	Proposal
21/01921/RVC	Church Cottage Main Road Thorley Yarmouth Isle Of Wight PO41 0SS	Variation of condition no 3 on 21/01423/FUL to allow the holiday unit to also be occupied by agricultural worker

136/2021 PLAY AREA EQUIPMENT AND RECREATION GROUND

Mayor Cowley questioned the effectiveness of proposals to improve the drainage of the Rec, and Cllr Allen wondered if the suggested herringbone ditches were suitable. It was agreed to convene a site meeting the following day to discuss this issue and Mayor Cowley's plans for a small plantation of trees to commemorate the forthcoming Platinum Jubilee, which received full backing from all Councillors subject to agreement about the location.

137/2021 CONSERVATION AREA CHARACTER APPRAISAL

Cllr T Cowley reported that he had identified a suitable contractor to carry out this task, and answered in the affirmative to Cllr Allen's question as to whether the IWC would accept a report from this contractor.

138/2021 QUEEN'S PLATINUM JUBILEE ARRANGEMENTS

It was reported that Kevin Shore and Denise Cronin have formed a group to co-ordinate a local response to this issue. Events identified so far are:

- Lighting of the beacon
- A sail-by and gala dinner at the RSYC
- A gala dinner at Yarmouth Sailing Club
- Street party in Ommanney Road
- Old Gaffers Festival

139/2021 CLERK'S REPORT

139/2021.1 CONTRIBUTION TO ICE RINK

Cllr Allen abstained from this item due to a pecuniary interest.

It was proposed by Cllr Cronin, seconded by Cllr Head and agreed unanimously to reaffirm the decision (96/2021.3) to contribute £1250+VAT towards the Christmas festoon lighting in the Square.

139/2021.2 ORCHARD PRUNING

It was noted that work is shortly due to begin on pruning the apple trees at the Mount.

140/2021 CORRESPONDENCE

The list of correspondence received since the last meeting was noted. All dead trees will be replaced.

141/2021 FUTURE AGENDA ITEMS

Queen's Platinum Jubilee
Rec drainage works
Beaver habitats

142/2021 NEXT MEETING

RESOLVED: The next meeting will take place at CHOYD 1/3/22 18:30. The June and September meetings will take place at Thorley Church subject to the Covid situation.