



# The Yarmouth Isle of Wight Town Council

## Minutes of a meeting of Yarmouth Town Council held at CHOYD Tuesday 7th March 2023 at 6:30pm

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

**IN ATTENDANCE:** B Jacobs (Town Clerk), Tim Adams (YHC representative), IWC Officers Ollie Boulter and James Brewer, and 17 members of the public

IWC officers Ollie Boulter and James Brewer delivered a presentation about a Neighbourhood Plan for Yarmouth. They explained the following points:

- It is a community-focused planning document prepared by YTC in consultation with residents of Yarmouth and Thorley and relies heavily on input from both communities, covering employment, housing community issues, new builds, second homes, design social and community issues and will involve a local referendum.
- It must be positively prepared and is not a barrier to development.
- Its scope is confined to the Yarmouth Town Council area
- If accepted by IWC it becomes a statutory part of the Isle of Wight Development Plan and can influence decision making, being a legally-enforceable document.
- It is a formal process which can take 1-5 years to prepare and is likely to cost an average of £13K, though some funding could be available

The officers commented that it was not the answer to every community development problem, and only 5 out of the 33 local councils on the Island have prepared one.

Mayor Allen asked about the differences between a Neighbourhood Plan and the existing Community Plan, and Mr Boulter explained that the NP is a statutory document and carries more weight than a CP, and a different process is involved in its production, which will involve the need for consultants.

Cllr Corbett commented that a huge amount of work was involved with little evidence that it would yield significant results. Cllr Cowley disagreed and extolled the benefits of a NP.

Cllr McCleary suggested canvassing the views of other local councils who had produced a NP and Cllr T Cowley undertook to do this.

Mr Boulter advised that IWC would assist in producing a plan and would cover referendum costs, and such a plan can help the economic development of an area and influence transport links, etc. He was unable to evaluate the impact in local councils which had carried out a NP as the process was only introduced in 2011.

## **165/2022 APOLOGIES**

There were no apologies for absence

## **166/2022 PUBLIC FORUM:**

### **i) HARBOUR ISSUES**

**Visitor traffic:** The number of boats visiting the Harbour throughout the month of February were at an all time high, with every sector of the business, overnights, short stays, sailing schools and LTVs seeing noticeable increases in comparison to previous years.

#### **Harbour Works:**

**The waiting pontoon:** The new waiting pontoon north of the bridge has been installed. This is a pontoon dedicated to those seafarers waiting to transit the bridge from North to South.

**Dredging:** This year's dredge campaign is complete. Sureline surveys will be onsite on the 8 March to do a post dredge bathymetric survey. This information will be helpful in determining how successful this form of dredging (water injection) has been in comparison to the usual excavation type dredging.

**The project south of the bridge:** The improvement works south of the bridge are due to commence on the 6th March. A notice to mariners has been issued.

### **ii) YARMOUTH TOWN TRUST**

The Chairman had previously indicated there was nothing significant to report this month.

### **iii) ISLE OF WIGHT COUNCILLOR'S REPORT**

The Clerk read out the following report from the IW Councillor Peter Spink:

**1. Further to my email of the 9th February, I shall not be attending this meeting of the Town Council.**

**2. Yarmouth School:** *I have carried out meetings with the Commodore of YT Sailing Club, the Harbour Advisory Committee, the Harbour Commissioners, and the YT Trust. I have also spoken to a number of residents and visited the school on Open Day. I would like to thank everyone who gave up their time to discuss the future of the Yarmouth School Site with me.*

*There is an overwhelming body of opinion that the site should not be used for open market housing, which would not be affordable by local people and would almost certainly increase the problems caused in the Town by a high numbers of second homes.*

*The land was generously left in 1854 by Catherine Leigh for the education of the children and adults of Yarmouth; with very few exceptions the people that I have spoken to believe that the site should continue to have a use which is for the benefit of the local community. There is a strong consensus in favour of use for traditional crafts in particular boatbuilding, and apprenticeships. There was also support for truly affordable housing, and for a local history museum.*

*I have been working with Bob Seely and have had encouraging preliminary discussions with Whittle Marine.*

**3. Planning:** *I have requested that the applications re Barnfield Solar Farm and Tapnell Farm be determined by planning committee. My requests can be viewed on the planning portal.*

*I have met with the case officer and with residents re the continued closure of the leisure facilities at West Bay. Although in the Ward of Freshwater North many Yarmouth residents enjoyed using the facilities and have expressed disappointment with the current situation. The case officer is to carry out a site visit and to have further discussion with the owner. In addition enforcement proceedings are being considered by the IoW Council re the use of holiday homes as permanent residences.*

**4. Yarmouth Neighbourhood Plan:** *The Town Council will be aware that the Levelling Up Bill, together with the proposed changes to the National Planning Policy Framework, will place even greater emphasis on the importance of the policies set out in neighbourhood plans. I have taken part, as no doubt has the Town Council, in the recent Government Public Consultation re the proposed changes and made the point that many councils do not have sufficient funds to prepare a neighbourhood plan and will, therefore, be disadvantaged. I would urge the Town Council not to take a final decision on this agenda item until the changes to the law and the funding of neighbourhood plans has become clearer.*

#### **iv) LOCAL ISSUES**

Cllr T Cowley reported problems with mobile data in the YTC area, which should be resolved by the end of March.

Cllr s Cowley reported that the coastal erosion at the end of Refuge Lane has been dealt with by an unknown agency, and Cllr Corbett commented that a number of properties in that area could have been at risk had the work not been carried out.

Cllr Ingram reported that the footway at the bridge outside Thorley Lodge had been barricaded off for several months, and the Clerk was asked to bring this to the attention of the Environment Officer subject to Cllr Ingram supplying location details.

#### **v) PUBLIC QUESTION TIME**

There were no further questions from members of the public.

**167/2022 DECLARATIONS OF PERSONAL AND DISCLOSABLE PECUNIARY INTERESTS**

<b>Councillor</b>	<b>Personal</b>	<b>Pecuniary</b>
R Corbett	Yarmouth Town Trust	
J Allen	RSYC	Multi-Service Marine River Yar Boatyard
G Head	British Horse Society RSPB	National Trust Bowcombe Estate
A Ingram	Shalfleet PC	
D McCleary		Highdown Inn
S Cowley	Yarmouth Town Trust Shalfleet PC Wight Nature Fund	Lee Farm
T Cowley	Shalfleet PC Wight Nature Fund	Camp Wight The Plant Shop (item 170/2022)

**168/20212 MINUTES AND CONFIRMATION OF ACTIONS**

RESOLVED: To take as read and confirm as accurate the minutes of the last monthly meeting held 7/2/23

**169/2022 FINANCE**

**169/2022.1 Payment of Accounts**

RESOLVED: To approve the following payment of accounts for March:

BACS223088	YTT	Lease Town Green	£180.00
BACS223089	Brian Jacobs	Clerk's salary February	£901.77
BACS223090	CHOYD	Hire of premises	£12.00
BACS223091	Brighstone Landscaping	Yaarmouth cemetery fence repair	£252.00
BACS223093	J G Parsons	Grounds Maintenance Rec	£240.00
BACS223094	Wight Digital Solutions	Upgrade computer	£210.60
BACS223095	M3C	Goalposts and nets	£2,256.96
BACS223096	Island Roads	Empty waste bin Play Area	£104.40
BACS223097	All Things Printed	Newsletter	£208.00
002387	Land Registry	Unilateral Notice	£45.00
DD	Everflow	Water services public toilets	£118.24
DD	SSE	Electricity services public toilets	£318.58
DD	Everflow	Water services public toilets	£139.57
DEB	HMRC	Clerk's salary Febuary PAYE	£276.51
DEB	Typeform	Online consultation School	£415.20
DEB	Giffgaff	Office Phone	£6.00
DEB	Microsoft	Office 365	£2.76

**169/2022.2 Bank Reconciliation**

The financial statement for 28/2/23 was approved.

**169/2022 PLANNING ISSUES****New applications:**

It was resolved to make the following comments:

22/01776/RVC - No objections

23/00267/HOU - No objections

The following was noted:

**Applications granted:**

Application No	Location	Proposal	YTC Comments
22/02285/HOU	Eremue Cottage High Street Yarmouth Isle Of Wight PO41 0PN	Proposed alterations to South elevation to replace door with window and replace two windows at first floor level	No objections

**170/2022 RECREATION GROUND**

The Clerk read out details of the quotations received in respect of the eastern boundary at the Rec from The Plant Shop and Ross Davidson. The alternatives of trimming back the hedgerow and grubbing out and replacing it were discussed and it was felt that trimming was ecologically more desirable and cheaper.

The following proposals were recorded:

The Plant Shop: Proposed by Mayor Allen, seconded Cllr Head and 4 in favour

Ross Davidson: Proposed by Cllr Cronin, seconded Cllr Corbett and 2 in favour

The contract was accordingly awarded to The Plant Shop

**171/2022 ANNUAL GRANTS**

Cllr Head asked if YTC will make a donation towards Wellow-based Thorley Coronation celebrations, and Cllrs McCleary and S Cowley were in favour of her proposals, though Cllr Corbett spoke against them as the event was due to take place outside Thorley. It was proposed by Mayor Allen, seconded by Cllr S Cowley and agreed by 5 Councillors to award a grant of £500 to this event on the basis that Shalfleet PC would also contribute.

**172/2022 CONSERVATION AREA CHARACTER APPRAISAL**

Cllr T Cowley reported that a final draft of this document was awaited.

### **173/2022 YARMOUTH SCHOOL COMMUNITY ASSET**

Cllr S Cowley reported that the School Site Steering Group met on a regular basis, and had held meetings with IWC Cabinet members and the Island MP. He explained that a Freedom of Information request had been submitted to the IWC about the decision to market the School site, and that had been refused. Responses to subsequent enquires of the IWC concerning stakeholder consultation were still awaited and the site had still not been offered for sale.

The Clerk advised that he had dispatched a Unilateral Notice to the Land Registry about the adverse possession strip of land which lies between the main school site and the playing fields. It was reported that Yarmouth Town Trust had raised a query about the missing covenant in Land Registry records.

Cllr T Cowley suggested an Actionable Submission to challenge the IWC ownership of the site, which would cause delays in the sale process, and though Mayor Allen felt that this would be of little value, he deferred to the general opinion of other stakeholders and it was agreed to proceed with this.

Cllr S Cowley reported that an outline business plan had been prepared and the 3 major Trust in Yarmouth were reviewing it. He had written to the Diocese of Portsmouth to enquire about another possible deed which had been drawn up since 1854.

Mayor Allen asked that Cllr S Cowley prepare a brief report about the School Site Steering Group activities which the Clerk could make available on the YTC website.

### **174/2022 QUEEN COMMEMORATION AND KING'S CORONATION**

The Mayor reported that Yarmouth Carnival Committee had applied for a lottery grant to cover the £1600 cost of deploying tables and chairs in Yarmouth Square on 7/5, and proposed that Yarmouth Town Council cover this cost in the event of the application being unsuccessful. Cllr T Cowley raised a further proposal to limit this coverage to £750. The 2 proposals were dealt with as follows:

The motion to cover the £1600 cost of Carnival Committee deployment of tables and chairs was proposed by Cllr Corbett, seconded by Cllr Cronin and attracted 3 votes. The motion to grant £750 was proposed by Cllr T Cowley, seconded by Cllr S Cowley and attracted 2 votes. 2 Councillors abstained from both proposals, and it was therefore RESOLVED that £1600 costs be covered in the event of lottery funding being unavailable.

Cllr McCleary and Cllr Head subsequently stated they had abstained from voting because of a contentious atmosphere during the discussions about these two proposals.

### **175/2022 COASTAL EROSION**

It was noted that nothing further had been heard from any of the bodies contacted in respect of the recent storm damage, but the paving at the end of Refuge Lane has been repaired.

**176/2022 NEIGHBOURHOOD PLAN**

The production of a neighbourhood plan was discussed in the light of the presentation by IWC at the start of this meeting. It was proposed by Mayor Allen, seconded by Cllr T Cowley and agreed unanimously that further consideration of this issue should be deferred until information was available about the experience of other local councils who had produced a NP, and changes to the law and the funding of neighbourhood plans has become clearer.

**177/2022 CLERK’S REPORT**

The one issue in this report had already been considered under 169/2022

**178/2022 CLERK’S TIMESHEET**

The Clerk’s hours for October-December 2022 were noted.

**179/2022 CORRESPONDENCE**

Correspondence received since the last meeting was noted.

**180/2022 FUTURE AGENDA ITEMS**

- Code of Conduct
- Yarmouth School site campaign
- Annual Town Meeting and AGM
- Grants
- Annual tenders

**181/2022 MEETING VENUES**

It was RESOLVED that the next meeting on 4/4/23 should be switched to CHOYD, and that the Annual Town Meeting will be held 9<sup>th</sup> May at CHOYD.

**Signed..... (Town Mayor)**

**Date.....**