



The Yarmouth Isle of Wight Town Council

Minutes of a meeting of Yarmouth Town Council held at CHOYD Tuesday 4th July at 6:30pm

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

IN ATTENDANCE: B Jacobs (Town Clerk), P Farrell (candidate for the forthcoming election to Yarmouth Town Council), A Walton (candidate for the forthcoming election to Yarmouth Town Council), M Collinson (Yarmouth Town Trust Chairman) and 12 members of the public

56/2023 APOLOGIES

Apologies for absence were received from Cllr P Spink for a delay in getting to the meeting.

57/2023 PUBLIC FORUM:

i) HARBOUR ISSUES

There was no report from the Harbour Commissioner and the Clerk was asked to contact Yarmouth Harbour Commission regarding its recent absence from Council meetings.

ii) YARMOUTH TOWN TRUST

1) Town Hall: The Town Hall windows are due to be fitted 24th to the 29th September. The pavement will be closed. No date agreed yet for the stairwell redecoration, possibly. Meeting with Wright Refrigeration tomorrow re air conditioning and humid/atmospheric control in the upper chamber.

2) Mill Road Cottages: The annual inspection took place on the 10th May with both Spence Willard and the Trust present. A number of remedial items were noted and all have already been attended to.

3) The Recreation Ground: The Rec Ground subcommittee will be looking at the possibility of using a refurbished container as a small pavilion near the Children's playground. The cost is much lower than wooden pavilions.

4) Financial: HST have pledged £6,000 to support Mill Road Cottages and the Town Hall Windows

5) West Wight Heritage: Following on from their window display of the River Yar three bridges at their premises in Freshwater the Trust will be meeting with them again in the autumn to discuss further projects.

6) Yarmouth Church: The Trust wrote a letter to the Bishop of Portsmouth, the Rt Rev Jonathan Frost, requesting any assurances he could give us regarding Yarmouth Church given the move of the primary School to Freshwater. A response was received "I am happy to give you my assurance that the Diocese of Portsmouth has no plan to transfer St James's Church into the care of any other body. I have visited the Christian community of St James's on a number of occasions and look forward to doing the same in the years ahead".

iii) ISLE OF WIGHT COUNCILLOR'S REPORT

Cllr Spink was delayed in getting to this meeting, and subsequently tendered the following report:

1. The planning application for permission for 32 holiday 'pods' at Tapnell Farm was heard recently by planning committee. I addressed the committee in my role as the ward councillor (as I have previously explained I was advised by the Monitoring Officer that I ought not to speak on behalf of YTC). I said that, in my view, most residents appreciate the importance of tourism and the valuable contribution that Tapnell Farm makes to the Island's economy. I asked the committee to consider, however, whether the farm was at risk of over development, given its location in a rural area which was part of an iconic Island landscape and in close proximity to an AONB. An application for 5 'domes' on the same part of the site had been refused and residents found it difficult to understand why planning officers were recommending that permission should now be granted for 32 pods. In addition, the 5 domes had been installed without planning permission and that history had now repeated itself as a number of the '32 pods' had already been built and occupied by holiday makers; there was concern in the community that Tapnell Farm was somewhat cavalier in its approach to planning issues. I also raised the point that comments had been allowed long after the consultation period had closed, including a statement by Natural England; many residents were unaware of this and had therefore been denied the opportunity of commenting. Finally, I referred to the incorrect calculation of nitrate neutrality re the Solent SPAs, and informed the committee that I would refer this in greater detail in due course. I then took my seat as a member of the committee.

With regard to the nitrates issue, the calculation had failed to take into account that the extant permission for bell-tents was seasonal, whereas the 'pods' were to be occupied for 12 months of the year. Calculated correctly, the pods would be nitrate positive and not negative as claimed. I was surprised that the 3 senior planning officers present did not agree with my submission, even though there was a short adjournment for it to be considered. Planning committee granted permission but it was agreed that the decision notice would not be issued until Natural England had been requested to comment further re the correctness of the calculations. I wrote to NE the following day. They informed me that they had not been made aware by officers that the bell tents were seasonal. The nitrates are to be recalculated and the application returned to the committee for further consideration.

2. Yarmouth School: The Clerk asked if I could bring pressure to bear on IoW staff who had failed to respond to a number of emails re the closing date of the ACV moratorium. I telephoned and it was explained that emails had been sent to Cllr Steve Cowley but the Clerk had not been 'Ccd'. The emails are somewhat contradictory and I wonder if further clarification ought to be sought? I was also informed that it would strengthen the bid if it was as detailed as possible including funding.

3. Speeding : Nick Massey, Speed Camera Enforcement Officer, contacted me recently. He reported that the Yarmouth A3054 has one of the highest number of speeding offences on the Island and he would, therefore, like to carryout additional checks. He normally parks close to the flagpoles, but cannot do this if it has been raining, for fear of damaging the grass. There is funding available for a 'mat' through which the grass is able to grow. He is able to organise this if YTC wishes.

iv) LOCAL ISSUES

Deputy Mayor Head asked about the cutting of verges in Thorley. He had recently spoken to the Island Roads area steward about this issue who assured him that the problem would be addressed. However, he was also informed that certain other problems associated with vegetation growth and highway visibility would not be remedied by Island Roads, though it had been in the past, and notices would be served on the owners of land where problems were occurring to carry out such work themselves. This was all due to renegotiation of the PFI contract. Cllr Head said that the overgrown roadsides were forcing buses into the middle of the road, thus creating a hazard, and Cllr S Cowley reported particular problems along Hill Place Lane.

v) PUBLIC QUESTION TIME

Mayor McCleary invited the 2 YTC candidates to each give a short presentation about themselves.

58/2023 DECLARATIONS OF PERSONAL AND DISCLOSABLE PECUNIARY INTERESTS

Councillor	Personal	Pecuniary
G Head	British Horse Society RSPB	National Trust Bowcombe Estate
A Ingram	Shalfleet PC	
D McCleary		The Piano Bar
S Cowley	Yarmouth Town Trust Shalfleet PC Wight Nature Fund CHOYD	Lee Farm
T Cowley	Shalfleet PC Wight Nature Fund	Camp Wight Accounts for payment (item 40/2023.2)

59/2023 MINUTES AND CONFIRMATION OF ACTIONS

RESOLVED: To take as read and confirm as accurate the minutes of the June monthly meeting held 6/6/23 subject to the correction of Shirley Bruce's name.

60/2023 FINANCE

60/2023.1 Payment of Accounts

It was proposed by Cllr T Cowley, seconded by Deputy Mayor Head and unanimously RESOLVED to approve payment of the following accounts for July:

BACS234028	West Wight Men in Sheds	Grant	£150.00
BACS234029	IW Prostate Cancer Support Group	Grant	£125.00
BACS234030	Age UK	Grant	£125.00
BACS234031	YTT	Rec Ground lease	£180.00
BACS234032	B Jacobs	Clerk's salary Jun2 2023	£901.77
BACS234033	B Jacobs	Expenses	£89.60
BACS234034	Thorley Church	Hire of premises	£27.00
BACS234035	All Round Cleaners	Public toilets cleaning April/May	£1,337.76
BACS234036	M3C	Goalposts	£35.64
DD	Everflow Water	Water services	£133.09
DEB	HMRC	PAYE Clerk's salary June	£276.34
DEB	Giffgaff	Office Phone	£6.00
DEB	Microsoft	Office 365	£2.76
DEB	Post Office	Office post	£11.20
DEB	Amazon	USB3 connector recorder	£8.39
DEB	Ballicom	AV Recorder	£961.61
DEB	NALC	Online course 'Making Planning Work'	£39.22

60/2023.2 Bank Reconciliation

It was proposed by Cllr S Cowley, seconded by Cllr T Cowley and unanimously RESOLVED to agree the financial statement for 30/6/23.

61/2023 PLANNING ISSUES

No objection was raised to the following application:

Application No	Location	Proposal	Dates
23/00957/HOU	The Old Barn Tapnell Farm Newport Road Freshwater Yarmouth Isle Of Wight PO41 0YJ	Proposed log/tool store	Fri 14 Jul 2023

The following applications granted were noted:

Application No	Location	Proposal	YTC Comments
23/00607/HOU	Windward St James Street Yarmouth Isle Of Wight PO41 0NU	Proposed single storey side and rear extensions; alterations to include new bay windows to front elevations; alterations to vehicular access	Application not notified
23/00754/FUL	Goldings Main Road Thorley Yarmouth Isle Of Wight PO41 0SN	Installation of 14 panel photovoltaic array	No objections

62/2023 RECREATION GROUND

Cllr P Cronin referred to the proposal already referred to by the YTT Chairman to consider a suitably clad container for the new Pavilion.

The new goalposts have been erected and are functional.

The ryegrass issue will be dealt with in the Autumn.

There appears to be no active mole problem at the Rec.

63/2023 CONSERVATION AREA CHARACTER APPRAISAL

The Conservation Area Character Appraisal is still awaiting agreement by IWC. It was decided to remove this topic from future agendas.

64/2023 YARMOUTH SCHOOL COMMUNITY ASSET

Cllr S Cowley presented a report about the recent meetings of the School Site Steering Group. Things are going well, though there is no formal proposal as yet, though he was hopeful that the Group would be able to mount a display at CHOYD by the end of July. The WP is continuing to work towards setting up a Community Land Trust for the School site so that the whole community of Yarmouth can be involved in its future uses. The success of the project will require the community's input and support.

The Group is dealing with multiple departments of the IWC: Legal, Property Services, Planning, Regeneration and Education, and at national level, the Land Registry, DfE, Department for Levelling Up and Community Action. All the people who have been contacted have been supportive of the project. However, clarification of 'Community Value', first mentioned at the Dec 2022 meeting, is still awaited.

When an overall plan for the site is available there will be an Extraordinary meeting of the Council to explain the proposals to residents.

Both Yarmouth Town Trust and Yarmouth Council questioned the Land Registry about Catherine Leigh's Covenant and received a response saying that the LR consider the site to be held in Trust by the Diocese for the original grantors, one of which was the Borough of Yarmouth, the forerunner of YTC, Yarmouth Town Trust and Yarmouth

Harbour Commission. The Land Registry says the School site is held in trust by the Diocese of Portsmouth so it is unclear if the IWC is free to sell the site. The Land Registry does not give legal advice. To clarify the findings of the LR, the Working Party has instructed Counsel to look into this particular aspect of the law. Cllr S Cowley has consulted Yarmouth Town Councillors who have supported this action. There is support in principle from both Yarmouth Town Trust and the Delphie Lakeman Trust.

Cllr T Cowley explained that legal advice had to be escalated to the appropriate level of legal expertise, to barristers who had more intimate knowledge of this issue. Cllr S Cowley stated that it was the intention to be as transparent as possible with this information and indicated that on a number of occasions the IWC Legal Department had declined Freedom of Information requests on the basis that such information was 'financially sensitive', but that none of the information the Steering Group held is of that nature.

Following discussions, the IWC has agreed that the Asset of Community Value moratorium can be extended until 1st October. YTC will be able to bid after the closure of the Hose, Rhodes, Dickson sealed bids process on 16/8. It was hoped to have a business plan finalised by 1/10. There is a need to have Planning Officers' support to ensure viability of the Plan. Cllr S Cowley was confident that the Plan would be more community based than any other likely to be presented.

As part of the Community Land Trust, funds will be sought locally, and those who donate money will become shareholders and able to influence the selection of Trustees at the AGM.

A member of the public asked if IWC had given any indication of the bid criteria. Cllr S Cowley responded that Hose, Rhodes and Dickson will select the best 3 bids from their point of view, given that HR&D criteria differ from those of IWC. It is evident that the Community Land Trust will need to make a substantial cash payment in the order of £400K. Cllr T Cowley said that this all being overseen by the DfE as a Section 77 consultation, and YTC awaits consultation with IWC and DfE on whether the site should still be sold.

Cllr S Cowley proposed that legal costs are joint funded with Delphi Lakeman Trust to the level of £1200 each. It was seconded by Deputy Mayor Head and agreed unanimously.

Mayor McCleary thanked the Steering Group for all their work.

65/2023 COUNCILLOR TRAINING COURSE

There had been no progress regarding a councillors training course in Yarmouth

66/2023 NEIGHBOURHOOD PLAN

Progress is being made in consultation with IWC. The Clerk was asked to advertise for volunteers via the YTC website.

67/2023 THORLEY LITTER PICK

It was noted that YTC's insurance policy will not cover this activity, so, regrettably, the Council cannot back this initiative.

68/2023 DROPPED KERBS BY COMMON

It was noted that Island Roads, IWC and IsleCare have been notified about this request.

69/2023 HISTORY OF YARMOUTH SCHOOL BOOK

Standing Orders were suspended allow Jill Cowley to speak about a book on Yarmouth School she has been compiling. She felt it was important for the school to be celebrated in print, and proposed a book of 200+ pages.

She estimated the costs at around £6K and asked for initial funding from Yarmouth Town Council. It was proposed by Mayor McCleary, seconded by Deputy Mayor Head and agreed by 4 Councillors (Cllr Cronin abstained) to meet this cost from the HYP Account on the basis that all sale receipts would return to HYP. A member of the public expressed concerns about this decision.

70/2022 CLERK'S REPORT

70/2023.1 RECORDING OF MEETINGS

Following the introduction of recording meetings, it was suggested that Councillors might wish to allow access to the recording on the YTC website. However, Councillors were not in favour of this proposal, and agreed to review it on a future occasion.

70/2023.2 CLERK'S TIMESHEET

It was proposed by Mayor McCleary, seconded by Cllr Head and agreed unanimously to accept the Clerk's timesheet for April-June as presented.

70/2023.3 BY-ELECTION

The two candidates for the YTC vacancy had each spoken in the Public Forum. It was noted that polling cards will be issued, and ID will be required at the polling office.

70/2023.4 PLANNING SUBMISSION

The following application was considered and it was RESOLVED to object to raise an objection about the proliferation of rooflights in a property adjacent to a conservation area.

Application No	Location	Proposal	Dates
23/01064/FUL	Land Adjacent South Lynn Tennyson Road Yarmouth Isle Of Wight PO41 0PX	Proposed detached dwelling	Fri 28 Jul 2023

71/2022 CORRESPONDENCE

The correspondence received since the last meeting was noted.

72/2022 FUTURE AGENDA ITEMS

Yarmouth School site

Neighbourhood Plan

Dropped kerbs

Councillor training

73/2022 MEETING VENUES

The venue for the next meeting was confirmed as Thorley Church 5/9/23