



The Yarmouth Isle of Wight Town Council

MINUTES OF AN EXTRAORDINARY MEETING OF YARMOUTH TOWN COUNCIL AT CHOYD 18.30 ON TUESDAY 15TH AUGUST 2023

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

IN ATTENDANCE: B Jacobs (Town Clerk), Bob Seeley (MP) and 78 members of the public

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF 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

3. PLANNING APPLICATIONS

The following application was considered:

Application No	Location	Proposal	Dates
22/01793/FUL	Barnfield Solar Farm, East Of Wilmingham Lane, West Of Broad Lane, Yarmouth, And Parts Of Broad Lane, Thorley Street, Station Lane And Warlands Lane, And Shalfleet Substation, Warlands Lane, Shalfleet,	Construction and operation of a solar photovoltaic (PV) farm with all associated works, equipment, and necessary infrastructure, to include buried cable within road network (Broad Lane, Thorley Street, Station Lane, and Warlands Lane) to connect solar farm to Shalfleet Substation (revised plans and further information received) (re-advertised application).	Mon 21 Aug 2023

Cllr S Cowley commented that YTC had objected previously to this application, and no significant changes had been in the revised submission.

It was proposed by Cllr S Cowley, seconded by Deputy Mayor Head and carried unanimously (apart from Cllr Spink who had to abstain due to his membership of the Planning Committee) that there should be some local community benefit arising from this project

4. YARMOUTH SCHOOL SITE

A presentation was given by Cllr S Cowley, Chairman of the School Site Steering Group, together with Cllr T Cowley, about the plans for the site which form the substance of the sealed to be submitted the following day, and a copy of the presentation can be found at: <https://www.yarmouthtowncouncil.co.uk/wp-content/uploads/2023/08/Yarmouth-School-Site-August-2023-Presentation-.pdf>.

5. YARMOUTH FIRE STATION

The registration of Yarmouth fire station as an Asset of Community Value was discussed and it was proposed by Cllr T Cowley, seconded by Cllr S Cowley and agreed unanimously that the Clerk should submit an ACV to IWC in respect of Yarmouth Fire Station.

6. PUBLIC FORUM

A summary of public questions and answers follows:

Q: How can local ownership be assured?

A: Ownership will be held in perpetuity by a Community Benefit Society, which will be set up in consultation with IW Community Action.

Q: Will there be time to set up this Society?

A: Yes, the timeframe has been extended by IWC as a result of registering the premises as an Asset of Community Value. John Prickett, Community Housing Office reported that specialist solicitors have been used and are ready to engage.

Q: How many hours work will be required from the solicitors?

A: 8

Q: Will IWC take the YTC bid seriously if the necessary funding isn't in place?

A: Because an AVC is in place, YTC has a longer period in which to raise money, and the length of time involved to complete the sale could be up to 18 months. IWC has indicated they will recognise the YTC bid even if sufficient funds aren't in place initially.

Q: Who will pay salaries of those employed in the new facilities?

A: Whoever agrees to lease the facilities.

Q: Is the Steering Group confident about the long-term viability of the site?

A: Yes. Large scale affordable housing schemes do not generate much interest, so small developments like the one proposed are attractive. The existing scout hut will be sold and the funds used to cover building a replacement on the School site. Funding will be sought locally and the site purchased by a Community Benefit Society; there will be no cost to YTC. The Steering Group is confident that there are sufficient organisations interested with sufficient funds to ensure the site's viability.

Q: Can it be established who actually owns the site?

A: Currently, IWC own the playing fields, Portsmouth Diocese own the rest. The Land Registry takes a long time to register change of ownership.

Q: Can the purchase money be raised?

A: The Steering Group is in discussion with IWC about how to move forward with funding. The SG is confident about raising the necessary finance and have access to experienced fundraisers. Moreover, corporate participants will be eligible for significant tax relief. Details of the SG bid are commercially sensitive and will not be released yet.

Q: How much money is being sought?

A: The IWC is looking for £400K to help cover the costs of building the new school, otherwise it will suffer a funding deficit. Cllr T Cowley quoted an example of Community Benefit Society recently established in Shalfleet which raised most of its necessary funds within 10 days. Cllr S Cowley also explained about funding available under the Government's Levelling-Up scheme.

Q: Have details of the contract between IWC and the DfE been disclosed?

A: No, but the £400K has been referred to in IWC literature, and the S77 consultation will establish the best value.

There were no further questions and Mayor McCleary thanked the Steering Group for all their hard work.

7. EXCLUSION OF THE PUBLIC AND PRESS

It was RESOLVED to move the following motion: That in view of the confidential nature of the business about to be transacted it is advisable in the public interest that the public and press be temporarily excluded and they are instructed to withdraw.

Signed..... (Town Mayor)

Date.....