

Minutes of the annual meeting of Arreton Parish Council held on **Monday 12<sup>th</sup> May 2025 at 7.00 p.m. in Arreton Community Hall**

**Present:** Cllrs Gurney-Champion (Chair), Dodson, Taylor, Mills, Roberts and Cooper

**In attendance:** Claire Gale (Clerk), IW Ward Cllr Gladwin, Gretel Ingham and Misha Cooke (Community Action IW), 10 members of the public

#### **065/25 Apologies for Absence**

An apology was noted from Cllr Healy who was unable to attend for family medical reasons.

#### **066/25 Acceptance of Office**

Councillors completed and signed the Declaration of Acceptance of Office following the uncontested election on 1st May.

#### **067/25 Election of Chairman and Acceptance of Office**

Cllr Gurney-Champion stated he was willing to stand. The Chairman signed the Declaration of Acceptance of Office.

**RESOLVED:** To elect Cllr Gurney-Champion as Chairman for the ensuing year.

#### **068/25 Election of Vice-Chairman**

Cllr Healy had indicated that he was willing to stand as the Vice-Chairman for the ensuing year.

**RESOLVED:** To elect Cllr Healy as Vice-Chairman for the ensuing year.

#### **069/25 General Power of Competence**

**RESOLVED:** That the Council, at the time of this resolution, is eligible to use the General Power of Competence by confirming that the number of members of the council that have been declared to be elected is equal to or greater than two-thirds of the total number of members of the council and the Clerk to the council holds the Certificate in Local Council Administration.

#### **070/25 Appointments to Outside Bodies**

The Council considered the appointments.

**RESOLVED:** To appoint Cllrs Dodson, Healy and Mills to the Arreton Community Hall Management Committee, Cllrs Dodson and Roberts to the Arreton School Trust, Cllr Roberts as IWALC representative, Cllr Taylor as representative to the IWC Mental Health Alliance and as Parish Council Safeguarding Officer. No appointment was made to the IW Council Environment and Sustainability Forum.

#### **071/25 Casual Vacancy**

As an election has just taken place the Parish Council can move to advertising the casual vacancy through the website, noticeboards and residents email list. Applications to be received by 30<sup>th</sup> May for consideration week beginning 2<sup>nd</sup> June with the new councillor attending their first meeting on 9<sup>th</sup> June

**RESOLVED:** To agree the timetable for co-option to the Parish Council.

#### **072/25 Questions from the public**

Mr Bob Castle from the Merstone Community Speedwatch Group stated that the group is now very despondent. The IWC monitoring which concluded an average speed of 26mph disguises the problem. A breakdown of the statistics is needed to see the true picture. The Parish Council will request this information. The last session the group ran was on 8<sup>th</sup> January. They will complete a few more sessions to avoid the group being deregistered and then report back. IW Cllr Gladwin agreed to meet with the group.

**073/25 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011**

Cllr Dodson declared a non-pecuniary interest in item 078/25.

**074/25 To give notice of any item to be raised under agenda item 085/25**

Cllr Dodson gave notice of an item.

**075/25 To receive and confirm the Minutes of the meeting held on 14th April 2025**

**Resolved:** To agree and sign the minutes of the meeting held on the 14th April 2025.

**076/25 To receive regular reports**

**a) IW Councillor**

The Chairman welcomed Cllr Caroline Gladwin as the newly elected Ward Councillor for the Central Rural area. Cllr Gladwin will be meeting with former Cllr Suzie Ellis for information to be passed on. Cllr Gladwin stated that she will be on the Planning Committee and is familiarising herself with issues affecting the parish including planning and education as well as island-wide issues that affect all communities.

**b) Cemetery and churchyard matters**

The Clerk advised that interments of ashes are due to take place a Gore on 6<sup>th</sup> June and 18<sup>th</sup> or 19<sup>th</sup> July.

**c) Highways and footpaths**

A member of the public stated that Arreton Footpath number 10 that runs from the shop/Methodist Church to Shepherds Lane is impassable. The Parish Council will report this. A query was also raised about the need for ploughing to run at right angles to the main road to reduce flood risk. Cllr Taylor offered to check the DEFRA requirements and report back.

**d) Community Centre**

There were no matters reported regarding the Community Centre.

**e) Chairman's report**

The Chairman reported dealing with emails, preparing for this meeting and watering the 2 new cherry trees in Gore Cemetery.

**f) IWALC**

There were no IWALC meetings.

**g) Meeting reports**

There were no meeting reports.

**h) Clerk's report**

Following the last meeting Cllr Dore was advised APC was unable to donate to the Red Arrows fund. IW National Landscape was advised that APC would not have a representative at the AGM on 16th May. Information from an email from Cllr Jordan was forwarded to Bob Castle of Community Speedwatch along with the link to the newspaper article on vehicle speed monitoring. An email was sent to Cllr Jordan noting the surprising results of the IWC 2-week speed monitoring device in Merstone. The insurance quotation was accepted. St John Ambulance was advised of the donation and conditions, bank details were requested. A First Aid training session will be planned. The parent representative and Headteacher of Arreton Primary School were emailed with an offer of support to avoid closure. A submission for the Office of the Schools Adjudicator was drafted and sent to the parent to forward. Environmental Health was emailed requesting an update on Park Cottages, the response was circulated. Contact details were added to Safeguarding Policy and it was uploaded to website.

Planning permission was granted for the following applications :

25/00291/RVC

Location: Greenacres Hale Common Arreton Newport Isle of Wight PO30 3AP

Proposal: Removal of agricultural occupancy condition no.7 on TCP/11471A

25/00398/RVC

Location: Garretts Farm St Georges Lane Newport Isle of Wight PO30 3BA

Proposal: Variation of condition no 1 on P/00055/17 for the continued use of land for winning and working of sand and gravel and restoration works

The case below did not appear on a planning list as a Certificate of Lawful Proposed Use does not require planning permission.

25/00022/CLPUD

Location: Heasley Farm Heasley Lane Arreton Newport Isle of Wight PO30 3AN

Lawful Development Certificate for proposed siting of 5 mobile homes for occupation by seasonal farm workers

Planning permission was refused for the following application:

25/00173/TW

Location: Standen House Blackwater Road Newport Isle of Wight PO30 3BD

Proposal: T1; Plantus Acerifolia - Dismantle to ground level

The Clerk also completed the Annual Parish Meeting minutes, set up a Kick Off call with Scribe Cemeteries for 13th May, prepared the Annual Accounts and sent required documents to the Internal Auditor, prepared the AGAR and Certificate of Exemption. The Clerk also prepared the Casual Vacancy timetable and poster.

#### **077/25 Finance**

The finance report for April was presented. BACS payments were authorised. The council considered the transfer of funds to the savings account.

**Resolved:** To agree and approve the payments as presented and to agree the transfer of £20,000 to the savings account.

#### **078/25 Planning and Appeals**

i) The Council considered the following applications:

##### **22/00672/FUL**

Location: Broadfields Farm, Chapel Lane, Merstone, Arreton, Newport, Isle of Wight, PO30 3DA

Proposal: Full planning consent for: Retrospective infilling of a redundant farm irrigation pond; proposed development of two industrial buildings (one B8 (Storage or distribution) use, one B2 (General industrial) and B8 use); and proposed hardstanding and parking (additional noise information received)(readadvertised application)

##### **22/01618/FUL**

Location: Broadfields Farm, Chapel Lane, Merstone, Arreton, Newport, Isle of Wight, PO30 3DA

Proposal: Change of use of existing building to include B2, B8 and E(g) use classes, as well as associated parking and external storage area (additional noise information received)(readadvertised application)

##### **22/01619/FUL**

Location: Broadfields Farm, Chapel Lane, Merstone, Arreton, Newport, Isle of Wight, PO30 3DA

Proposal: Proposed building to be used for a purpose falling within use class B2, B8 or E(g), with associated parking and external storage areas (additional noise information received)(readadvertised application)

##### **22/01620/RVC**

Location: Broadfields Farm, Chapel Lane, Merstone, Arreton, Newport, Isle of Wight, PO30 3DA

Proposal: Variation of condition no 8 on P/01576/10 to allow for more flexible external storage within the site (additional noise information received)(readadvertised application)

A member of the public had provided comments and a presentation from the community. Although the Broadfields Farm applications have been readadvertised no new information has been provided apart from a response from the original noise consultants. The proposal would mean doubling the industrial footprint of the site which already involves hundreds of vehicle movements per day. Residents are very concerned about the noise level already generated. Reportedly those working from home are unable to work with their

windows open due to the noise from the site. It was noted that Southern Vectis objection letter dated 25th January 2024 stated that there has already been a substantial increase in the number of commercial vehicles using same route as the bus through Merstone resulting in more non-collision incidents and stand-offs. The service is slowed due to the pinch points created by large or unsuitable vehicles being unable to pass. If the bus service cannot operate safely and efficiently there is a risk of the route being cut which would deprive the local community of an essential service. The Merstone Community Speedwatch Group has noted that 26% of the vehicles infringing the speed limit are commercial vehicles, many of which are visiting the Broadfields Farm premises. There have been multiple infringements of planning law on the site over a long period from 2010 to the present. Development has taken place and retrospective permission applied for on numerous occasions allowing the site to expand. This is not an area identified for industrial development in the Island Plan. Land use categories B2 and B8 are incompatible with nearby residential habitation. The proposed upscaling of the operations on the site by extending buildings and infilling the already reduced pond, providing additional hard standing, parking and storage will result in increased noise, light pollution, increased flood risk and traffic issues affecting residents and disregarding wildlife. It was considered that these applications must be considered together to appreciate the full impact of further development on the community and the rural character of the area.

#### **25/00648/LBC**

Location: Horryngford House, Horryngford, Hale Common, Arreton, Newport, Isle of Wight, PO30 3AP

Proposal: Listed Building Consent for installation of electric vehicle charging point

**RESOLVED:** To object to all 4 of the Broadfields Farm applications citing comments from this meeting and restating comments made on the original applications. To submit a neutral response to the Horryngford House application.

ii) To receive information from Community Action IW about Neighbourhood Planning and agree on further action.

Gretel Ingham shared a presentation about the pros and cons of proceeding with a neighbourhood plan.

There are applications in the system for sites in the parish of 89, 9 and 6, although the Haseley Coombe application has lapsed. A plan can include specific sites, provide guidance on school locations and capacity, affordable housing development and many other issues. It is a lengthy process taking up to 66 weeks.

Consultation and community engagement is essential for a successful plan. It must be in line with the Island Plan. The Parish Council would be the lead body. It is possible to combine with neighbouring Parishes.

Funding information is not yet available but it is hoped this will be available soon. Gretel has met with both island MPs recently and they are aware of the need for rural and affordable housing. The Chairman thanked Gretel for her presentation which the Parish Council will consider further.

#### **079/25 Annual Accounts 2024/25**

The Annual Accounts were signed by the Chairman.

**RESOLVED:** To receive and approve the annual accounts for 2024/25

#### **080/25 Internal Audit Report 2024/25**

The Council considered the Internal Auditors Report.

**RESOLVED:** To receive and note the Internal Audit Report 2024/25

#### **081/25 Annual Governance Statement 2024/25**

The Annual Governance Statement was signed by the Chairman and the Clerk.

**RESOLVED:** To approve the Annual Governance Statement 2024/25

#### **082/25 Accounting Statements 2024/2025**

The Accounting Statements, signed by the RFO was then signed by the Chairman.

**RESOLVED:** To approve the Accounting Statements 2024/2025

**083/25 Certificate of Exemption 2024/2025**

The Certificate of Exemption was signed by the RFO and the Chairman.

**RESOLVED:** To approve the Certificate of Exemption 2024/25

**084/25 To note the date of the next meeting 9th June 2025**

The meeting closed at 8.54p.m.

**Claire Gale, Clerk to the Council**

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22nd May 2025

..... Chairman

..... Date