

COWES TOWN COUNCIL

Minutes of the Meeting of Cowes Town Council held in the Library, Northwood House, Cowes on Thursday 7 February 2019 at 7pm.

Present: Councillor Fuller (Town Mayor) (Chairman)
Councillors Adams, J. Bartrum, R. Bartrum, Bustin, Ellis, Jones, Oliver,
Peacey-Wilcox, Reynolds, Taylor & Wardrop.

In attendance: Debbie Faulkner, Town Clerk; Kate Gibbs, Assistant Town Clerk;
Councillor Helena Hewston, Chair of IWALC.

OVERVIEW OF IWALC FROM THEIR CHAIR, COUNCILLOR HELENA HEWSTON

Councillor Hewston advised that out of the 33 town and parish councils on the Island, 28 were members of IWALC. Councillor Hewston would like Cowes Town Council to remain a member of IWALC to have input to the Association and also for representatives to take information away for dissemination to their respective town and parish councils.

Attendance at meetings enables a discussion about how issues can be raised with the Island MP, the IW Council and mainland bodies. If the Town Council's representative cannot attend a meeting then the Deputy Representative should attend on their place. Topic meetings, held on a monthly basis can be attended by any town and parish councillor. The February topic meeting will be discussing access to beaches for dogs and horses. There is a possibility in May that there will be a joint conference between IWALC and the Southern Region Association, further details will follow.

Town Councillors commented how useful the IWALC training has been to them and would welcome any new training opportunities.

The Mayor thanked Councillor Hewston for attending the meeting and advised that continued membership of IWALC was being discussed later in the meeting.

7866 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brown, Hammond & Nicholson.

7867 DECLARATIONS OF INTEREST

No declarations of interest were received.

7868 REPORT FROM THE LOCAL SAFER NEIGHBOURHOOD OFFICER

The Local Safer Neighbourhood officer sent his apologies for the meeting but had provided a written report which had been circulated to all Town Councillors. The crime statistics for the month of January showed 1 arson; 7 assaults; 1 criminal damage; 3 theft; 2 theft from a motor vehicle; 4 malicious communications; 2 stalking harassment; 3 drug offences; 1 public order. Their current priority is reducing drugs misuse within the local area which includes utilising their powers to tackle those producing and dealing controlled substances as well as education and referrals to diversionary practices.

Comments were raised about the lack of contact numbers for reporting parking violations; these can be made through the IW Council's Call Centre or via the Town Clerks. Various parking hotspot areas can be discussed if the proposed 'Parking Strategy Working Group' is approved later in the meeting.

Councillors were also advised that they should encourage residents to report all incidences of crime, however small, so that the Police are made aware. It was agreed:

ACTION

Cowes Town Council will include a copy of the 'Community Partnership Information' form AD632 in the next Town Council newsletter. This form is used for the sharing of non-urgent information on any matters of crime.

7869 MINUTES

RESOLVED

That the Minutes of the Town Council meeting held on 13 December 2018 be taken as read, approved as a correct record and signed by the Chairman.

7870 QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no members of the public present therefore no questions were raised.

7871 REPORTS FROM ISLE OF WIGHT COUNCILLORS

Written reports focussing on local matters were received from Councillors Bertie, Fuller, Nicholson and Peacey-Wilcox.

Councillors commented on the lateness of Councillor Bertie's report, being received the same day as the meeting. In reply to a request for ownership of the land at Market Hill, the owner is believed to be Heartwood Lavell.

Councillor Peacey-Wilcox added that she was investigating access problems at the UKSA building (former youth club) in Arctic Road. The replacement of the Floating Bridge chains has been postponed until the works at Staplers Road have been completed.

Councillor Fuller was available for questions but none were raised.

7872 REPORTS OF COMMITTEES AND MEETINGS

a) Planning & Licensing Committee

The Minutes of the Planning & Licensing Committee meetings held on 20 December 2018, 16 January 2019 and 5 February 2019 were received and noted. Councillor Jones commented that Cowes Town Council had objected to a planning application at 39 Ward Avenue which, subject to a slight revision, had been granted planning permission by the IW Council. Councillors were asked to consider the recommendation from the 5 February 2019 meeting in regard to Cowes Town Council's response to the IW Council's draft Island Planning Strategy Consultation. The deadline for responses being midday on 25 February 2019. It was:

RESOLVED

That the following representation is made to the IW Council in respect of the IW Council's Draft Island Planning Strategy Consultation:

1. Cowes Town Council supports the request to reduce housing numbers. The Island's MP has asked the Minister for Housing to look again at the target of 640 houses per annum. IWALC has written supporting his request; Cowes Town Council will also add its support to the MP's request. The provision of 9,615 houses over the next 15 years is neither required nor deliverable.

2. Cowes Town Council supports the provision of affordable and social housing but suggests a criteria that ensures that they are really affordable & will remain so. Cowes Town Council supports the Council's intervention in the housing market as stated (2.11 The Council itself is moving to establish a housing delivery company that will use public sector assets as pump primers. It is exploring accelerating delivery by using modular construction methods).

Cowes Town Council ask the IW Council to ensure that the provision of affordable houses close to employment sites and schools is their first priority.

3. PSDG 3 Priority Locations for Development and Growth (Page 33) identifies Cowes as a priority area for development. Medina Yard is the single large scale development in Cowes while Parklands is shown as the only undeveloped brown field site. Other development will have to be in Northwood or Gurnard. Almost all recent developments in Cowes have been in the higher price bracket; unaffordable to most, especially young families.

Cowes Town Council ask that housing that meets local need is recognised as essential prior to granting permission.

4. PSDG 4 Developer Contributions (Page 35). It is expected that "In line with the policies of this plan and any relevant supplementary planning documents, the Council will seek provision of the following infrastructure where necessary:

1. Affordable Housing

2. Highway infrastructure, including the provision of sustainable transport routes / facilities for alternative forms of transport to the motor car. Where relevant, contributions or provision shall relate to projects that have been identified through the Council's Infrastructure Delivery Plan and detailed junction design work related to it.

3. Ecological / environmental mitigation and / or compensation including, but not restricted to, the Solent Special Protection Area (SPA) Solent Recreation Mitigation Strategy.

4. Provision of educational infrastructure. This requirement currently only applies to housing developments of 10 dwellings or more.

5. Open space, SANGs, cultural, public realm provision, community and sports infrastructure/ facilities. Developer contributions should, in my view, ensure new developments add to the existing settlement rather than cause added pressure to highways, schools & health services. Financial contributions alone fail; an example being Medina Yard.

Cowes Town Council ask the IW Council to look carefully at the local impact of all developments. Where possible Developer Contributions will be actual rather than just financial.

5. DHWN 6 Delivering Affordable Housing (Page 54) "To contribute to meeting the Island's housing needs, the Council will support proposals that provide at least 35% affordable housing." This sounds good but what is meant by affordable and will market forces quickly make them unaffordable? Real affordable homes, for people trying to get onto the

housing ladder, is required, as are houses at a reasonable rent. This strategy does recognise this but how it is achieved will be difficult. Developers' primary aim is to make money; in general the higher value the house the greater the return. Planners should ensure that developments benefit rather than adversely impact on the Island.

Cowes Town Council welcome the proposals to provide at least 35% affordable housing, but ask that permissions ensure these are built on site rather than as financial contributions and that they remain affordable in perpetuity, to also ensure that the properties are built on a 2:1 basis i.e. two full cost builds and one affordable build. This should be stipulated in the contract and enforced during any development. Cowes Town Council are concerned that there are a large number of references to 'affordable housing' within the consultation document but no references are made to 'social housing'. Cowes Town Council would like reassurance that 'affordable housing' does include 'social housing' in perpetuity.

6. SGOE 1 Supporting and Growing Our Economy (Page 64). The Council wishes to create an environment where businesses have the confidence to invest. It will therefore support the sustainable growth of the Island's economy and proposals that deliver jobs via a range of sectors while increasing local wages, skills and job opportunities. Included in sites allocated for employment are 1.9 hectares at Somerton Farm, Cowes for B1, B2 and B8 uses. This same site is shown as HA022 9.75 hectare allocated for 80 houses. This would be a major development on a greenfield site, which could provide much needed employment plus homes for those working in this and other nearby sites.

Cowes Town Council support the aim of the Island Planning Strategy which is to promote a sustainable, diverse economic base that delivers skilled jobs to benefit the population. We support the provision of employment at Somerton Farm but request that any housing is linked to this and nearby employment thus reducing the need to travel.

7. Quality design.

Cowes Town Council support a policy that expects any new development to be of the highest quality.

8. Planning New Garden Communities. Although this will remove pressure on others areas such as green gaps between settlements, it does not meet the criteria stated on page 341 *"ensuring the right level of development takes place in the right places. The policy seeks to direct new development to settlements that are already considered sustainable (where there are services, facilities, homes and jobs, and where there are the most sustainable modes of transport), or settlements where planned growth will enable them to become more sustainable."* While a Garden Village in Wellow might appeal to people retiring from the mainland, it will mean travel to work & schools for young couples. Planning strategy should encourage younger people to stay on the Island not actively encourage retirement.

Cowes Town Council suggest that this proposal should be dropped, make better use of existing housing stock and work to ensure existing permissions are completed.

9. SGOE 7 Supporting and Improving Our Town Centres (Page 81). The Council will support proposals that contribute to the diversity, choice, vitality and viability of town centres. Proposals for new retail development will be expected to be located within Town Centre Boundaries (as shown on the Policies Map). This clearly has not happened in the past, Aldi, The Range, Asda are just some of the permitted developments that offer free parking and zero encouragement to visit town centres. The policy is to resist loss of town centre shops; this ignores the economic reality facing town centres where high rents & business rates are making it impossible for many to make a living. It could be that reducing the size of town centres, allowing some change of use to residential might be feasible. Empty shops further depress town centres. While supporting the policy Cowes Town Council feel that it takes no account of the economic climate. How to revitalise town centres is an issue that perhaps needs separate attention. Cowes Town Council welcome any initiative that supports and improves Town Centres but ask whether a flexible approach to change of use to residential be considered.

10. SGOE 9 Supporting High Quality Tourism (Page 84). Cowes Town Council asks that the strategy recognises Cowes' unique position as a world renowned sailing centre and that support is given to all initiatives to ensure Cowes retains and enhances its ability to welcome visitors.

In summary Cowes Town Council believe a worthwhile planning strategy should seek to improve employment opportunities, particularly skilled, provide good quality affordable housing close to places of work and schools as well as improving transport links and infrastructure while maintaining and enhancing the environment of this wonderful Island on which we live.

b) Finance, Acquisitions & Staffing Committee

The Minutes of the Finance, Acquisitions & Staffing Committee meeting held on 29 January 2019 were received and noted. It was:

RESOLVED

1. That the Financial Statement as at 31 December 2018 be noted and approved.
2. That Cowes Town Council does not contribute £2,000 to replace the railings along the seafront between Cowes and Gurnard.
3. That Cowes Town Council include the 12 plaques at The Bandstand (10) and Francki Place (2) when seeking quotations for the new plaque cleaning contract, subject to written authorisation from the Friends of the ORP Blyskawica Society & Cowes Deauville Twinning Association.
4. That Cowes Town Council does not make a grant to Storeroom 2010 – Cowes Men's Shed.
5. That a grant be made to Jigsaw Family Support & Child Contact Centre in the sum of £1,000.

6. That the NJC 2018 – 2019 National Salary Award be received, noted and approved.

7. That the Isle of Wight Pension Fund – Administration Strategy be received, noted and approved.

8. That Cowes Town Council does not take out an Ill Health Liability Insurance policy.

c) Projects Committee

The Minutes of the Projects Committee meeting held on 15 January 2019 were received and noted. It was:

RESOLVED

That Cowes Town Council establishes a ‘Parking Strategy Working Group’ to develop a parking strategy for Cowes.

d) Visitor Cowes Working Group

The Minutes of the Visitor Cowes Working Group meeting held on 8 January 2019 were received and noted.

e) Public Conveniences Working Group

The Minutes of the Public Conveniences Working Group meetings held on 22 January 2019 and 6 February 2019 were received and noted. It was:

RESOLVED

1. That Cowes Town Council appoint Emerald Construction (IW) Ltd for the proposed external refurbishments at The Parade Public Conveniences under a JCT Minor Works 2016 Contract in the sum of £63,835.62 plus VAT.

2. That Cowes Town Council include the replacement of the Bandstand roof sheets, subject to the Isle of Wight Council’s confirmation that they wish Emerald Construction (IW) Ltd to replace the Bandstand roof sheets subject to their assurance that they will reimburse Cowes Town Council for the cost of the additional works.

3. That Cowes Town Council authorise Steve O’Keefe to draw up a Letter of Intent on behalf of Cowes Town Council to enter into a JCT Minor Works 2016 Contract with Emerald Construction (IW) Ltd.

4. That Cowes Town Council authorise Steve O’Keefe to make an application to Building Control for the contract works on behalf of Cowes Town Council for the estimated fee of £800 plus VAT.

5. That Cowes Town Council purchase a 20 year insurance backed guarantee for the roofing system for the estimated cost of £1,100 plus VAT.

f) Informal Cabinet Meeting with Town & Parish Councils

The Minutes of the Informal Cabinet Meeting with Town & Parish Councils held on 10 January 2019 were received and noted.

g) Cowes Town Council & East Cowes Town Council

The Notes of the informal meeting between Cowes Town Council & East Cowes Town Council held on 17 January 2019 were received and noted.

h) Isle of Wight Council / Town & Parish Councils Seminar

The Minutes of the Isle of Wight Council / Town & Parish Councils Seminar held on 10 December 2018 were received and noted

- i) Cowes Harbour Advisory Committee
The Minutes of the Cowes Harbour Advisory Committee meeting held on 7 December 2018 were received and noted. It was agreed:
ACTION
Cowes Town Council will request that as much notice is given as possible for any future meetings. In the absence of the Representative or Deputy Representative being able to attend a meeting, a request will be made that any other Town Councillor can attend to represent the Town Council.
- j) Cowes Business Association
The Report of the Cowes Business Association meeting held on 14 January 2019 was received and noted.
- k) Age Friendly Island Public Forums
The Notes from the Age Friendly Island Public Forums held in November and December 2018 were received and noted.
- l) Community Waste Forum
The Notes of the Community Waste Forum held on 14 January 2019 were received and noted.
- m) IWALC Executive Committee
The draft Minutes of the IWALC Executive Committee meeting held on 17 January 2019 were received and noted.
- n) SLCC – IW Branch
The Notes of the SLCC – IW Branch meeting held on 30 January 2019 were received and noted.

7873 PROPOSED AMENDMENT TO STANDING ORDER 30.6

Councillor Wardrop presented a report in relation to Standing Order 30.6 which reads:

“Agenda items, where proposed by Councillors for future debate, must be submitted by way of a written report 7 days prior to the meeting to allow the Clerks to include such reports at the time of circulation of the Notice of Meeting and Agenda. However, where a meeting is held relating to the Agenda item between the time of the sending out of the Notice of Meeting and Agenda and the full Council meeting, then it is admissible to report verbally on such a meeting at the full Council meeting.”

Councillor Wardrop reported that there have been occasions during pre-meeting weeks when the Clerks have had to chase up relevant written statements, leading to an unnecessary waste of time for the busy Clerks. Fellow Councillors should also have the benefit of advance notice instead of receiving any report at the last minute. Councillor Wardrop proposed a change of wording to Standing Order 30.6 as follows: “Agenda items, where proposed by Councillors for future debate, **will not be permitted UNLESS a written report is actually received by the Clerks 7 days prior to the meeting**” It was:

RESOLVED

That Standing Order 30.6 be will not be amended but will be rigorously enforced by the Town Clerks.

7874 CHEQUE AND PETTY CASH PAYMENTS FOR THE MONTHS OF DECEMBER 2018 AND JANUARY 2019

The Town Clerk presented Councillors with details of cheque and petty cash payments for the months of December 2018 and January 2019. Cheque payments for December totalled £33,383.29; petty cash payments totalled £100.52. Cheque payments for January totalled £11,073.82; petty cash payments totalled £107.59. It was:

RESOLVED

That the cheque payments for December 2018 of £33,383.29 and petty cash payments for December 2018 of £100.52; and the cheque payments for January 2019 of £11,073.82 and petty cash payments for January 2019 of £107.59 be received, noted and approved.

7875 FUTURE HIGH STREET FUND

Councillors discussed the opportunity to make a bid to the IW Council for consideration in respect of the Future High Street Fund. The deadline for making the bid being 12 noon on Friday 22 February 2019. A request for a half day surgery has been made and accepted by the IW Council's Regeneration Team in advance of the deadline. It was:

RESOLVED

- 1. That Councillors J. Bartrum, Bustin & Peacey-Wilcox attend the half day surgery, date to be confirmed.**
- 2. That a member of Cowes Business Association be invited to attend the half day surgery.**

7876 TERMS OF REFERENCE, AND APPOINTMENTS TO, THE PARKING STRATEGY WORKING GROUP

Councillors agreed that a 'Parking Strategy Working Group' be established to develop a parking strategy for Cowes. The draft 'Terms of Reference' were approved and Councillors Bustin, Fuller, Peacey-Wilcox, Reynolds & Taylor were appointed to the Working Group, thereby leaving one vacancy. It was:

AGREED

The Town Clerk will add the vacancy on the Working Group to the Agenda for the next Town Council meeting.

7877 COWES TOWN COUNCIL'S MEMBERSHIP OF IWALC

Councillors discussed whether to renew Cowes Town Council's membership of IWALC for 2019 – 2020 in the sum of £1,578.88. It was:

RESOLVED

That Cowes Town Council renews its membership of IWALC in the sum of £1,578.88.

7878 COWES TOWN COUNCIL'S MEMBERSHIP OF COWES BUSINESS ASSOCIATION

Councillors discussed whether to renew Cowes Town Council's membership of Cowes Business Association for 2019 in the sum of £35. It was:

RESOLVED

That Cowes Town Council renews its member of Cowes Business Association in the sum of £35.

7879 APPOINTMENT TO THE PACT GROUP (Partners / police And Communities Together)

A request for a Town Councillor to join the PACT Group had been received. The meetings will be three monthly at a venue in Cowes. It was:

RESOLVED

That Councillor J. Bartrum be appointed as Cowes Town Council's representative on the PACT Group.

7880 INCLUSION OF SUMMARISED TOWN COUNCIL MINUTES IN THE IW OBSERVER, PARISH TALK SECTION

A request from the IW Observer had been received to include a summarised version of the Town Council Minutes in the IW Observer, Parish Talk section. It was:

RESOLVED

That Cowes Town Council approves a summarised version of the Town Council Minutes being included in the IW Observer, Parish Talk Section; and for transparency purposes the Minutes will be made available to the County Press and On The Wight.

7881 UPDATE FROM THE ENVIRONMENT OFFICER

A spreadsheet outlining the activities of the Environment Officer in Cowes was circulated to all Town Councillors. Actions taken included playground inspections; fly-tipping issues in St Mary's Road car park; patrolling dog fouling 'hot spots' in Cowes; toilet inspections.

7882 MISCELLANEOUS PUBLICATIONS AND CORRESPONDENCE

Details of miscellaneous publications and correspondence received were circulated to all Town Councillors.

7883 ITEMS FOR INCLUSION ON FUTURE AGENDAS

- Asian Hornet – Councillor Bustin

The proceedings terminated at 8.19pm.

CHAIRMAN