

# TOTLAND PARISH COUNCIL

Minutes of the **Full Council** meeting of **TOTLAND PARISH COUNCIL** held on **Monday 7th April 2025 at 6:00 PM**, at Totland Village Hall, The Broadway, Totland.

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Those present :

Chairman : Mr G Wyre

Vice-Chairman : Mrs J Cave

Councillors : Mrs H Benns, Mr S Blamire, Mr V Fennell, Mrs E Smith

Officers : Mrs H Gibbs

\* Attended remotely

## **PUBLIC FORUM**

### **Public Forum**

*There will be up to 15 minutes available for members of the public to speak, in accordance with the Public Participation Procedure, copies of which are available at meetings or on the website.*

*At the Chairman's discretion, members of the public may be invited to speak on specific items during the meeting, but this is not a given.*

*Please note that Parish Council meetings are not public meetings, however, members of the public have a statutory right to attend meetings of the council as observers only. Public have no legal right to speak unless the Parish Council Chairman authorises them to do so.*

*Neither Councillors or the Clerk are under pressure to respond immediately to comments made during the public participation other than those which relate to items on the Agenda. Members of the public do not have a right to force items onto the Council Agenda.*

9 - members of the public attended this meeting.

The Chairman proposed to suspend standing orders for the Agenda running order by bringing planning forward. Councillor Cave seconded this proposal and all agreed.

**RESOLVED** - Standing Orders suspended.

Several residents spoke about this application. The current house, split into 2 flats, and homes two local families.

Neighbours are concerned over the misleading information given by Plan Research and have emailed them directly with no response being received to date. The ex Police House would have come under local authority and therefore no comment would have been submitted for the previous applications in 1974, 1979, 1986 and 1988.

The application states a substantial hedgerow with border fencing, this is misleading as there is no substantial hedgerow only overgrown brambles with the boundary fence erected by neighbours as it is their responsibility.

Loss of Privacy: This is not a modest extension and the neighbouring property is already overlooked by Hurstleigh, however, when purchasing the property neighbours accepted this but the extension will almost double the size of the current premises and will significantly impact on their property by overlooking it, particularly with newly built

bedrooms, obscure windows will not sufficiently mitigate this issue.

Impact on Light: The previous applications also had conditions and this included no additional glazing. The extension will shadow neighbouring properties and have a huge impact on their loss of light and privacy.

Traffic Safety Concerns: The current situation, where cars mount the pavement to pass other vehicles, is already dangerous. Given that this is a main road in Totland with frequent buses and coaches, it raises serious safety issues for pedestrians, cyclists and drivers.

Increased Traffic in Summer: With traffic volume increasing significantly during the summer, the situation is only likely to worsen. The added pressure on already limited road space could exacerbate safety risks, especially when vehicles are forced to use the pavement.

Island Roads Response: It is noted Island Roads have not commented because parking has not been requested, but the lack of action could overlook the existing road safety concerns. While no new parking may be added with the extension, the current road conditions are already problematic, and this development could make them worse.

As all applications have been granted with conditions it is suggested that the conditions cannot be met and therefore Plan Research have removed this from off street parking from the planning application. Residents have sent photographs of the parking area with their comments proving the ongoing parking problem.

The public forum finished at 6.32pm with residents thanking Councillors for giving them the opportunity to speak.

### **304/24 APOLOGIES**

To receive and accept apologies for non-attendance.

Councillor Jarman and Councillor Howe sent apologies - both apologies were accepted.  
**RESOLVED.**

### **305/24 DECLARATIONS OF INTEREST**

*Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached.*

*Unless dispensation has been granted, you may not participate in any discussion of, or vote on any matter in which you have a pecuniary interest.*

*You must withdraw from the room when the meeting discusses and votes on the matter.*

Councillor Smith - Planning Application.

### **306/24 MINUTES AND UPDATES**

*To receive for approval minutes of the Parish Council meeting (s) as below:*

Monday 10th March 2025. **RESOLVED.**

The minutes were accepted and approved as a true record of the meeting and the Chairman signed the minutes. Proposed Councillor Benns seconded Councillor Fennell, all agreed.

### **307/24 FINANCE AND GRANTS**

a. *To agree the approval of payments to: 7th April 2025.*

**APPROVED** and **RESOLVED** to make payments by cheque, bank transfer, debit card and direct debit, payments below: Proposed Councillor Wyre, seconded Councillor Cave, all agreed.

£93.51	Vinyl Banners - Open Day
£93.51	Vinyl Banners - Car Boots 2025
£1144.97	Brighstone Landscapes
£217.33	Everflow - Utilities
£1774.57	Churher Solicitors - Legal Fee
£80000.00	Churher Solicitors - Village Hall purchase
£45.15	SSE - Utilities
£46.80	Wightfibre - Utilities
£19.00	EDF - Utilities
£44.00	EDF - Utilities
£8.00	EDF - Utilities
£8.50	Lloyds Bank - Bank Charges
£24.00	High Glass - Window cleaning
£1050.00	R Nelson - Maintenance and materials
£140.90	RVN - Materials
£1229.00	Public toilet cleaning and materials for year
£41.47	Biffa Waste - Office waste
£141.46	SSE - Utilities
£105.60	R & R Containers - hire charge

b. *To consider the grant application from the West Wight Heritage Centre.*

After reviewing the grant application from the West Wight Heritage Centre, it has been noted that this year's budget allocation for grants is limited due to other agreed upon priorities. However, to support the Heritage Centre in its valuable work, Councillors would like to offer the following:

Grant Allocation: A sum of £100.00 from the unused grant money carried over from the previous year. This will provide some financial support to the Heritage Centre, acknowledging the importance of their activities and contributions to the local community.

Car Boot Hire: In addition to the grant, no hire charge will be applied for the Car Boot sales, offering further support by alleviating the costs associated with their venue.

This decision aligns with the Councillors' intention to assist the Heritage Centre, while also remaining mindful of the current budget constraints.

Proposed Councillor Wyre, seconded Councillor Fennell all agreed. **RESOLVED.**

c. *Consider a budget for celebrating the 80th Anniversary of Victory in Europe Day.*

Councillor Cave proposed that the Parish Council purchase 2 large flags and 20 lamp post signs purchased for The Broadway at a cost of £139.78. Councillor Fennell seconded this and all agreed. **RESOLVED.**

## 308/24 PLANNING APPLICATIONS, DECISIONS, APPEALS & TREE WORKS

a. To consider Planning Applications

[Alterations to include rear extension and conversion of two flats into four flats](#)

Hurstleigh The Broadway Totland Bay Isle Of Wight PO39 0BU

Ref. No: 25/00318/FUL | Received: Mon 03 Mar 2025 | Validated: Tue 11 Mar 2025 |

Status: Registered

Comments:

Construction Management Plan & Highway Safety: Councillors have requested a Construction Management Plan, specifically with regard to highway and footpath amenities and parking, as stated in an email to Plan Research. It is crucial that the Planning Department ensures a copy of this plan is received. There are significant concerns about how vehicles servicing the properties (e.g., food deliveries, waste collection, construction vehicles) will manage access to and from the site, especially in an already congested area.

Access for Emergency Services: Under the provisions of Section 32 of the Isle of Wight Act 1980, the development must ensure adequate access for the fire brigade, including to adjoining properties. Has this been adequately considered in the application?

Emergency access is a serious consideration that must not be overlooked.

**Parking Provisions:** Previous applications have been approved with conditions, including parking arrangements and a restriction on new glazing. However, this current application proposes to remove on-site parking, a decision which could have significant implications given the already limited parking in Totland. The Broadway itself already has restricted parking (2 hours maximum), with only a small section opposite these premises allowing parking. Immediate neighbours all have off-street parking, and the Broadway car park should not be considered as a feasible solution for parking. The proposed extension could result in four additional 2-bedroom properties, which would lead to an increase in vehicles requiring parking. Without adequate on-site parking, this could exacerbate existing parking problems, particularly during peak seasons.

**Parking Survey – Inadequate Assessment of Future Demand:** Plan Research's parking survey claims that more than four unrestricted parking spaces are available within 300 metres of the property. However, this survey does not account for the additional vehicles that will inevitably result from the extension. New residents will require parking, and the creation of more households will place further strain on already limited parking resources. Even if there are four unrestricted spaces nearby, this number is insufficient to accommodate the increased demand, particularly in a high demand area like Totland. The existing parking survey fails to address seasonal fluctuations in demand, such as the summer months, when traffic and parking pressures are notably higher.

**Financial Burden of Parking:** The application mentions an underused car park, but the costs of parking are excessively expensive. At £12.00 per day or hundreds of pounds for a permit, this creates an additional financial burden on residents, particularly those in affordable housing. Even if the car park is underused, the high costs make it an impractical and inaccessible option for future tenants or owners of the proposed properties. Given that the development is intended to provide affordable housing, it is essential that parking is both accessible and affordable. The current parking situation does not meet these requirements.

**Impact on Neighbours - Privacy, Daylight/Sunlight:** The application suggests no changes to the front of the building; however, the proposed extension will undoubtedly overshadow neighbouring properties, resulting in a significant loss of daylight, sunlight, and privacy for adjacent residents. This issue is not sufficiently addressed in the application, and the potential for negative impacts on quality of life for neighbouring residents should be given considerable weight in the decision-making process.

[Proposed single storey rear extension; alterations and conversion to garage to form bedroom and en-suite; porch to front elevation](#)

62 Lanes End Totland Bay Isle Of Wight PO39 0AL

Ref. No: 25/00338/HOU | Received: Wed 05 Mar 2025 | Validated: Mon 17 Mar 2025 |

Status: Registered

Comment: Councillors had no objection to this application.

Councillor Smith left the room when this application was discussed.

[Demolition of store; Proposed garage/workshop](#)

Bay Tree Cottage Church Hill Totland Totland Bay Isle Of Wight PO39 0ET

Ref. No: 25/00336/HOU | Received: Tue 04 Mar 2025 | Validated: Mon 10 Mar 2025 |

Status: Registered.

Comment: Councillors had no objection to this application and noted this was not seen from the road.

b. To receive Planning Decisions

Application 22/00076/ARM

Land at Summers Court, Plots 18,19,20,21,24,25 & 26.

Approval of reserved matters of TCP/2927 for layout, appearance, scale and landscaping for the construction of 7 dwellings.

Granted – 31st March 2025

Application 25/00132/FUL  
Needles Headland Road  
Proposed automated gate and sensor  
Granted – 1st April 2025

- c. To receive Tree Work Applications - None.
- d. To receive Tree Work Decisions- None.
- e. To note Appeals - None.

## **309/24    REPORTS**

*To receive reports as follows:*

*a. Isle of Wight Councillor for Totland & Colwell - Councillor Chris Jarman*  
Councillor Jarman was not in attendance but had sent a report as below:

Local activities:

Ward surgeries, Walking for Health etc all continue as normal.

Assisted residents on Accommodation & Heath applications including at Our Place.

Assisted a resident on a driving licence application.

I have continued to pursue Richard Quigley MP regarding the need to secure addition of Ukrainian dentistry qualifications to those recognised in the UK to enable recruitment of two additional Ukrainian Dentists to IOW. As there has been no material progress, I have continued to support activities via FYTCIC regarding local NHS dentistry including support of one additional candidate through interview to recruitment. The new Dentist will start 08Apr2025 in Freshwater as full time NHS only. I have agreed to host her in our home until she is able to find independent accommodation.

The machine for Men In Sheds is now built and awaiting collection and delivery.

I supported and donated to a local youth fundraiser at Colwell Baptist Church in aid of local young people undertaking a charitable assistance trek to South America.

I attended and donated to the fundraiser in remembrance of Robin Lang.

I donated from my IWC Councillor Allowance to the refurbishment of Freshwater Parish Hall and Mountbatten Hospice.

The longstanding matter of land adjoining Birch Close was concluded with acceptance that the entranceway was unauthorised and that the planning permission has expired.

The planning application adjacent to Freshwater Pound was rejected following further correspondence with Planning Officers and I have accepted the removal of the Member Call-In. Further detailed submissions have been prepared regarding Brambles Meadow and details exchanged with planning officers. A determination is expected imminently.

Significant meetings and committees:

11 Feb 2025 - Corporate Scrutiny - Budget preparation and details of cost overruns and failure to manage/mitigate in divisions.

12 Feb 2025 - IOW Care Partnership - ICB, Health statistics and funding issues.

14 Feb 2025 - Attended session at LGA London - Devolution discussions with LGA staff following Minister meetings.

17 Feb 2025 - am Birch Close emergency call from residents - Unauthorised and illegal activity by new owner of Birch Meadows, following receivership of prior owner, prior to discharge of pre-commencement conditions.

18 Feb 2025 - Pension Fund regarding UKGov plan to amalgamate and restructure LA Pension Funds. Budget discussions on update facts and spend overruns, current and ongoing structural deficits, budget amendment submissions.

20 Feb 2025 - Birch Close - further Unauthorised and illegal activity prior to discharge of pre-commencement conditions. TalkTV/BBC South Finance Show interview.

21 Feb 2025 - Freshwater Parish Hall meeting regarding potential relocation of groups to Totland

22 Feb 2025 - Devolution public meeting Newport. Demonstration at County Hall re proposed amalgamation with Hampshire, Southampton and Portsmouth under a mayor.

25 Feb 2025 - Planning Inspector Hearings. Freshwater Horticultural Society.

26 Feb 2025 - Planning Inspector Hearings. Full Council Budget Meeting with contributions to amendment to reinstate funding for capital acquisition of properties on IW for housing, children's residential centres, and Relocatable homes.

27 Feb 2025 - Planning Inspector Hearings. Pension Committee extra.

04 Mar 2025 - Planning Inspector hearings. Corporate Scrutiny: School Place Planning Extraordinary Meeting - Complete failure of scheduling resulted in 2700 pages issued 3 working days prior. Multiple errors identified. Matter terminated and working sessions to review errors arranged.

05 Mar 2025 - Planning Inspector hearings. Pension Board regarding amalgamation proposal, risk management and performance.

06 Mar 2025 - Planning Inspector hearings. Audit & Governance working session on new Constitution.  
07 Mar 2025 - Flag raising International Women's Day. School Place Planning working session. CPRE regarding Planning Inspection hearings  
10 Mar 2025 - Audit and Governance - Accounts, External Audit and review of completed draft new Constitution and protocols.  
11Mar2025 - Corporate Scrutiny - My motion objecting to the removal of rate relief from private educational facilities was passed. I cited the impact on private pre-school, nursery operations and private SEND / EHCP support facilities. I also noted the difficulty our Island already finds itself in regarding recruitment of professional employees at IWC, schools and businesses and that such a move would be detrimental to those efforts.  
12Mar2025 - Attended first part of the all Member briefing on the operation of the new IWC having been a member of the working group over the past 8 months.  
13Mar2025 - Attended second part of above.  
14Mar2025 - Chaired third informal examination of the School Place Planning report and analysis to identify errors.  
17Mar2025 - Chaired fourth informal examination of the School Place Planning report and analysis to identify errors.  
18Mar2025 - Attended Corporate Scrutiny to report on two weeks of analysis on the school Place planning documents.  
19Mar2025 - Attended Full Council  
20Mar2025 - Attended Schools Forum Member briefing in housing delivery and IWC Cabinet.  
22Mar2025 - Hosted Ukrainian visitors at the Mottistone Village Hall event.  
22Mar2025 - Attended and donated to the appeal in recognition of Robin Lang.  
27Mar2025 - Attended the first Member training morning on the new IWC Committee System.  
01Apr2025 - Submitted collated Parish and IWC registration forms on behalf of residents for Totland, Colwell, Freshwater North and Freshwater South.  
02Apr2025 - Submitted further registration forms on behalf of Freshwater South residents.

*b. Open Spaces Report*

The holes on Colwell Common will be filled in ready for Car Boot season by Brighstone Landscapes.

The Timebank bench to be installed on Turf Walk this May/June

Brighstone Landscaping are removing the tree branch on the Recreation Ground.

Tree supports to be removed from the Common.

*c. Clerk Report*

The Clerk to send a note to John Medland in recognition for his commitment to the West Wight over the past years and wish him well.

Event - Annual Isle of Wight Challenge 2025 - Saturday 3rd and Sunday 4th May  
From 1st April new energy supplier contract commences, it is noted that we are still having problems with British Gas Lite and the Smart Meter.

No Election is required for Totland and Councillors can look to co-opt.

Land clearance off Fort Warden Road took place last week - IOWC Notified

Notification has been received that Totland Parish Council has been chosen to have an intermediate check by the External auditor.

Scouts had a good open session and will continue to operate. They have been put in touch with Men in Sheds to talk about sharing this Community asset. Scouts will also run the 2 extra Car Boots to raise profile and funds.

Colmar Way path remains closed due to dangerous trees owned by third parties.

Notice has been given and Councillor Jarman will be asked to follow this in order that the path is opened as soon as possible.

Clerk requested a permit for the Car Park on The Broadway - cost £150.00 + VAT.

Councillors agreed.

**310/24 VILLAGE HALL**

*a. To receive updates on the Village Hall.*

Completion took place on Thursday 20th March 2025.

A key box has been installed outside and a small light will be installed to help with opening this on darker evenings.

*b. To receive and approve a quotation for immediate repairs works.*

Still chasing this up.

A quotation is expected to carry out immediate works around the Hall. This includes replacing Dormer windows, repointing areas around the building, dealing with the blown plaster areas and painting inside.

A quotation to carry out gardening around the Hall was accepted. £20.00 each cut to the front and sides every fortnight during the Summer and strimming around the back twice a year £100.00. This will be added to the Grass Cutting contract next year.

*c. To agree the plan for Stage One - Extension for Parish Office and Meeting Room.*

The plan was distributed and Councillors agreed to apply for planning permission.

Proposed Councillor Cave, seconded Councillor Fennell all agreed. **RESOLVED.**

*d. To agree to setting up Totland Village Hall Ltd as a private limited company.*

This would be similar to the Memorial Hall set up registered as a charity. Councillors agreed with this, Clerk to action.

### **311/24 CONSULTATIONS**

*a. To receive updates relating to the Open Day for the Memorial Hall.*

121 responses in total to date have been received from the Open Day. From those who were involved 93% voted yes to remain involved with 7% voting no to dispose this asset.

*b. To agree the next action for the Memorial Hall.*

The Clerk would inform Freshwater Parish Council of this outcome and look to arranging a meeting to move forward with the renewal of the lease which needs to be dealt with. Once the lease has been agreed Councillors would look at how the Committee set up could work from 1st April 2026.

Councillors acknowledged that, while the question of disposing of their one third share in the Memorial Hall was an uncomfortable one, it is important to recognise that funding for the Hall comes directly from Totland residents via the precept. As such, residents should have a say in whether financial support continues. The recent Open Day provided strong confirmation of the community's support for ongoing involvement. Councillors will now focus on working with the committee to establish the most effective way forward, with a view to long term sustainability. No further discussions are necessary on this matter, as residents have clearly expressed their wish to remain engaged.

### **312/24 PUBLIC TOILETS**

*a. To receive a quotation for the access only to Totland Beach public toilets.*

In order to meet legal accessibility requirements, it is proposed that the grassed area be removed and replaced with a slabbed area, however, it is not yet clear whether this will be feasible. The estimate given for this is £14,800.00 + VAT.

The estimated total cost to this project would be around £30,000.00. Councillors would like to explore whether alternative options are available to meet accessibility requirements, before committing to any works.

*b. Maintenance Team updates*

Totland ladies reopened on 19th March and now have two cubicles instead of five. The total cost for these repairs is £1323.78. This includes new solid doors made, repairs to frame work, construct new housing for wallgate unit, repair damaged cistern and removed another damaged cistern. A solid construction of partition wall closing off three cubicles was also carried out. On Friday 4th April the ladies was vandalised again with the door locks kicked off, these were replaced immediately and back operating within a few hours. All vandalism has been reported to the Police.

### **313/24 WESTON SCHOOL SITE**

*To receive updates on the sale of this site.*

The Clerk will arrange a meeting with the developer once the sale has completed which should be end of this month.

### **314/24 MEETING DATES & TIMES**

*To agree meeting dates for 2025/2026 including time and location.*

No meetings will be held during August, October and December unless necessary. Meetings will remain the second Monday of month commencing at 6pm. To confirm location as Village Hall as much as possible.

The Annual Meeting of the Parish Council will be held on Monday 19th May and the monthly Parish Council meeting will follow. Therefore the meeting will be 19th May and not 12th May.

**315/24      CORRESPONDENCE**

*To receive Correspondence*

Councillors have carefully considered the request from businesses around Colwell Bay for additional rubbish bins.

Over the years, they have explored various solutions to manage waste effectively, including providing a large bin during the summer months to accommodate extra rubbish from beach users. However, this approach led to significant misuse, with businesses and household waste being deposited in the bin, making it fill up quickly and creating an unsightly appearance. Furthermore, as the bins could only be emptied twice a week, the situation became difficult to manage.

In response to these challenges, Councillors have been working to encourage beach users to take their rubbish home with them. Throughout the summer, banners and posters are displayed in key areas to promote this initiative. Several years ago, one bin was removed from Colwell Common, and this has proven successful, with no additional waste being reported in that area. Additionally, it was noted that Compton has no bins, and similarly, there is no issue with rubbish accumulation there.

It's important to note that the Parish Council does not own the land along the seawall or beach areas, which means they do not have the authority to place bins on this land. Given the previous challenges with waste management and the success of encouraging waste to be taken home, the councillors remain in favour of removing bins completely and continuing to promote the message of responsible disposal and recycling.

Councillors believe this approach will maintain the cleanliness of Colwell Bay while fostering a sense of environmental responsibility among visitors and local businesses.

**316/24      ANY OTHER BUSINESS**

The Chairman thanked Councillor Hilary Bennis for all her work and dedication during her time on the Parish Council, noting that she would be greatly missed. All Councillors echoed this sentiment and extended their best wishes to Councillor Bennis.

Meeting closed 8.06pm

Signed Chairman .....

Date .....