TOTLAND PARISH COUNCIL

Minutes of the **Full Council** meeting of **TOTLAND PARISH COUNCIL** held on **Monday 14th September 2026** at **6:00 PM,** at Totland Village Hall, The Broadway, Totland.

Those present :

Chairman : Cllr G Wyre
Vice-Chairman : Cllr E Smith
Councillors : Cllr S Blamire, Cllr C Jarman, Cllr C Johnson, Cllr C M Pipe
Officers : Mrs H Gibbs

* Attended remotely

138/26 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.
No public present.

139/26 APOLOGIES

To receive and accept apoogies for non-attendance.
Apologies have been received from Councillor V Fennell and Councillor J Cave.

140/26 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.
None.

141/26 MINUTES AND UPDATES

To receive for approval minutes of the Parish Council meeting (s) as below:
Full Council Monday 13th July 2026 - **RESOLVED**.

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

Updates-
Path - Stokes Green - Cllr Blamire works delayed.
CCLA account in process of setting up - The Chairman will sign his section and once complete the account will be opened.
Works to the porch of the Memorial Hall have been completed.

142/26 FINANCE AND GRANTS

a. *To agree the approval of payments to 14th September 2026*
APPROVED and **RESOLVED** to make payments by bank transfer/cheque/debit card/direct debit as belows: Proposed Councillor Pipe, seconded Councillor Wyre all agreed.

£1137.28	Brightstone Landscaping - Grounds maintenance
£1128.00	ERMC - Works to the Village Hall designs for planning
£729.00	ICS - Public toilet cleaning July
£21.00	Isle of Wight Council - TENS Christmas Market
£396.00	Portal Plan Quest Ltd - Planning application Village Hall
£132.00	R & R Containers - Container hire
£131.40	Ricoh - Photocopier
£58.00	Island Roads - Village Hall registration
£31.96	T J Morris - public toilet supplies
£4760.62	Zurich Insurance - Annual insurance
£170.30	Biffa Waste - Colwell/Recreation and office waste
£1352.56	Brighstone Landscaping - Ground maintenance
£1280.00	Brushstrokes - Village Hall painting
£180.00	Clarke's Mechanical - Village Hall boiler service
£48.00	High Glass - Window cleaning
£41.94	T J Morris - public toilet supplies
£729.00	ICS - Public toilet cleaning August
105.60	R & R Containers - Container hire
£96.47	R Selby - mower service
£1008.00	Ventnor Town Council - Wallgate annual service charge
£63.00	West Wight Gardening Services - Village Hall
£16.75	Wight Computers - 365/security
£400.00	G Wyre - Chairman allowance
£31.96	T J Morris - public toilet supplies
£45.50	Mrs Robinson - Trough plants
£25.00	Mr R Nelson - materials
£170.00	West Wight Gardening Services - Village Hall
£1378.00	Freshwater Parish Council - 1/3rd payment new Memorial Hall doors
£2617.06	PWL - public toilets
£31.96	T J Morris - public toilet supplies
£1025.77	Octopus Energy - Village Hall utilities
£23.97	T J Morris - public toilet supplies
£756.00	BDO - External Auditors
£50.00	B & Q - Fire pit

b. To approve the Insurance quotation with a 3 year deal with Zurich £4760.62 - this includes Bowling Club and Village Hall. **RESOLVED**
Proposed Councillor Pipe, seconded Councillor Wyre all agreed.

c. To approve the purchase of three wreaths for Remembrance Sunday - 8th November. £100.00. **RESOLVED**
Proposed Councillor Pipe, seconded Councillor Wyre all agreed.
The main service will be at All Saints Church Freshwater this year. The Vice Chairman will lay the wreath at Totland War Memorial.

d. To consider additional funds to the West Wight Nursery to help with the repairs to the lift - £2700.00.

The Parish Council are unable to consider more grant funding on top of the £5000.00 already given. It was recommended they try the Herapath Shenton Trust or WightAid.

e. Business Rates 2024/2025 - 2025/2026 - 2026/2027
The Clerk has challenged these backdated bills with the following response.
Public Lavatories Relief provides 100% mandatory relief to an occupied hereditament because public conveniences are exempt from business rates under the Non-Domestic Rating (Public Lavatories) Act 2021. The Act makes clear that such hereditaments should have a rateable value of £0. If the hereditament is exempt and carries a rateable value of £0, it cannot simultaneously be treated as an occupied, rateable second property for the purpose of determining eligibility for Small Business Rate Relief (SBRR).

Your interpretation effectively treats the lavatory as both exempt and non-exempt at the same time, which is not supported by the legislation or by the policy intent.

It is also important to highlight the context. Parish Councils across the Isle of Wight took on responsibility for public toilets because the Isle of Wight Council intended to close them. These facilities were preserved for the benefit of the community, not as commercial premises and has cost the local tax payers money when they have been refurbished. It is extremely poor practice to now attempt to treat these same facilities as rateable hereditaments in order to restrict Small Business Rate Relief on our parish office.

The Parish Council office has correctly received Small Business Rate Relief and has not been liable for business rates. The attempt to classify the public toilet as an additional occupied hereditament, despite its exempt status, appears to be an effort to retrospectively undermine that relief. This is not consistent with the legislation or with the purpose of the exemption.
Total £10782.57 to note this is for the Parish office.

f. To agree the quotation to paint Totland Village Hall on the front of the building. £640.00
Councillors agreed the quotation but agreed to keep it black only with no shadowing. The letters will be 12 inches high. No planning is required and the Conservation team have also agreed this.

g. To consider the Isle of Wight Council Planning Compliance (Enforcement) 2027/28 onwards
The Isle of Wight Council's Planning Enforcement Strategy, adopted in 2023, sets out our approach towards planning compliance (enforcement). It recognises the discretionary nature of ensuring compliance with planning controls and our limited capacity to undertake it.
Councillors considered the Isle of Wight Council's proposal regarding Planning Compliance (Enforcement) from 2027/28 onwards. The Isle of Wight Council's Planning Enforcement Strategy, adopted in 2023, was noted. The strategy sets out the Council's approach to planning compliance and enforcement and acknowledges both the discretionary nature of enforcement activity and the resources available to undertake it.
RESOLVED. Totland Parish Council would not provide financial support towards the Planning Compliance (Enforcement) service. Councillors considered that planning enforcement is a statutory function of the Isle of Wight Council and should be undertaken by the authority as required.

h. To note the completed AGAR for 2025/2026 and note the 'Other Matters' relating to Box 11
Councillors noted the other matters. **NOTED**.

i. *To note the minor scope for improvement - boxes 1-6 did not add up to Box 7 by £1.00.* Councillors noted the minor scope for improvement. Rounding should be checked to ensure that both the correct figure is included for Box 7 - It was noted that the numbers added up correctly with appropriate adjustments made for rounding

differences. **NOTED**

j. To confirm the notice of conclusion was displayed before 30th September 2026.
The Clerk confirmed the notice of conclusion would be displayed before 30th September 2026.

143/26 PLANNING APPLICATIONS, DECISIONS, APPEALS & TREE WORKS

a. To consider Planning Applications
Variation of condition 2 on 24/00696/HOU to allow for revisions to approved design and materials
Beechfield Fort Warden Road Totland Totland Bay Isle Of Wight PO39 0DA
Ref. No: 26/01209/RVC
Comments: No objection

Proposed single storey extension with associated works to include improved access
Totland Village Hall The Broadway Totland Isle Of Wight PO39 0BW
Ref. No: 26/01184/FUL
Comments: No comment

Proposed change of use of former HM Maritime Coastguard Rescue Service Station to a commercial art gallery; associated alterations to building; roof mounted solar panels; landscaping
Needles Station Lanes End Totland Totland Bay Isle Of Wight PO39 0BE
Ref. No: 26/00994/FUL
Comments: No objection

Proposed replacement lattice mast attached to MCA station; installation of CCTV cameras, thermal camera and radar antenna
Needles Radio Site Needles Battery Road Totland Isle Of Wight
Ref. No: 26/00971/FUL
Comments: No objection

b. To receive Planning Decisions
Proposed single storey rear extension
Locksley Alum Bay New Road Totland Isle Of Wight PO39 0ES
Ref. No: 26/00738/HOU ·
Decision: Granted 30th July 2026

Proposed car port to include solar panels on roof
6 Headon Reach Alum Bay New Road Totland Isle of Wight PO39 0ES
Ref. No: 26/00927/HOU
Decision: Granted 7th September 2026

c. To receive Tree Work Applications
5 Day Notice Holm Oak - Prune tree from just below the snapped branch on the trunk and upwards. Possibly 60% of the tree. Reason: A substantial branch has broken and fallen onto the boundary fence. The tear extends into the main trunk of the tree, leaving it potentially dangerous and vulnerable to further failure and disease, particularly in high winds.
St Winifreds Cliff Road Totland Totland Bay Isle Of Wight PO39 0BH
Ref. No: 26/01215/TW · Received: Thu 03 Sep 2026 · Validated: Thu 03 Sep 2026

Amendment to proposed works: Chestnut - Crown reduction of approx 30%, prune back to fence line on N/W laterals. Larger Sycamore - Remove to ground level. Reason: Showing clear signs of decline & pose a danger to clients property and footpath below. Smaller Sycamore - Remove to ground level. Reason: Showing clear signs of decline & pose a danger to clients property and footpath below.
1 Fern Bank Close Totland Bay Isle Of Wight PO39 0FH
Ref. No: 26/01166/TW

d. To receive Tree Work Decisions - NONE

e. To note Appeals in Progress
Demolition of garage; proposed detached bungalow (revised scheme)
Beach Combers The Mall Totland Totland Bay Isle Of Wight PO39 0DR
Ref. No: 26/00003/REF · Received: Thu 29 Jan 2026
Decision: Appeal was allowed and planning permission granted subject to the conditions.

f. Enforcement
Without planning permission and within the last ten (10) years the material change of use of land from Car Sales and Repairs (Sui Generis) to Car Wash (Sui Generis)
Show more description
Land West Of The Broadway Totland Isle Of Wight PO39 0AT
Ref. No: 26/00013/ENF · Received: Tue 23 Jun 2026

g. Other planning matters
Weston School - New application to be submitted which answers the previous questions submitted by the Parish Council - application reduced to 11 properties.

144/26 REPORTS

To receive reports as follows:
a. Isle of Wight Councillor for Totland & Colwell - Councillor Chris Jarman
A verbal report was given updating Councillors on the Isle of Wight Council workings at this time.

b. Open Spaces
One request for benches have been received for a Bench Turf Walk. This has been refused for now until the current benches are repaired or removed. Clerk asked for a couple of Councillors to walk the Turf Walk with maintenance to agree on works or removal.
Councillor Jarman and Pipe volunteered for this, date to be set.

c. Clerk
Best Kept Village Awards - Thursday 17th September. Councillor Wyre and Fennell will be attending.
Car Park - The Broadway - Isle of Wight Council are considering this Car Park - further information will be shared in due course.
Clerk asked Councillors to think of a way we could involve the residents of Totland to help keep Totland looking its best for a Spring project to continue all year round.
Finance meeting 12th October at 6pm.

145/26 BEACH BUOYS TOTLAND

a. To receive information regarding the Safe Swim area at Totland Widdick Chine and improvement proposals for Colwell.
Councillor Blamire suggested we bring the buoys in closer and that this would resolve the problem. We can not stop boats from coming ashore and this year boat owners have stayed out of the safe swim area.
Councillors noted ongoing problems caused by Jet Skis operating close to the shore at Colwell. It was agreed that the Clerk will forward the relevant information to the Isle of Wight Council, requesting that clear ByeLaw signage be displayed in this area to ensure proper enforcement and public awareness.
A note will also be sent to the owners of the slipway, encouraging sea vessels to use that designated launch area to help maintain safety and reduce disturbance along the beach.

b. To commence discussions on whether changes could be made for 2027
Changes to Widdick Chine will be actioned.

146/26 MEMORIAL HALL

a. To receive quotations for repointing the wall

Three quotes have now been received. The Clerk recommends JOB Property services as they have carried out repointing to a different section and all were very happy with this work and the quote is the lowest.
Councillors agreed to go ahead and accept JOB Property quote.

b. Draft Lease from Freshwater Parish Council
Meeting to be set up with any comments from Councillors to be taken into consideration.

147/26 VILLAGE HALL

To receive updates associated with the Village Hall.
The painting to the front of the hall has been completed by Brushstrokes - many compliments by users and passers by. Toilets have also been painted.

Planning has been submitted for the extension. Councillors agreed to wait for the outcome of this application before moving forward.

Test of the emergency lighting has been carried out in August. Clerk concerned that if the power fells the emergency lighting does not stay on. Ask Wight Fire about this.

Grant opportunities are still being sought although not many opportunities so far for Parish Councils.

Island Roads has no record of an official address for Christ Church Hall so they have suggested that rather than a name change, we may just need to process an application for a new address to the existing building. The fee is non-refundable should the application be withdrawn or refused and payment must be made with the application. Cost £58.00 - Clerk has completed the application form

Curtain Up has met with a lighting supplier who will provide a quotation for equipment suitable for the hall's needs. Some existing equipment already in the hall may be sold to help raise funds for the project.
The Parish Council has agreed to purchase the new lighting, with a donation from Curtain Up contributing toward the cost.
Curtain Up will also be using the hall on 20th September to build and paint flats for their upcoming October production at the Memorial Hall.
Councillor Blamire will make enquiries with a local connection about lighting for the hall.

The Clerk has also asked for a quotation to sand and varnish the hall floor.

148/26 PUBLIC TOILETS

a. Totland Recreation Ground
To discuss the future of this project and receive projected costings from Councillor Wyre.
Projected costings not completed. Councillor Wyre will bring them to the October finance meeting.

To consider the on going costs related to the container.
Container monthly charge approx £100.00
Given the significant amount already paid, Councillors suggested that the Clerk contact the hirer to ask whether the Parish Council could purchase the container outright, using the funds already paid in rent as part of the purchase arrangement.

b. Totland Beach
The minutes have been sent as required. A further FOI request with 15 + questions was received - and answered - regarding these toilets.

c. Colwell Beach
Colwell toilets - green door flushing problem needs an electrician. Quotation for shower ongoing.

149/26 SOUTHERN WATER

To receive replies regarding the no confidence vote.
A letter was sent to Southern Water as requested on 16th July 2026. Copied in to the email was the Environment Agency, Defra, CEO Isle of Wight Council, leader of Isle of Wight Council and the two MP's for the Island.
Standard responses from Southern Water received.

150/26 CORRESPONDENCE

To receive correspondence and agree responses as required.
Widdick Chine fire concerns - posters have been displayed.
IOW Legal Service Invitation - resend invitation.

151/26 ANY OTHER BUSINESS

No decisions can be made under this item, however, Councillors can bring any matters up at this point that do not appear on the Agenda.
If a decision is to be made this will be added to the next Agenda.
Councillor Pipe concerned with the recent changes to the tip with DIY rubbish.
Councillor Wyre would like to thank all involved with the planters around the War Memorial and the office.

Meeting Closed 8.30pm

Signed Chairman ..... Date .....