



East Cowes Town Council

Town Hall, York Avenue, East Cowes, Isle of Wight, PO32 6R
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Minutes of a meeting of the **East Cowes Town Council** held at East Cowes Town Hall, York Avenue, East Cowes
Thursday 28th July 2024 at 6pm

Present

Councillors: Reardon, Brimble-Brennan, Packham, Palin, Lake

Clerk: S Chilton **Deputy Clerk:** C Jones

Also present: Martha James, Plan Research, 5 members of the public

The Mayor read a short statement setting out the rules around public speaking at meetings which need to be adhered to.

Public Forum

A member of the public congratulated Cllr Palin on his recent election campaign. A member of the public asked about the Fire Station, and noted that recent events, causing the roads to be blocked, brought into sharp focus how vulnerable the town is. She asked whether the council had any information on the short/long term plans for the fire station, and whether action needed to be escalated to get answers. Cllr Reardon stated that Cllr Love was looking into this and as he was not present, she could not provide any further information. The library sign missing from the finger post outside of the co-op was also discussed and the Clerk stated that she would investigate this. A member of the public spoke about the plan to provide a berth for the Red Jet which are included in the Red Funnel application. Taking West Cowes as an example there were buses every 10 minutes, a cycle shed, park and ride and heavy traffic created when a vessel arrived/departed. He stated that there was no mention in the application of how traffic created would be managed. The mayor advised that Red Funnel have repeatedly stated that this is only a contingency plan and that there were no plans to bring the Red Jet to East Cowes. Cllr Lake mentioned the gravel pit and Alverstone road residents needing to comment on the application. Cllr Reardon said it would be valuable to include a comment on the council's objections about the gravel pit owing to the adverse impact it could have on the only other route in/out East Cowes.

86/24 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Love and Hendry

87/24 DECLARATIONS OF INTERESTS

2.1 Cllr Reardon declared a non-pecuniary interest in the East Cowes Community Partnership and the East Cowes Business Association

2.2 No written requests for dispensations were received

88/24 RED FUNNEL PLANNING APPLICATION

3.1 The Council received a report from Martha James regarding the Red Funnel Planning Application, No: 24/00807/OUT. The application, located at Venture Quays/Trinity House Depot and Wharf/Red Funnel Marshalling Yard To Include Trinity And Phoenix Yard In Dover Rd And Castle Street East Cowes Isle Of Wight, was a hybrid application which proposed: Full planning permission for demolition of existing terminal building; proposed new ferry terminal with associated drop-off and car parking to include vehicular and pedestrian access off Castle Street; pedestrian and cycling facilities; landscaping; revised marshalling facilities with access and egress to Castle Street; two linkspans; upgrades to Trinity Landing; closure of public slipway; Outline application for

mixed development comprising up to 30 residential dwellings, up to 520m² of flexible commercial space (Use Class E) and 80 bedroom hotel. MJ discussed the four main reasons she considered the Council should base their objections on. Namely:

1. Inadequate information submitted in relation to flood risk in a vulnerable location.
2. Lack of vehicle parking provision for the proposed hotel, dwellings and commercial space in an area with highly constrained parking availability.
3. The implications of the scheme for the capacity of the highway network and the safety of more vulnerable road users, especially pedestrians and cyclists.
4. Closure of a public slipway without alternative provision.

Cllr Reardon stated that Red Funnel must replace the slipway. MJ stated there was nothing about replacement included in the planning application. She also stated that Island Roads have concerns about the Red Jet berth and that the point raised by the member of the public in the public forum was a valid point to include. Cllr Lakes concerns about the gravel pit application were noted but MJ said there was no indication that it would be approved. Cllr Reardon stated that if it were to be used then conditions for the infrastructure should be included. A member of the public raised the issue of sewage disposal. MJ stated that this was not part of the planning application and was not a matter for planning. Cllr Reardon said that she would question Red Funnel about this at their next meeting.

Cllr Palin stated that although plans included an electric car ferry, there was no major infrastructure regarding charging points so how would this be sustainable. MJ stated that any infrastructure planned for this side would need to be on a separate application. It couldn't be sneaked into this application. Cllr Lake suggested that this be commented upon in the objection. Cllr Lake asked about the plans for the roundabout. MJ stated that RF planned to make it smaller, and that Island Roads have commented about this. Cllr Lake stated that when there was a high tide and flooding occurred there is nowhere for the water to go, and it spills out and causes flooding around the roundabout. She said that there needs to be some form of infrastructure to deal with the flooding issue. MJ agreed to add a comment about the risk of flooding. Cllr Palin spoke about the Markides report in terms of walking and cycling plans and that the RF plans would have a detrimental effect on vulnerable users. There should be a link to the Markides report. MJ said it is already in the letter but that she would emphasise this point more thoroughly. Cllr Lake said that it had cost the IW Council £60k of public money that had been completely wasted as it had not been actioned. Cllr Lake stated that she had written to the IW Council regarding the Columbine Building stating that it needs to be considered in these plans. It is now in IW Council ownership and access across the yard by lorries will affect its value. IW council don't appear to be doing anything to protect the building going forward. Cllr Reardon state that it was the intention that part of the building would be used to promote the marine industry and if there was a conflict in future it could cause serious issues and could be deemed suspect. MJ will add something in relation to this issue. MJ asked that if Councillors have any other comments to send them to the clerk by Monday 22nd July at the latest. Cllr Lake asked where the council stood as the previous application had been approved. MJ stated that many of the things in the original application were not included in this application. She also reiterated that Island Roads had stated at that time that access was not acceptable, but that RF had still gone ahead with the same design. Councillors agreed that Castle St was a disaster and that making the roundabout smaller does not solve the issues. Cllr Reardon said there was no need to turn and that lorries could go straight ahead. Councillors said that they had tried to work with RF for the past two and a half years and everything seems to have been ignored. The Council would be objecting to this application but that if RF had cooperated there may not have been the need to. Cllr Palin stated that the community are telling the council that they should object. The questionnaire at the public consultation had been developed in such a way that they were bound to get a favourable response. An enquiry was made about other organisations objecting. IW Ramblers and the Business Association were mentioned. Cllr Palin spoke about the Markides report, but MJ said that if the objection letter was too long it would lose its impact and may not be fully read. Members of the public were encouraged to put their own objections forward too. Cllr Reardon spoke about the bus stop that had been removed from outside the town hall on a temporary basis and had never been replaced and that it was desperately needed.

3.2 The councillors agreed that the objection letter should go forward with the additions agreed at this meeting.

Resolved: Councillors resolved to object to the application. Cllrs to advise the Clerk on any further comments by Monday 22nd July. MJ to amend the letter of objection to include the points agreed and lodge the letter of objection with the Planning Authority on behalf of the Town Council.

89/24. MINUTES

4.1 The council approved and signed the minutes of the Full Council meeting held on Thursday 20th June 2024

Resolved: To approve the minutes of Full Council held on Thursday 20th June 2024 any actions

90/24. FLOATING BRIDGE

5.1 The Council received an update on the Floating Bridge. Cllr Palin commented that despite asking for an update from the Leader of the IW Council on the replacement bridge nothing had been received. He stated that the Council need to be engaged and involved in the process and that there should be some meaningful consultation. Councillors agreed that the Clerk should write to the leader again and set out the concerns of the Council.

Resolved: The Clerk to communicate with the Leader and Chief Executive of the IW Council setting out the concerns of the Town Council and requesting to be fully involved in the process.

91/24. WATERFRONT REGENERATION UPDATE

6.1 The Council received an update on the Waterfront Regeneration project from Gino Wooldridge, IW Council. Councillors were concerned that despite meeting with ERM to discuss a revised plan for the Albany Rd project nothing had been received. Cllr Reardon also mentioned the risk of UKSA redundancies was a concern due to the delay in signing off the lease.

Resolved: It was resolved that GW be asked about the ERM plan and UKSA legal position

92/24. FINANCES

7.1 The Council approved and agreed payments as presented and ratify payments made by Direct Debit and BACS

7.2 The Council noted the bank reconciliation for June 2024

Resolved: To approve and ratify the payments including by Direct Debit and BACS as presented. To note the bank reconciliation for June 2024

93/24. REVIEW OF COMMUNICATION & MEDIA POLICIES

The Council reviewed the following Communication policies.

- a) Communications and Media Policy
- b) Complaints Procedure
- c) Freedom of Information Policy
- d) Policy for Recording, Photographing and Filming of Meetings
- e) Social Media Policy
- f) Vexatious Complaints Policy

The Clerk explained the addition to the communications and media policy which included a new clause to cover advertising. All other policies were unchanged. It was agreed to add a sentence covering the commercial advertisements distributed through the tourist information service at the East Side Curve and to adopt the policies as presented.

Resolved: To adopt the revised Communication Policies

94/24. ADVERTISING

9.1 The Council discussed whether to approve a monthly ¼ page advertisement in the Island Magazine for the events held in the East Side Curve and the Community Market and Community Cinema at a cost of £25 per month. The Clerk reported that recent advertisements had had a positive impact on numbers attending and it would be a useful advertising medium to reach people outside of the parish. Councillors felt that the advertisement could be half page when the panto was on.

Resolved: To resume placing a ¼ page ad in the monthly magazine and a ½ page ad when panto was taking place.

95/24. XMAS CLOSING

10.1 The council discussed the dates for Xmas closure of the Town Hall and East Side Curve and agreed that it should be from close of business on Dec 24th to opening of business on January 2nd, 2025

Resolved: To agree to close Council facilities from close of business on Dec 24th to opening of business on January 2nd, 2025

96/24. REPORTS

11.1 Clerk's report – the Clerk read thank you letters that had been received from:

- The Youth Trust - Donation
- Alzheimer's Café – Donation Coffee Morning
- Queensgate School – Career presentation by Angie Mathews
- High Sheriff of the IW – Civic reception

The Clerk also spoke about the Southampton Hospital Charity initiative "Light up the South" which featured a trail of lighthouses across the south coast. East Cowes has one in Kings Square. There is an accompanying mini trail of lighthouses called "Artists Little Lights" which are being exhibited in various locations. The council were asked if they would be happy to exhibit them in the East Side Curve which they readily agreed to.

11.2 There was no Mayors report

11.3 There were no IW Ward Councillors reports

11.4 Town Councillors reports – Cllr Palin gave an update on Saunders Way and that he had been talking to SSE, Highways, Barratts and Island Roads. He is hopeful that it will be open for a year's trial in September. He also spoke about the progress of the Film Studio. There had been a funding issue and that they were waiting for those responsible to get things moving. Cllr Readon commented that once open the film studio may impact on traffic levels in Saunders Way and that traffic calming was an important issue for future consideration.

Cllr Packham had no report.

Cllr Lake stated that the Chairmans Reception at the IW council had gone well

97/24. EXCLUSION OF PRESS AND PUBLIC

The Council resolved that in view of the confidential nature of the business to be transacted, that it is in the public interest that the press and public are excluded. (1960 Public Bodies Admission to Meetings Act s1 (2)).

Resolved: To exclude the press & public

The confidential minutes of the June meeting were agreed and signed

The Council discussed staffing and contractual matters

Meeting closed at 8.15pm

Signed:

Dated: