



**MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL THAT WAS HELD ON THE  
8<sup>TH</sup> JULY 2026 AT 7.15PM IN SHALFLEET PARISH HALL.**

**MEMBERS PRESENT:** - Cllr Timbrell (Chair), Cllr Hill, Cllr Laurie, Cllr Broadhead and Cllr Beane.

**PRESENTATION BY FORESTRY ENGLAND**

Before the official business of the Shalfleet Parish Council meeting commenced, representatives from Forestry England (FE) attended to present their proposals for siting holiday accommodation cabins at Bouldnor Forest. (Agenda item below 29/26-27.) The presentation was requested following notification that FE intended to site three cabins at Bouldnor. Representatives were therefore invited to attend the meeting and explain their proposals.

It was pleasing to see the high level of public interest, with attendance far exceeding the usual number of Parish meeting attendees and additional seating required to accommodate everyone.

Mr Ben Childs, Camping Lead for Forestry England, delivered the presentation and showed slides illustrating the proposed cabin locations, the surrounding woodland and heathland, and the existing Wildlife Trust compound. FE stated that they were not renewing the Wildlife Trust lease and that the scheme was being advanced under a Section 5 exemption of the Caravan Sites and Control Development Act 1960, which allow up to five cabins to be installed without formal planning permission. FE also stated that the cabin locations would not encroach onto the heathland.

The presentation was attended by a large highly engaged audience; however, the level of public concern was immediately evident. The atmosphere was serious and at times tense, reflecting widespread alarm that such a development might proceed within this sensitive landscape.

At the conclusion of the presentation, members of the public were invited to ask questions. A wide ranging and constructive discussion followed, reflecting the considerable interest and concern within the community. Many of the audience demonstrated a deep knowledge of the site and a strong passion for its ecological and environmental importance; knowledge of the species that inhabit this area was extremely evident amongst the participants.

Questions covered several topics including:

- The impact on protected species, including Nightjar, Dartford Warbler, Great Crested Newt, bats and reptiles.
- The site's proximity to the SSSI.
- Implications for National Landscape and Heritage Coast policies.
- Fire risk, emergency access arrangements, and the monitoring and enforcement of site-use conditions.
- Ecological sensitivity and wider environmental impacts.
- The application of Section 5 of the Caravan Sites and Control of Development Act 1960.
- The statutory definition of a caravan under the Caravan Site.
- The statutory definition of a caravan under the Caravan Sites Act 1968.
- Permitted development rights under Part 6 of the GPDO.
- Associated planning regulations and procedures.
- How FE considered this commercial venture to be compatible with their stated aim of "looking after the nations forests", given the outstanding ecological sensitivity of the site and the presence of so many protected species.

The questions and comments reflected the audience's strong passionate commitment to protecting these areas unique environmental qualities and ensuring that all relevant ecological, legal and planning considerations were fully scrutinised. At the conclusion of the questions, a member of the public, Sarah Tyrell requested that a show of hands be taken to gauge support for, or opposition to, the proposal. The Chair agreed. The result was unanimous opposition, 100% of those present opposed the scheme, with no

votes in favour. On behalf of the Parish Council, the Chair thanked Forestry England for its useful, courteous, patient and professional presentation, and for their engagement in answering questions from the public.

### **PUBLIC QUESTION TIME**

The following questions were raised by members of the public –

1. Emptying of a waste bin at Withyfields, a bin that had previously been emptied by Island Roads had ceased to be emptied in recent times. The Clerk advised that he had seen no invoices pertaining to the emptying of the bin, but would contact Island Roads with regard to future emptying.
2. The possible relocation of road signage in the vicinity of Bouldnor Viewpoint to help alleviate the danger of speeding traffic, an accident having occurred that caused disruption to services for local households due to a speeding vehicle. It was proposed that the 30mph speed sign be moved further along the road, that Island Roads be asked to give consideration to this request and a letter be sent to PC Matt Rowlands asking for speed surveillance in this area.
3. Highway safety outside the school and at the junction outside the Horse & Groom that caused chaos at school opening and closing times. The Chairman advised that while she appreciated the E mail sent to her by Mr Surridge on this matter and his suggested solutions, IW Councillor Conlin had already taken up the matter (See Councillor Conlins appended report) and moving forward the situation would be monitored.

## **MINUTES**

### **15/26-27 APOLOGIES FOR ABSENCE**

Councillor Breslin and IW Councillor Conlin.

### **16/26-27 DECLARATIONS OF INTEREST IN RESPECT OF BUSINESS NOTIFIED ON THE AGENDA**

Councillor Laurie and Councillor Beane said that as they both live in Cranmore, there is a non pecuniary interest in respect of the request for monies at Agenda item 28/26-27.

### **17/26-27 TO RECEIVE ISLE OF WIGHT COUNCILLORS WRITTEN REPORTS.**

Written reports had been received from IW Councillor Nick Stuart and IW Councillor Debbie Conlin and are attached to these minutes as Appendix A.

### **18/26-27 TO APPROVE THE MINUTES OF THE MEETING HELD ON 13<sup>th</sup> MAY 2026**

**RESOLVED:** That the minutes of the meeting held on the 13<sup>th</sup> May 2026 be approved.

### **19/26-27 PLANNING APPLICATIONS -**

The following planning applications were considered –

1. Demolition of garage, Proposed single and two storey side/rear extension and extended decking area; outbuilding with decking. Breezes Bouldnor Road Shalfleet. Ref. No: 26/00810/HOU.
2. Proposed single storey side extensions; new render finish to side and rear. Nirvana Hamstead Road Shalfleet. Ref. No: 26/00677/HOU.
3. Demolition of dwelling; Proposed dwelling. Kingslynn Hamstead Road Shalfleet Ref. No: 26/00606/FUL

Councillor Broadhead reported that the site of application 3 above had historically been prone to flooding.

**RESOLVED:** To support the above planning applications.

Councillor Beane advised that while he was aware that a current application relating to Solar Panel installation was not on the agenda, could the application be discussed.

The Chairman agreed, discretionary, that due to timing and the fact that the panel output would be situated in Shalfleet Parish, whilst not built within the Parish, the matter could be raised. IW Councillor Conlin had requested the 'Call In' of current planning applications relating to Solar Panel installation at Barnfield Solar Farm, East of Wilmington Lane, West of Broad Lane, Yarmouth. It was agreed unanimously that the Chairman write in support of the request of IW Councillor Conlin.

#### **20/26-27 TO RECEIVE AND APPROVE FINANCIAL REPORTS.**

A summary of payments and receipts for May & June 2026 had been circulated together with supporting bank statements.

**RESOLVED:** To approve the statements as presented.

#### **21/26-27 a. CHAIRMANS REPORT.**

Councillor Timbrell had met with IW Councillor Conlin to discuss current local issues including the condition of Bouldnor Viewpoint and highway safety outside Shalfleet School (referenced under Clerks report and IW Councillor Conlins report).

The transportation of grass to the biodigester facility by tractors and trailers continues to generate concerns regarding highway safety and the impact on local communities. This issue had arisen repeatedly over a number of years and remains a matter of concern for residents. During the most recent harvesting operation, grass was transported from the fields located off the main road in Wellow, the movement of agricultural vehicles resulting in mud and debris being deposited onto the carriageway, creating a hazard for road users. This was of particular concern for cyclists and pedestrians, especially on sections of the route where no footpaths are provided. The issue was reported to Island Roads on several occasions during the operation and their prompt response and effective road cleaning actions were appreciated and helped to mitigate the immediate safety risks. Whilst the route used on this occasion may have been dictated by operational requirements, concerns remain regarding the use of village roads by heavy agricultural traffic. Where alternative routes are available, movements of this nature should be directed onto the primary road network rather than through residential areas. Many village roads are narrow, lack footpaths and are regularly used by pedestrians, including school children and passengers accessing local bus stops.

Particular concern exists regarding the use of Station Road, where agricultural vehicles regularly pass the local school. The presence of large, slow-moving vehicles on this route raises concerns about pedestrian safety, particularly during school drop-off and pick-up times. Although there are currently no weight or width restrictions on these roads, there are concerns that the 30mph speed limits are not always observed by road users. The combination of narrow carriageways, limited pedestrian infrastructure and increased agricultural traffic raises legitimate concerns regarding road safety and the suitability of these routes for such operations.

I recommend that consideration be given to measures that encourage agricultural traffic associated with the biodigester operations to utilise the main road network wherever practical, in order to minimise disruption and reduce safety risks within village communities and this will form an agenda item for the next meeting.

## **b. COUNCILLORS REPORTS.**

Councillor Broadhead gave an update on enforcement at Silver Glades and the lack of any response from the Forestry Commission. She had now been given another contact point and was awaiting a response to her initial e mail to that person.

## **22/26-27 CLERKS REPORT.**

### **a) Bouldnor View Car Park.**

A site meeting had been held with the 'Green Gym' who had indicated that they would be happy to undertake work at the site. The cost of engaging Green Gym is £100 for a three hour period, members are volunteers and this charge covers their costs including petrol. The scope of their work is quite limited as they only use hand tools, not power tools. As the meeting will be well aware, previous requests to the site owner the IW Council have not been very fruitful. After discussions with IW Councillor Conlin, she is now engaged with the directorship of the IW Council, who have said that they will take forward the matter, visit the site and co-ordinate work required.

### **b) School Leavers Gift**

In 2025 the Parish Council funded a gift of a Scientific Calculator to all school leavers at Shalfleet Primary School. It was agreed to provide the same for all 2026 school leavers and the presentation of which will take place at the school on Friday 24<sup>th</sup> July. The Chairman will attend the assembly and present each gift personally.

### **c) Withyfields**

The Clerk had arranged to meet a contractor on site to attend to the gate but discovered that a temporary repair had been undertaken by persons unknown. A contractor had been instructed to apply a more satisfactory finish to the work undertaken.

### **d) Budget Monitor**

The Clerk had circulated a budget monitor report detailing expenditure & income against each Parish Council budget head for the period 1<sup>st</sup> April to 30<sup>th</sup> June 2026. The report was considered and noted.

## **23/26-27 TREE OFFICERS REPORT**

There was no report for this month from the Tree Officer. Councillor Timbrell advised that a working party had been arranged for Wednesday 22<sup>nd</sup> July from 8.30pm to undertake maintenance works within the 'Queens Canopy' at Bouldnor Field. The Tree Officer and volunteers will be carrying out clearance and management works including the thinning of several Aspen trees. All volunteers are welcome to attend and contribute as much or as little as they are able.

## **24/26-27 ISLAND PLANNING STRATEGY CONSULTATION**

Members noted that the consultation could be completed by any individual. Following discussion, Councillor's agreed that a response relating to ferry operations and Solent traffic would be submitted on behalf of Shalfleet Parish Council, the Clerk to liaise with Councillor Laurie.

## **25/26-27 LEASE OF SCHOOL CAR PARK.**

The Clerk gave an update on this matter, he had written to the IW Council on numerous occasions in recent months concerning information required by the Parish Council and

requesting a draft lease which contained a satisfactory resolution of the terms that were clearly put forward by the Parish Council for a new lease agreement. All involved IW Council Officers and the School were copied into the communications from the Parish Council. The information requested had not yet been supplied and no draft lease had been forthcoming. As the end of school year was now approaching and this matter remained unresolved it was proposed by Councillor Hill, seconded by Councillor Laurie, that the following be resolved –

‘That the car park be locked and secured at the end of the present school term and remain so until such time that a new lease had been agreed and signed’

**26/26-27 WASTE BIN AT FLEETWAY.**

The waste bin is in a dilapidated condition and a quote for a replacement bin had been sought and received from Island Roads, the estimated cost was approaching £650 which was considered excessive. As the main defect was a rusted bin liner base, repair may be a more cost effective option, Councillor Broadhead also suggested purchasing a replacement bin, both options would be costed before a decision is taken.

**27/26-27 NEWBRIDGE PLANTERS.**

A quotation of £60 had been received to re-compost and replant five containers in Newbridge, including repairs to one planter that is in a poor condition. Councillors considered the cost as very reasonable, ongoing watering and maintenance would hopefully be undertaken by local volunteers. Agreed to fund unanimously.

**28/26-27 TOAD TRAIL SIGNAGE.**

The introduction of Toad signage at Cranmore had previously been considered and it was agreed to contribute £97 towards the toad warning signage. The project was to be managed by local volunteers. Agreed to fund unanimously.

**29/26-27 PROPOSED GLAMPING ACCOMMODATION AT BOULDNER.**

The public reaction to the proposed development was overwhelmingly against any such development for reasons of its effect on ecology and the local environment. It was agreed to obtain quotations for a report on the proposed development from an independent ecologist, which would be considered at a future meeting. It was also agreed to write to the Isle of Wight Council (Planning & Natasha Dix) and Forestry England (Chief Executive) regarding questions that had been put to Forestry England but as yet had not been answered. The questions covered a range of matters including those relating to planning, ecological and environmental regulations, and as to clarification of the process for determining the required permission for the proposed development.

**The meeting closed at 9.10pm and Councillor Timbrell advised that the September meeting would take place at Wellow Institute on Wednesday 2<sup>nd</sup> September.**

**Signed**

**Chairman**

**Date 2<sup>nd</sup> September 2026**

