



**DRAFT MINUTES OF THE MEETING OF SHALFLEET PARISH COUNCIL WHICH WAS HELD
ON THE
2ND SEPTEMBER 2026 AT 7.15PM AT WELLOW LITERARY INSTITUTE.**

MEMBERS PRESENT: - Cllr Timbrell (Chair), Cllr Hill, Cllr Laurie and Cllr Breslin.

PUBLIC QUESTION TIME

Five written questions had been received from the Bouldnor Forest Group the day before the meeting. Councillor Hill, who has been leading on the Bouldnor Forest matter for the Parish Council, provided clear and detailed answers to each question. He outlined SPC's ongoing engagement with DEFRA, Natural England and Forestry England, summarised the environmental and governance concerns raised, and explained the steps SPC has taken to obtain accurate information from the relevant authorities. Copies of his responses were made available to those present.

Full written questions and the written answers are an addendum to these minutes.

Other Public Questions

Mr Tyrell asked when the outcome of the External Audit for the 2025-26 financial year would be available. The Clerk advised that the deadline for the External Auditor to make his report available was the 30th September and that it would form an agenda item for a future meeting. He also asked a question regarding the locking of the school car park gate to which the Chairman responded.

MINUTES

30/26-27 APOLOGIES FOR ABSENCE

Councillors Beane and Broadhead, IW Councillors Conlin and Stuart.

31/26-27 DECLARATIONS OF INTEREST IN RESPECT OF BUSINESS NOTIFIED ON THE AGENDA

There were no declarations of interest.

32/26-27 TO RECEIVE ISLE OF WIGHT COUNCILLORS WRITTEN REPORTS.

A written report had been received from IW Councillor Conlin which was read out by Councillor Timbrell and which is included as Appendix A to these minutes.

33/26-27 TO APPROVE THE MINUTES OF THE MEETING HELD ON 8th JULY 2026

RESOLVED: That the minutes of the meeting held on the 8th July 2026 be approved.

34/26-27 PLANNING APPLICATIONS -

The following planning applications were considered –

1. Non material amendment to P/00168/11 to allow for replacement of PV modules on existing mounting system | Os Parcels 6934, 7246, 7753, 8970, 3100 And 7200, Part Os Parcels 0272 And 7116 Land At Lee Farm Main Road Wellow Yarmouth Isle Of Wight PO41
2. Replenishment of/addition of boulders forward of sea wall and addition of

gabion baskets to improve existing sea defences. The Boathouse Port La Salle
Shalfleet Yarmouth Isle Of Wight PO41 0XF

RESOLVED: To make no objection to the above applications

35/26-27 TO RECEIVE AND APPROVE FINANCIAL REPORTS.

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

RESOLVED: To approve the statements as presented.

36/26-27 a. CHAIRMANS REPORT.

Councillor Timbrell reported on her attendance at the Primary School Leavers event and the presentation of calculators on behalf of the Parish Council.

She had been contacted by a local resident regarding the 'drying up' of the pond at Burts Close. The resident was advised to contact the Housing Association who owned Burts Close and she also gave details of other local organisations who may be of assistance, the situation had been resolved. Contact had been made by a farmer at Warlands Lane expressing concern at rubbish being dumped on his land which could harm his livestock. Island Roads had sent a letter to a landowner on Warlands Lane instructing the cutting back of hedge growth overhanging the lane.

Councillor Timbrell reported on the tree work day at Bouldnor and work undertaken to improve the 'Queens Canopy', details of which can be seen on the News page of the Parish Council website, further such events would be planned to improve other areas of the site.

She had met with IW Councillor Conlin and they had discussed necessary bus stop improvements and local problems with flooded drains.

The repair and upkeep of the planters at Newbridge had been completed and thanks were expressed to Mr Alan Ingram who had undertaken the works. Details of the work had also been placed in the News section of the website

b. COUNCILLORS REPORTS.

Councillor Beane had written to advise that he had been in communication with both Forestry England and Natural England on behalf of the West Wight Residents Association in connection with the proposed Glamping Site at Bouldnor Forest.

Councillor Laurie reported on a problem a local resident had encountered in having her refuse collected. She had E mailed the Clerk a link to a survey by the Solent Transport User Group, the Clerk would pass to IWALC for circulation to its members.

Councillor Hill reported an apparent abandoned vehicle outside the Recreation Ground in Newbridge, he would provide the Clerk with details of the vehicle for reporting to the relevant authority.

Councillor Breslin had reported to the IW Council on overhanging trees on footpath S16, which presented a danger to those on horseback. She also advised on changed school drop off arrangements arising from works at Station Road and in the vicinity of the Horse & Groom.

37/26-27 CLERKS REPORT.

a) Waste Bin at Fleetway.

The Clerk had been advised by Island Roads that the Parish Council could provide a replacement bin which would continue to form part of their collection/emptying schedule.

RESOLVED: To acquire a new bin to be placed at the existing site at Fleetway.

b) Bushes at Newbridge

The bushes had finally been cut back by Island Roads, it is therefore assumed that they have accepted responsibility for such work. It was felt that the standard of work was insufficient and it was agreed to ask the permission of Island Roads to undertake further trimming works to improve the visual impact of the site.

38/26-27 TREE OFFICERS REPORT

The following report had been received –

1. Poplar Trees at Withyfields

The poplar trees at Withyfields are recovering well following previous works. Good epicormic growth is evident around the bases of several trees, and suckers are developing within the surrounding grassed areas. These suckers will be removed as part of routine maintenance once mowing operations resume.

2. Trees Within the River Channel

The trees currently within the river adjacent to Withyfields have not yet fully collapsed, and water continues to flow freely. However, the trees will require remedial work before winter to prevent future blockages and further deterioration. The estimated cost to complete the necessary works is approximately £1,000.

3. Fly-Tipping / Waste Dumping

Waste continues to be illegally dumped at Withyfields. This remains an ongoing issue and additional monitoring may be required to help deter further incidents and maintain the area in a safe and tidy condition.

Summary

Overall, the poplar trees are showing positive signs of recovery. Works to address the trees within the river should be undertaken before winter, and the continuing issue of waste dumping at Withyfields remains a concern requiring ongoing attention.

39/26-27 BOULDNOR TO YARMOUTH SEAWALL IMPROVEMENT SCHEME.

A major programme of improvements to a section of the King Charles III England Coast Path is set to enhance access for walkers and visitors between Bouldnor and Yarmouth. The Isle of Wight Council has appointed MCM Construction to carry out the works with construction scheduled to take place from 7 September to 9 October. The project will improve a stretch of the popular coastal route by widening and upgrading pedestrian access, improving path surfaces and clearing overgrown vegetation that has gradually encroached on parts of the walkway. Shalfleet Parish Council will be requesting that the works be inclusive of work previously requested to restore the view from the car park Viewpoint.

40/26-27 RESILIENCE PLANNING.

This item was deferred to the October meeting when a presentation would be made of a draft plan.

41/26-27 FACEBOOK PAGE.

A discussion took place about the introduction of a Shalfleet Parish Council Facebook Page and how it would operate. Councillor Laurie felt its role could be akin to a further

noticeboard, helping information reach a wider audience, particularly younger residents. Councillors Laurie and Breslin explained that the Page would be strictly one-way, used only for posting notices, with public comments disabled.

Councillor Hill expressed concern about potential misuse and felt that the existing noticeboard and website already serve their purpose well. He noted that Facebook is not always a neutral platform, as it can amplify misunderstanding, distort public debate, and may drive comments or complaints elsewhere. He also reminded the Council that even a one-way page carries some risk, as it can be perceived as limiting discussion or "controlling the narrative". For these reasons, he felt that any use of Facebook would be inappropriate.

A proposition was put forward and seconded (the chair agreed to the motion in the affirmative with the proviso that if anything is copied elsewhere and it has a personal or slanderous attack on councillors the item will immediately be brought back to the council for review, which will result in the Facebook page being taken down) and it was:

RESOLVED: To introduce a Shalfleet Parish Council Facebook Page, with the proviso that should there be any seen or perceived misuse, its continuation would be referred back to the Parish Council for reconsideration.

It was noted for the record that Councillor Hill voted against the proposition.

42/26-27 PROPOSED GLAMPING ACCOMMODATION AT BOULDNOR – Update.

A lengthy discussion on this item had taken place under Public Questions and the Parish Council would continue with its strong objection to this proposal and would report as necessary on its findings regarding the actions of Forest England and Unyoked. This would include a letter to Angela Eagle the Minister for DEFRA and copied to all other involved organisations and interested party's.

43/26-27 EXCLUSION OF PUBLIC & PRESS

That under the Public Bodies (Admission to Meetings) Act 1960, the Public and Representatives of the Press and any Broadcast Media be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the Public Interest because of the Confidential nature of the Business to be transacted

44/26-27 Quotations for repair works.

A quotation of £600 had been received, the Clerk had arranged a site meeting with a second contractor who had failed to attend.

RESOLVED: That the quotation received of £600 be accepted.

The meeting closed at 8.45pm.

Signed

Chairman

Date 7th October 2026

ADDENDUM – PUBLIC QUESTIONS RE GLAMPING AT BOULDNOR FOREST

1. Sam – "In the opinion of SPC, what will it take and/or who can stop the cabins at Bouldnor?"

In SPC's view, only DEFRA, Natural England, or Forestry England's senior leadership can stop the cabins at Bouldnor.

This is because the cabins are being pursued under a Caravan Act exemption certificate, and the Local Planning Authority has no statutory power to intervene until a separate planning breach occurs. The exemption regime sits entirely under DEFRA's remit, and Forestry England is a DEFRA sponsored body. Natural England also has statutory powers where protected species and habitats are at risk.

Alongside this, continued public and resident action, including the work of the Bouldnor Forest Group, will be a vital part of keeping this story visible, ensuring scrutiny, and maintaining pressure on the statutory bodies involved. Resident led engagement is an important part of the wider picture.

SPC has formally asked DEFRA to halt all activity and launch a full enquiry.

2. Nicky – "What organisations (statutory or non statutory) are you pursuing with the aim of stopping the cabins in Bouldnor?"

SPC is actively pursuing and engaging with the following organisations:

Statutory bodies

- DEFRA – responsible for the exemption regime and for Forestry England and Natural England
- Natural England – responsible for protected species, HRA requirements, and enforcement under the Habitats Regulations
- Forestry England (CEO level) – responsible for national governance, honesty, and compliance
- Forestry England (Southern District, based in Lyndhurst) – responsible for local operational decisions affecting Bouldnor Forest
- Isle of Wight Council Planning – supportive and engaged, though they have no statutory power over exemptions
- Isle of Wight Fire and Rescue Service – regarding the absence of a fire risk assessment
- IW National Landscape – formally opposed to the cabins
- Richard Quigley MP – the local Member of Parliament, who has been informed and is being kept updated on the matter

Non statutory / commercial bodies

- Unyoked – the commercial operator proposing the cabins
- UY Recreational Club – the exemption certificate holder whose legitimacy and use of the certificate are in question

Press and media

SPC is also ensuring that all local media are informed, including:

- Isle of Wight County Press
- OnTheWight
- BBC Radio Solent

This ensures transparency and public awareness of the statutory concerns, ecological risks, and governance failures involved.

3. Kirstien – "What feedback have you had from these organisations in regard to stopping the cabins at Bouldnor?"

Feedback to date:

- Isle of Wight Council Planning – helpful, engaged, and frustrated; they confirm they have no statutory power to intervene under the exemption regime.

- IW Fire and Rescue Service – confirmed no fire risk assessment has been submitted by Forestry England.
- IW National Landscape – formally opposes the cabins and has advised that any exemption certificate should be refused.

· Forestry England – has not provided the requested environmental information, has not completed the assessments they claimed to have done, and has not responded to SPC's formal FOI/EIR requests. SPC has chased Forestry England repeatedly, and formal complaints have been submitted regarding their failure to respond, failure to disclose required environmental information, and failure to comply with statutory obligations.

SPC has also written to DEFRA stating that Forestry England's refusal to submit FOI/EIR responses is not acceptable and requires ministerial intervention.

- Unyoked (Forestry England's Australian commercial partners) – have not been contacted formally by SPC, but FOI and EIR requests have been submitted to them.

No reply has been received from Unyoked to date.

- Natural England – awaiting formal response.
- DEFRA – SPC has now escalated the matter directly to the Minister of State.

SPC is awaiting DEFRA's ministerial reply.

4. Nikki – "Do you have a copy of the master exemption certificate for UY Recreational Club and are you able to disclose the validity (time period) of the exemption and any conditions?"

Yes. SPC now has a copy of the Paragraph 5 Exemption Certificate issued to UY Recreational Club. It was granted on 27 April 2026 and is valid until 12 July 2031.

The certificate states:

"This certificate is withdrawable at any time, and in any event will cease to be valid on 12th day of July 2031."

It is not transferable:

"This certificate is granted only for the use of the organisation named and is not transferable to any other organisation."

Key statutory conditions (from the reverse side)

- Site certificates may be issued for up to 12 months, and no more than 5 caravans/motorhomes may be stationed on a site at one time.
- The organisation must consult neighbours, the local planning authority, highways, and designated landscape authorities before issuing a site certificate.
- Details of all certificates issued must be sent to the planning authority and Natural England every quarter.
- Events are not permitted on certified sites.
- Sites must not be used where planning permission has been refused or enforcement action taken.
- Permission must be sought from Natural England or the National Landscape Unit before authorising land within SSSI, SAC, SPA, Ramsar, NNR, or National Landscape areas.

Critically: this permission was not sought.

The certificate requires:

"Permission must be sought from ... a National Landscape Unit ... before authorising land for exempted use." Isle of Wight National Landscape have confirmed they were not consulted, and they have responded formally stating that this condition was not complied with.

Why the certificate runs until 2031 when site certificates only last 12 months

The certificate issued to UY Recreational Club is the master certificate – essentially the club's licence to operate as an exempted organisation.

It lasts until 2031 because DEFRA has authorised the club to operate for that period.

However:

- Any site certificate issued for Bouldnor can only last 12 months,

- must be renewed annually, and
- must follow the consultation and environmental permission rules each time.

Because Isle of Wight National Landscape were not consulted, any site certificate issued for Bouldnor is invalid, and any renewal would also be invalid.

SPC's position

The certificate clearly applies to caravans/motorhomes, not fixed cabins.

It also requires consultation, quarterly reporting, and strict environmental permissions – none of which appear to have been followed.

SPC will reference these conditions in all future correspondence with DEFRA, Natural England, and Forestry England.

5. Kim – "In the absence of any forthcoming planning application, what can SPC do to prevent groundworks being started for utilities and drainage which will unavoidably harm protected species?"

SPC cannot directly prevent groundworks under the exemption regime, because the Caravan Act sits outside local planning control. However, SPC can and is doing the following:

- Formally notifying DEFRA and Natural England that groundworks would harm protected species and may constitute criminal offences.
- Requesting an immediate halt to all activity until statutory assessments (HRA, environmental risk, fire risk) are completed.
- Alerting the Isle of Wight Council Ecology team to potential offences under the Wildlife and Countryside Act and Habitats Regulations.
- Documenting and reporting any works that appear to breach environmental or species protection law.
- Escalating failures of honesty, governance, and statutory compliance by Forestry England to DEFRA's Minister of State.

Additional clarification from Isle of Wight Planning

SPC has already discussed the matter with Isle of Wight Council Planning, who have confirmed:

- Groundworks for utilities, drainage, or fixed infrastructure would require planning permission.
- Composting toilets are considered portable, and therefore do not require planning permission.
- Any fixed pipes or cables would require planning permission,
- but if pipes or cables are laid on top of the ground, they may not.

This is a very woolly and ambiguous area, and Isle of Wight Planning are fully aware of the complexities and are ready to act the moment any works begin.

The most important factor: immediate local reporting

For SPC and the Planning Authority to act effectively, local knowledge is critical.

The moment anything is seen, heard, or suspected on the ground, SPC must be informed immediately and therefore Planning can be informed immediately.

This is where Bouldnor Forest Group is absolutely vital, your eyes and ears on the ground are the single most important early warning system.

A necessary warning

Given the dishonest nature of the dealings and communications from Forestry England, and the apparent willingness of Natural England to support or enable those omissions, SPC's greatest fear is that Forestry England may attempt to sneak these cabins in when no one is looking.

This is why real time local reporting is essential. If anything happens, anything at all, SPC must know immediately so that Planning can intervene without delay.