



The Yarmouth Isle of Wight Town Council

Minutes of a meeting of Yarmouth Town Council held at CHOYD Tuesday 6th Oct 2026 at 6:30pm

PRESENT: Councillors D McCleary (Mayor), G Head (Deputy Mayor), P Spink, A Draper, B Freshwater, P Farrell, P Cronin, M Peckham

IN ATTENDANCE: Clerk, Harbour Commissioner, Emily Metcalfe, 3 members of the public

87/2026 APOLOGIES

There were no apologies for absence

88/2026 PUBLIC FORUM:

i) HARBOUR COMMISSIONERS REPORT

The Harbour Commissioner gave details of performance against budget for the current financial year. Boat numbers were slightly down, though short stays were normal. Apart from that business is healthy. Work on the breakwater is continuing, as is work on the railway track. Passenger landings for Kraken appear to be healthy.

He referred to recurrent issues with the Waverley which is causing some damage to the pier because of her mass, and, although the operators do pay for damage to piles there is still concern over possible long-term damage which is being mitigated in consultation with the skipper and master of Waverley.

Cllr Freshwater asked if the Commissioner had any information on the Scrape problem and he believed that it was in hand.

The Mayor reported that there was considerable satisfaction with the Kraken service.

ii) ISLE OF WIGHT COUNCILLOR'S REPORT

Cllr Conlin referred to 2 reports concerning the Yarmouth School development sent to YTC from Asset Realisation and Development Manager, Property Services.

She reported that she had contacted the Fire Service and had been advised that a decision on the Yarmouth Fire Station premises would not be made until the end of 2026. She will be updated accordingly and the views of YTC, the IWC, and the public

will be given consideration. She referred to the unsuccessful nomination in 2023 of the Fire Station as an ACV.

Cllr Conlin referred to a covenant at Fort Victoria which prevented the imposition of parking fees.

In response to a question from Cllr Spink there was some discussion about planning consent for two housing developments outside the YTC area.

iii) COUNCILLOR'S REPORTS

Cllr Spink reported that he had attended the recent Creative Island meeting at CHOYD at which he'd suggested a future craft market in Pier Square.

Cllr Freshwater reported that he and Cllr Farrell had attended a IWALC meeting at which they were informed that the Chief Officer of the new combined authority will be holding a public Zoom meeting on 19/10.

The Mayor reported that she had attended an event at the Yarmouth Sports Centre and was informed that an update on the future of the premises would be forthcoming in a couple of months.

v) LOCAL ISSUES

Cllr Cronin reported that he intended to take the 3 YTC flags down for the winter which was agreeable to all Councillors.

The Deputy Mayor referred to the dilapidated state of the Thorley noticeboard. Cllr Freshwater agreed to ask his neighbour, who has agreed to renovate the bench in the Play Area, if he could also renovate the noticeboard. She also advised that the adjacent bus shelter needs renovating and suggested mounting pictures inside it as has been done at other bus shelter on the Island; the Clerk was asked to write to Island Roads about both these requests. The Thorley lectern is also in a poor state and needs renovating.

The Mayor reported that the base of the town sign post outside the Church was in need of attention, as were the benches by the roundabout which are the responsibility of Island Roads, and the Clerk was asked to bring this to their attention.

Cllr Spink queried whether recent work at Barnfield solar farm constituted a lawful commencement of the planning consent, and suggested submitting a letter of objection, either on his own behalf or that of YTC, to which all Councillors agreed.

Cllr Freshwater reported that the plaque by the Queen's Canopy at the Rec had rusted to the point of illegibility and Cllr Cronin reported that the material used was actually designed to rust to a certain level and no more.

vi) PUBLIC QUESTION TIME

A local resident reiterated his views about traffic in Yarmouth.

The Harbour Commissioner asked for confirmation to be sent that YTC was consulted about the last Harbour Revision Order.

89/2026 DECLARATIONS OF PERSONAL AND DISCLOSABLE PECUNIARY INTERESTS

There were no new interests to declare.

90/2026 MINUTES AND CONFIRMATION OF ACTIONS

RESOLVED: To take as read and confirm as accurate the minutes of the July monthly meeting held 1/9/26.

91/2026 FINANCE

91/2026.1 Payment of Accounts

It was proposed by Cllr Freshwater, seconded by Cllr Draper and agreed unanimously to approve the following payments for October:

267058	RBL	Wreathes	£100.00
267059	Wight Computers	Domain maintenance	£15.59
267060	BDO	External audit	£378.00
267061	AGF Groundworks	Drainage works Rec	£2,502.00
267062	IGM	Grounds mntnce Rec	£636.00
267063	ICS	Cleaning toilets	£708.33
267064	Parvectis	Mntnce public toilets	£70.00
267065	B Jacobs	Clerk's salary August	£1,032.28
267066	B Jacobs	Expenses May-Sep	£235.20
267068	HMRC	PAYE Clerk's salary	£388.99

91/2026.2 Bank Reconciliation

The financial statement for 30/9/26 was noted.

91.2026.3 EXTERNAL AUDIT

It was noted that YTC has successfully passed the above.

92/2026 PLANNING ISSUES

The following were noted:

Applications Approved:

Application No	Location	Proposal	YTC Comment
26/00907/HO U	Stockbridge Cottage Newport Road Freshwater Yarmouth Isle Of Wight PO41 0YJ	Proposed single storey ground floor extension and extension at first floor level; alterations	Not notified

Street Trading Application

Local Government (Miscellaneous Provisions) Act 1982 Schedule 4

Application for: Street Trading Mobile Consent Renewal – Scarrots Lane Bakery FE56
OKO – Island Wide Consent

93/2026 RECREATION GROUND

Rec Committee Chairman Cllr Cronin reported that a paraglider had landed in the Rec a few days ago.

He also advised that the drought cracks in the pitch had not yet closed up so the pitch was currently unusable. The drought has had an effect on the Play area where the ground was uneven, and the matting around the roundabout was larger than recommended by RoSPA. He went on to discuss the high cost of the replacement rubber matting and asked the Clerk to seek a re-quote from Island Flagpoles to just do the area around the roundabout. There was some discussion about possible grant funding from IWC.

Cllr Freshwater asked if the roundabout was currently safe under ROSPA rules and Cllr Cronin reported that it wasn't, and the Mayor suggested that the unit should be cordoned off. However, Cllr Cronin agreed to fill the gap with some sand until a more permanent solution is implemented.

Cllr Freshwater agreed to ask his neighbour about fixing the dilapidated bench in the Play Area.

Cllr Cronin reported that work had begun on installing the ball stop nets but was proving to be very arduous so a quote to do the job mechanically was being sought from the contractor who laid the new land drain.

He further reported that IWC had increased their pitch charges. However, as the Rec is a Town Green, charges cannot be made for use by residents. For similar reasons it would not be possible to ban dogs from the Rec, and it was proposed by Cllr Cronin, seconded by the Mayor and agree unanimously to abandon this proposal. Cllr Freshwater suggested that the 'Keep your dog on a lead' posters were of insufficient size.

Cllr Spink was asked if he had made progress in registering the land to the south of the pitch. He felt that the process would not be too complicated and the Clerk was asked to arrange for a valuation of the land with Spence Willard. There was some discussion about the whereabouts of the title deeds.

There followed some discussion about the Scrape, with concern being expressed as to whether or not this was being dealt with satisfactorily. Cllr Spink compared this to the Bouldnor Road landslip which had now gone to litigation. He further suggested that Yarmouth and Freshwater Councils could consider similar court action to resolve responsibility for this issue. The Mayor agreed to speak to Becca Cameron of Freshwater PC about this problem and report back next meeting.

94/2026 TREE WARDEN/WIGHT NATURE REPORT

There was no report on the above and it was agreed that in future this would be dealt with in the Public Forum.

95/2026 SCHOOL SITE HOUSING AND SCOUTS & GUIDES REFURBISHMENT

Yarmouth Scouts & Guides Supporters Association (YS&GSA) organiser Emily Metcalfe delivered a report about the premises refurbishment. The current Hall is not fit for purpose due, inter alia, to disability access and poor acoustics and the original plan to move to new premises in the former Yarmouth School. However, this has now been abandoned because the allocated area was not of sufficient size, and, although this area could be used for outdoor activities, the YS&GSA constitution does not permit ownership of multiple sites. Therefore, the current proposal is to upgrade the current Hall to an acceptable standard, which will probably involve a complete rebuild, and the grant currently being sought from YTC is for associated pre-development costs.

In response to a question from Cllr Freshwater, Emily advised that the number of local children has recently increased to its highest level for 5 years. Current numbers overall are around 30 Scouts 15 cubs and 25 beavers.

Cllr Spink referred to the lack of agreement with Yarmouth Community Foundation and asked Emily for her preferred option between redevelopment of the present site and moving to a new one, to which she responded that new premises of suitable size would be favoured. Negotiations have been passed to Scout leaders to agree a deal whereby a container could be placed on the School site for storage of tents, etc. Cllr Spink wondered if additional space on the School site could be allocated now that the proposed affordable housing was unlikely to go ahead, and suggested that YTC might be able to help negotiating for such an outcome – the flood restrictions which apply to residential development do not apply to premises with no overnight accommodation. IW Cllr Conlin suggested that an area of Fort Victoria might be suitable for the YS&GSA purposes.

Emily further explained that the 45-year lease being offered was too short a period to be acceptable, and Cllr Spink wondered if the MAT could arbitrarily impose such a limit. Emily also stated that YCF had not been very amenable in negotiations. Cllr Spink offered to take up negotiations on the YS&G behalf, and it was agreed to defer any further decision until next month to allow this to take place.

Cllr Freshwater expressed the view that this would be going over old ground and explained that negotiations with the Yarmouth Scout Group had already begun for use of YCF land for activities.

96/2029 COUNCILLORS EMAIL ADDRESSES

Cllr Freshwater once again offered his services to the remaining Councillors who had been unable to switch to the new email accounts.

97/2026 FUTURE PRIORITIES

Cllr Farrell presented a report from the Future Priorities Working Party which appears below under Appendix 1. Following this the Deputy Mayor suggested that there was a lack of road signage directing visitors into the town.

It was proposed by Cllr Farrell, seconded by the Deputy Mayor and agreed unanimously to accept the report and its recommendations. The Mayor suggested discussing this report with Adrian Evans who's a great supporter of Yarmouth and could provide invaluable support.

98/2026 VANDALISM OF HEROES ORCHARD

Cllr Cronin reported that he had now purchased a CCTV camera for this area.

99/2026 TOWN MAPS

Drafts of the new maps have been circulated.

100/2026 CLERK'S REPORT

100/2026.1 CLERK'S TIMESHEET

The latest timesheet was noted.

100/2026.2 PAY AWARD

The April 2026 pay award was noted.

101/2026 CORRESPONDENCE

Correspondence received since the last meeting was noted.

102/2026 FUTURE AGENDA ITEMS

Thorley Lectern

The Scrape

Local housing

Yarmouth Deli

103/2026 MEETING VENUES

CHOYD was confirmed as the venue for the November monthly meeting on 3/11/26 starting 18:30.

Appendix 1: Yarmouth Town Centre Development Project - 06/10/2026

1. Purpose of this paper:

- Set out a shared vision for Yarmouth Town Centre
- Identify realistic funding sources for - Seed & Feasibility Work and, at a later stage, Capital Funding.
- Provide an outline road map from idea - to feasibility - to design - to delivery
- Enable early engagement of the Isle of Wight Council, Yarmouth Partners and potential funders

2. Development Vision - High Level:

“To create a safer, greener, more attractive and economically resilient Yarmouth Town Centre by improving traffic movement, prioritising people, enhancing public spaces, and reinforcing Yarmouth’s historic and coastal character”

Key Project Components - to be kept consistent throughout the process. These provide clarity but, at this stage, should not be detailed which will come later. They can become fundable components matched to different funding sources.

- A. **Movement and Traffic** - better traffic flow and reduced dominance of vehicles, partial pedestrianisation where appropriate (period & place), reduced through traffic where possible, traffic calming and safer crossings into town, sense of arrival rather than passing through
- B. **High quality public realm and streetscape** - new paving and road surfacing, street furniture (seats, bins, cycle stands, etc), improved lighting, clear signage
- C. **Green Infrastructure** - street trees and planting, small pocket spaces or squares, rain gardens where feasible, nature recovery
- D. **Heritage and Identity** - respect for the historic streets and buildings and conservation generally, reinforcement of Yarmouth’s identity as a harbour town, potential heritage led enhancements

3. Funding Strategy - Two Stages:

Yarmouth has a strong funding case. It is a small historic town with high visitor footfall. It is a key transport gateway through the Harbour, the ferry terminal and the bus terminal. The town and local businesses rely on tourism and boating. The town has a strong identity and historic character. There are clear issues that would benefit from a more people focused town centre design and more focus on the historic nature of the town. Compared to many larger towns it’s an achievable

project, deliverable at a relatively modest scale, that may appeal to funders.

Stage 1: Seed and Feasibility Funding - first priority - for studies, engagement , concept design

Stage 1: Capital Funding - for main delivery of construction and physical changes

4. Next Steps - the most important steps - next 3 - 6 months

- Agree the vision with all members of Yarmouth Town Council and agree to go ahead and engage local partners.
- Engage with and seek input from local partners - the Harbour Commission, the Town Trust, the Yarmouth Traders and other local businesses, the Carnival Committee, the Yarmouth Community Foundation, Yarmouth freeholders, Yarmouth Residents, the RSYC
- Contact and visit similar coastal town councils who have successfully financed and achieved significant town centre regeneration
- Engage with the Isle of Wight Council for input and on the viability of funding sources
- Apply for Feasibility Funding (not capital funding at this stage)
- Undertake studies