

# WOOTTON CREEK FAIRWAY ASSOCIATION

## Minutes of the Committee Meeting

held on Tuesday 6<sup>th</sup> Feb 2024 - at 19:00 at the Royal Victoria Yacht Club

**Present:** Roger Sutton (Chairman) | Ian Hammonds (Vice Chair) | Dave Moore | Carol de Peyer (Secretary) | Sarah Talbot | Adrian Robson | Mike Tredwell (Treasurer) | Steve Warren-Smith | Mark Way.

Alice Macnab: Minutes

Item		Action.
1	<b>Apologies for Absence</b> Jason Lawrence	
2	<b>Minutes of the previous meeting</b> The minutes were discussed, Sarah Talbot proposed acceptance, Mike Tredwell seconded. All agreed.	
3	<b>Matters arising from the previous meeting</b> None.	
4	<b>Secretary Report</b> (Carol de Peyer)	
4.1	Carol de Peyer has been working on the AGM papers, she reported on going IT issues, but has help and support from an engineer (Gary) and Jill Traill.	
4.2	There is one membership request: Trevor Lacey (see item 7.2 below), Dave Moore proposed acceptance, Mike Tredwell seconded. All agreed.	
5	<b>Financial Report and Budget</b> (Mike Tredwell)	
5.1	Expenditure to end 2024 Receipts to end 2024 Bank Balance at end 2024 Notes: The annual accounts for 2023 were completed by mid-January by Jill Traill and reviewed with some useful suggestions by Richard Rae. The main expenditure in January is the crown lease payment. Mike Tredwell proposed a voluntary payment of £200 for Jill Traill Steve Warren-Smith seconded. All agreed.	£ 3,361.88 £ 0.00 £ 36,866.44
6	<b>Web Site</b> (Mark Way)	
6.1	Roger Sutton observed how well Mark Way responded to a recent website failure. This has been resolved quickly and new IT and internet services have been identified. All agreed that Mark Way did an excellent job.	

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<b>7</b> 7.1 7.2 7.3 7.4	<p><b>Moorings</b></p> <p>Dave Moore reports: “I understand a letter has been sent to Carol de Peyer confirming that BS agrees that mooring B66 can be used on a trial basis by J O’C’s trimaran, as agreed last meeting.”</p> <p>“B120 is currently available to meet needs for 15ft Sea Hog fishing boat of potential member Trevor Lacey 20 Wootton Lodge, Church Road enquiry made to Hon Sec. He will also need a dinghy park space.” Subsequently assigned D14.</p> <p>Dave Moore reported an additional mooring space has been identified South of B66 which may suit a potential enquirer later in the year.</p> <p>Steve Warren-Smith reports that Len Payne is giving up his Squib mooring, Carol de Peyer is aware.</p>	
<b>8</b> 8.1 8.2  (A)	<p><b>Dinghy Park</b> (David Moore)</p> <p>The slipway and jetty were scrubbed on 2nd Feb.</p> <p>Dave Moore reported; “Currently 3 vacant dinghy spaces* and 1 kayak space. Potentially two more being given up. Nobody on the waiting list. Enquiry for space for four 17ft canoes on racked road trailer informed that we are unable to accommodate.” * Now reduced to 2 vacant spaces, see item 7.2 above.</p> <p><b>Dinghy Park Lease:</b></p> <p>Roger Sutton reminded the committee of the history of the issues concerning the lease of the dinghy park (see Dec 2022 item 8.4), Alan White from the IOW council was initially hopeful this would be resolved quickly, sadly a year has passed since then and the council seem to be over-complicating the problem having advised they would contact Southern Water. Roger Sutton will remind Alan White of the history and send supporting documentation.</p>	RS

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Item		Action.
<b>9</b>	<b>Houseboats</b>	
9.1	Dave Moore reports: “Owner of By The Way sought advice re. problem being created by drainage from New Road into the creek. DM discussed potential solutions.” Note: this is the bank at the corner of the creek near New Road and not a WCFA matter.	
9.2	Re. ‘Song of the Wind’ Roger Sutton circulated an email from Mr Ball: <i>“I have read the letter accompanying the licence renewal about the licence terms and the review of the commercial rents. Might I get some clarification from you as to the commercial rents. Is that an option and how much would it cost ?.</i> <i>I am the owner of Song of the Wind [H10] and it was my intention to holiday let the property but after reading your letter i`m not so sure now. My ultimate aim is to live there in time but at present i simply cannot afford to. As you may know i am in the process of buying Black Swan from Laura Parker and my plan was to sell Song of the Wind to finance buiding a lovely new houseboat on the Black Swan mooring to live in. As you are aware the housing market is dying and I have had very little interest , therefor i thought of holiday letting it for a while to wait for the property market to recover. I most certainly do not want to break any rules and have my license revoked so could you please advise me on the prospect of holiday letting with a commercial license, i would be happy to pay for a commercial license if thats what you require.”</i>	
9.3	Re. ‘Kayleigh’ further to Jan 2024 item 9.1 Dave Moore reports the planning application is now listed, but council are not inviting comments as ‘not a planning matter’ Dave Moore will persist in his enquiries. Also noted ‘Kayleigh’ is owned by Mr Wareing who also owns ‘Rena’ so increased likelihood of commercial activity.	
9.4	Further general discussion about the issue of commercial activity on house boats, licences, occupation, and multiple ownership. See January 2023 item 9.1 for previous research into commercial rents. Roger Sutton suggested a further meeting be held to discuss this matter in detail, also to include additional item for the AGM and possible rule changes to cover categories of activities in the creed (e.g. fishing no longer current, sub-letting and commercial interests have changed). It was noted that the requests for renewals are due to be sent out by Carol de Peyer at the end of Feb, so an additional note should be included for all Houseboat licence holders, warning that their fees are subject to review.	RS  CdP

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Item		Action.
<b>10</b>	<b>Possible Pollution in the Creek</b>	
10.1	A meeting was held to discuss pollution in the creek. Attended by Chani Courtney from Surfers Against Sewage and WCFA committee members: Dave Moore, Mike Treadwell, Ian Hammonds, and Roger Sutton. Minutes were circulated, but in summary it was agreed that the WCFA should play an active role in sampling the water and publishing information about the water quality. This will likely involve communication with other interested bodies including local councils.	
10.2	Following subsequent communication from East Cowes Council Roger Sutton explained: <i>“Wootton Creek Fairway Association is the statutory authority that controls mooring on the Western side of the Creek as well as river, Navigation we were set up by the Board of Trade and Kings Harbour Master originally in the 1930's and reconstituted at the behest of the Crown in the 1960's the reason for this change was the Crown needed a statutory authority with which they could negotiate a regulating lease, this status remains as is. Of late we have become concerned about the possibility of the Creek becoming polluted from various sources but the reality is that we have no data to support the argument one way or the other so we are seeking advice about water quality testing from those who already carry it out. I understand you have an established water testing program so any advice and help you could provide would be really helpful and maybe stop us trying to 're-invent the wheel'.”</i> East Cowes council provided helpful information about their regular testing of water quality, sent for sampling by UK Health Security Agency at Porton Down: <i>“Sea water samples are taken regularly by volunteers and packaged and sent to the UKHSA who then send us the invoice and the test results. ...samples must be kept at a certain temperature and packed (to) maintain the temperature. This is usually carried out monthly... The average cost is around £40 plus postage app. £8.00”</i>	
10.3	Dave Moore reported Environmental Health advise it's not their area of responsibility, but he has been given a contact for a local Environment Agency team. He has also spoken with Susie Moore from the RYA who mentioned a contact based at The Hamble with a special interest in water quality.	DM
10.4	Re. Jan 2024 item 10.1 Roger Sutton has contacted Chris who regularly takes sample using a small hovercraft, he may be persuaded to test for additional bacteria too.	
10.5	General discussion about access points for regular sampling. Further research required and advice sought.	
<b>11</b>	<b>Police Report</b> (Steve Hull) not present	
11.1	Note Steve Hull has changed his role and geographical area in the Police, so an invitation will be issued to this replacement a WPC. Sarah Talbot may have contact details.	ST
<b>12</b>	<b>WCFA lease from the Crown</b>	
12.1	Roger Sutton reports a meeting has been scheduled with Rachel Wylde, it is hoped he will bring the new lease and charts for final review. If no significant variance to previous lease is identified, then trustees may be able to sign.	

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<b>13</b> 13.1  13.2	<b>Any Other Business</b> Dave Moore observed; “Wootton Bridge Parish Council emailed IOW Council Planning and WCFA having been notified of works to the frontage at Inwood. I have spoken to Inwood. The works of repair and improvement are on and behind the existing ownership boundary and apparently do not impinge on WCFA lease.” Roger Sutton circulated his draft Chairman’s report for the AGM, Mike Tredwell also advised his financial report is ready. Carol de Peyer will agree final Agenda ready for circulation.	   CdP
<b>14</b>	<b>Date of Next Meeting(s):</b> Tuesday 5 <sup>th</sup> March 2024 AGM Wednesday 27 <sup>th</sup> March 2024  Meeting closed at: 20:32	