

SWAY PARISH COUNCIL PLANNING AND TRANSPORT COMMITTEE

A meeting of the Planning and Transport Committee was held at the Jubilee Field Pavilion, Station Road, Sway on Thursday 8 May 2014.

Present: Councillors Stephen Tarling (**Chair**), Kevin Cripps (**Vice Chair**), Peter Dance, Carole Gates, David Golby and Kevin Langford.

In attendance: Neil Gulliver (Parish Clerk) and John Warden (Transport Representative) together with 10 members of the public.

PT63/14 Apologies

None.

PT64/14 Declarations of Interest

None.

PT65/14 Minutes of the Meeting held on the 10 April 2014 and Matters Arising (1) Minutes

Kevin Cripps suggested that the word 'would' be replaced by 'should' in the final sentence of paragraph 8 of Minute PT60/14. This was agreed.

The minutes of the meeting held on the 10 April 2014 as amended were approved and signed by the Chair.

There were no matters arising.

PT66/14 Outcome of Planning Applications Considered at Previous Meetings

The Chair reported that the NPA had granted the planning applications in respect of Hazel Bank, Kings Lane; 17 Heron Close; Hilltop, Pitmore Lane; Yew Tree Cottage, St James Road; Hawthorns, Barrows Lane, Sway and Pipstrelle & Homestead Cottages, Marley Mount, Tiptoe. The NPA however refused the planning applications in respect of Greenfold, Station Road, Sway.

PT67/14 Trees

1) Preservation Orders (TPO)

None.

2) Applications for Work under Tree Preservation Orders

TPO/14/0504 – 21 Heron Close, Sway

TPO/14/0554 – 22 Heron Close, Sway

After the Clerk had reported that the NPA's Tree Officer would be suggesting modest pruning of the trees in question, the Committee unanimously agreed to support that view.

TPO/14/0541 – Woodside Cottage, Mount Pleasant Lane, Sway

The Committee unanimously agreed to support this application.

PT68/14 New Planning Applications

App No. 14/00166 – 3 Stanford Rise, Sway

Two storey side extension; extension to porch; external chimney.

The Committee unanimously agreed to support Option 3 - Recommend approval.

The Committee felt that this was a modest improvement to application no. 98731 and recommended that conditions were applied to ensure that the drainage was improved, matching materials were used and the front hedging was retained and maintained

App No. 14/00246 – The Paddock, Middle Road, Tiptoe

Outbuilding (demolition of existing outbuildings).

After discussion, the Committee unanimously agreed to support Option 3 - Recommend approval.

The Committee agreed to suggest that conditions should be added to ensure that the Tree Officer's recommendations were followed and to emphasise that the outbuildings remained for incidental use only and did not form any part of habitable accommodation.

App No. 14/00261 – Gablemead, Manchester Road, Sway

Replacement dwelling and garage with storage over; Demolition of existing dwelling and garage.

After discussion, the Committee unanimously agreed to support Option 1 - Recommend permission but would accept the decision reached by the NPA's officers under their delegated powers.

The Committee noted that the applicants had made the neighbours aware of the proposals and were meeting with the Planning Officer to discuss the options for the location of the garage which was of particular concern to one neighbour. In addition to the issues with the garage, the Committee agreed that if the application were granted then they would want to ensure that all hard standing were permeable and that surface water was managed. They also suggested that further permitted development rights be removed.

App No. 14/00253 – Arnewood Court Farm House, Barrows Lane, Sway

Two storey extension; detached garage; demolition of single storey side and rear extensions and garage.

After discussion, the Committee unanimously agreed to support Option 3 - Recommend approval.

The Committee had no major issues with this application recognising that the property was in need of some improvement. The Committee did ask that attention should be given to improvement to the ditches alongside the property. They were also pleased to note that landscaping plans were in hand.

App No. 14/00201 – Little Purley Farm, Chapel Lane, Sway

Retention of free standing solar panels.

After discussion, the Committee unanimously agreed to support Option 4 - Recommend refusal.

The Committee felt strongly that the panels were having an adverse effect on the adjacent Right of Way footpath and recommended that the array should be moved elsewhere on the site or halved in height or be both moved and reduced to be within permitted development. The Committee also recommended that no surface water should be discharged into the Right of Way.

Action: The Clerk to convey the above responses to the Planners of the New Forest National Park Authority.

PT69/14 Planning Inspectorate and Enforcement Appeals

Pins ref APP/B9506/C/14/2214143 – Paradise Farm, Barrows Lane, Sway

Material change of use of the land from agriculture to a mixed use for agriculture and for the stationing of a mobile home and touring caravan for residential purposes.

The Committee unanimously agreed to reiterate their previous comments that, although they were always keen to support local businesses, they did not have the expertise to comment on the financial and agricultural case.

[Clerk's note: The above appeal was withdrawn by the applicant before the Parish Council's comments had been submitted.]

[At this juncture, the Chair declared that he would leave the meeting as he had written an article on boundaries which appeared in Sway News in which he had used a photograph of the Heathey Lodge fence illustrating boundaries that probably would need planning permission. It might therefore be considered that he had pre-determined the case.]

[The Vice Chair then assumed the chair.]

Pins Ref APP/B9506/C/14/2216553 and Pins Ref APP/B9506/C/14/2216554 – Heathey Lodge, Station Road, Sway

Unauthorised development – front fence adjacent to a highway in excess of 1m.

The Committee agreed to deal with both appeals together.

During a lengthy discussion, it was unanimously agreed that the Committee should respond to the appeal on behalf of the Parish Council setting the following reasons why the appeals should be refused:-

- The fence clearly required planning permission for a fence, wall or gate over 1 metre high next to a highway.
- This development clearly contravened the National Planning Policy Framework and the NFNPA Core Strategy and Development Management Policies DPD.
- This development was also contrary to the NFNPA Design Guide SPD which suggested that close-boarded-fencing should be replaced with good quality traditional solutions.
- The fence had been replaced and not simply repaired.
- The fence did not comply with the Sway Village Design Statement. The Guidelines clearly stated that picket fencing or low walls under one metre combined with native hedge planting should be encouraged.

Action: The Clerk to convey the above responses to the Planning Inspector and copied to the New Forest National Park Authority.

[The Chair then returned to the meeting and assumed the chair.]

PT70/14 Update on Planning Enforcement

The Clerk's report was noted.

PT71/14 NFNPA Planning Development Control Committee

It was noted that the agenda for the next meeting on the 20 May had not yet been published but it was not expected to include any issues relating to Sway.

PT72/14 Other Planning Issues

It was noted that there were no issues to be considered.

PT73/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG

The Chair reported that the draft of the New Forest Cycle Events Charter and asked Councillors whether they thought it would be appropriate to submit written comments on the draft document. After discussion, it was agreed that the Parish Council should not submit any comments.

PT74/14 Report by the Parish Council's Transport Representative

John Warden reported that, with the publication of the new leaflet, there had been a significant improvement recently in the use of the CANGO service.

Alan Cracknell circulated a first draft of the new map and leaflet which had been produced in conjunction with the NPA and stated that he would be meeting with officers next week to further improve the draft. It was agreed that the final version should be submitted to the Parish Council at their meeting on the 29 May for approval before publication.

PT75/14 Roads, Hedges and Ditches

During an open session, the following issues were highlighted:-

1. Parish Lengthsman Scheme – The Chair stated that he did not want to see the Lengthsman carrying out work which should be the responsibility of local residents. After David Golby had put forward some suggestions of work which could be carried out it was agreed that Councillors should forward their suggestions to the Clerk.
2. Roadworks Signage – Councillors commented on the over-abundance of roadworks and diversion signs which were appearing in the area. It was also noted that contractors were very slow at removing the signs after the work had been completed. The Clerk agreed to raise this issue with the highway authority.

PT76/14 Correspondence and Any Other Business

Sway Social Club

Peter Dance reported that the Sway Social Club was due to close on Sunday 11 May 2014.

PT77/14 Dates of Future Meetings

The following dates were noted:-

Thursday	12 th June 2014	Jubilee Field Pavilion
Thursday	10 th July 2014	Jubilee Field Pavilion
Thursday	14 th August 2014	Jubilee Field Pavilion
Thursday	11 th September 2014	Jubilee Field Pavilion
Thursday	9 th October 2014	Jubilee Field Pavilion
Thursday	13 th November 2014	Jubilee Field Pavilion

There being no further business, the Chair closed the meeting at 9.15pm.

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Chair of Committee