

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 12 June 2014.

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

In attendance: Neil Gulliver (Parish Clerk) and John Warden (Transport Representative) together with 6 members of the public.

PT78/14 Election of Chairman

Kevin Langford proposed, seconded by Carole Gates, that Stephen Tarling be elected as Chair of the Planning and Transport Committee for the ensuing year.

There being no further nominations, Stephen Tarling was duly elected.

PT79/14 Election of Vice Chairman

The Chair proposed, seconded by Kevin Langford, that Kevin Cripps be elected as Vice Chair of the Planning and Transport Committee for the ensuing year.

There being no further nominations, Kevin Cripps was duly elected.

PT80/14 Apologies

Apologies were received from Kevin Cripps and David Golby.

PT81/14 Declarations of Interest

None.

PT82/14 Minutes of the Meeting held on the 8 May 2014 and Matters Arising

The minutes of the meeting held on the 8 May 2014 were approved and signed by the Chair.

There were no matters arising.

PT83/14 Outcome of Planning Applications Considered at Previous Meetings

The Chair reported that the NPA had granted the planning applications in respect of 3 Stanford Rise; Arnewood Court Farmhouse, Barrows Lane, Sway and The Paddock, Middle Road, Tiptoe. In addition, the NPA had also granted the planning application in respect of Gablemead, Manchester Road, Sway following the consideration of amended plans which changed the orientation of the garage and lowered the ridge height slightly thus ameliorating the impact on the neighbours. In the case of the planning application in respect of Little Purley Farm, Chapel Lane, Sway, the NPA Planning Officer had acted prematurely to approve the application whilst claiming that the Parish Council had not responded. The NPA had since recognised that this was an error for which they had apologised.

The NPA granted the Certificates for Lawful Development in respect of Orchard Cottage, Hazelhurst Farm, Flexford Lane and Dare Motorsport, The Rigging Loft, Kings Lane, Sway.

The NPA refused the planning applications in respect of Paradise Farm, Barrows Lane.

PT84/14 Trees

1) Preservation Orders (TPO)

None.

2) Applications for Work under Tree Preservation Orders

TPO/14/0661 – 35 Oakenbrow, Sway

The Committee unanimously agreed to support this application.

PT85/14 New Planning Applications

App No. 14/00300 – 6 Oakenbrow, Sway

First floor extension; single storey rear extension.

The Committee unanimously agreed to support Option 2 - Recommend refusal but would accept the decision of the NPA's Officers under their delegated powers.

The Committee had serious concerns over the adverse impact and visual intrusion (DP1). Guidelines in the Sway VDS did not appear to have been followed in that the extension should be visually insubordinate to the original building, should not adversely affect the scale, proportion or character of the main building and should strive to avoid a terrace-like appearance.

App No. 14/00318 – 5 Heron Close, Sway

Single storey extension.

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

The Committee had no issues with this application.

App No. 14/00351 – Jubilee Cottage, Chapel Lane, Sway

Retention of extension to outbuilding.

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

The Committee had no issues with this application. They did however recommend a condition be put in emphasising that this should be for incidental use only.

App No. 14/00349 – Whistlestop Cottage, Station Road, Sway

Outbuilding.

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

The Committee had no major issues with this application. The Committee did strongly recommend that a condition be put in emphasising that this should be for incidental use only.

App No. 14/00003 – Hazelhurst Farm, Flexford Lane, Sway

One and two storey extensions; dormer window; external alterations.

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

The Committee had no major issues with this application. They were pleased to see that the modern fenestration at the rear had been changed in keeping with the property. The Committee suggested that the permitted development rights should be removed and a condition put in that none of the extensive outbuildings be used as habitable space.

App No. 14/00422 – Lepe House, Flexford Lane, Sway

Application for a Certificate of Lawful Development for existing use of dwelling in breach of condition 3 (agricultural occupancy) of planning permission reference 9278.

The Committee noted that the main issue under consideration was whether the property had been used for residential purposes for at least 10 years. It was unanimously agreed that the Committee had no reason to believe that had not been the case.

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

PT86/14 Update on Planning Enforcement

The Clerk's report was noted.

PT87/14 Planning Inspectorate and Enforcement Appeals

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 noted that the final comments from the Appellants were due by the 23 June 2014.

PT88/14 NFNPA Planning Development Control Committee

It was noted that the agenda for the next meeting on the 17 June had been published but it did not include any issues relating to Sway.

PT89/14 Other Planning Issues

PT90/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG

It was noted that there were no issues to be considered under these two agenda items.

PT91/14 Report by the Parish Council's Transport Representative

John Warden reported that the CANGO service continued to be well used.

PT92/14 Roads, Hedges and Ditches

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

1. Lower Mead End Road, Sway – John Warden reported that he had met with the Highways Engineer to discuss the problems near the junction with the B3055. Certain works had been carried out but there was still a dispute with the neighbouring landowner as to who was responsible for digging out the ditches which impacted on the culverts being repaired.

2. Coombe Lane, Sway – A member of the public reported that the County Council had claimed that they had fixed the potholes in the road but had in fact only put cones in them. It was suggested that the Clerk should liaise with Highways Officers to try and find out exactly what was going on and also to keep Councillor Thornber aware of what the position was.

- 3. Broadley Farm, Lower Mead End Road, Sway – It was suggested that the Clerk should write to the owners of Broadley Farm requesting that they clear the ditches adjacent to their land.
- 4. Cruse Close, Sway – Kevin Langford pointed out that the pothole at the junction of Cruse Close and Anderwood Drive had still not been repaired.
- 5. Gilpin Hill, Sway – Peter Dance commented on the concerns of local residents about the planting of a number of conifers on a piece of land near the junction with Hawthorn Drive. The Clerk stated that he was aware of this issue and was seeking clarification of the position from the NPA and the Highways Authority.

PT93/14 Correspondence and Any Other Business

General

It was agreed that, at their next meeting, the Committee should review its Terms of Reference and co-opted members. It was also agreed that they should see the full list of Minerals and Waste Monitoring Cases and Agricultural Occupancy Monitoring Cases as part of the Clerk’s report on Planning Enforcement.

Community Speedwatch

Len Thomas reported on the work of the local speedwatch team and pointed out that a number of new locations had been identified and passed to PC Morgan Williams for approval. He added that he had also asked confirmation that letters were actually being sent out to those drivers who had been caught exceeding the speed limit to date.

It was agreed that the Clerk should contact PC Williams to ensure that he would be attending the next Parish Council meeting to answer the questions being raised by Len Thomas.

PT94/14 Dates of Future Meetings

The following dates were noted:-

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
Thursday	11 th December 2014	Jubilee Field Pavilion

There being no further business, the Chair closed the meeting at 8.40pm.

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Chair of Committee