

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 18 September 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), John Warden (Transport Representative) and Len Thomas (Community Speedwatch Representative) together with 42 members of the public.

PT126/14 Apologies

None.

PT127/14 Declarations of Interest

None.

PT128/14 Minutes of the Meeting held on the 21 August 2014 and Matters Arising

The minutes of the meeting held on the 21 August 2014 were approved and signed by the Chair.

There were no matters arising.

PT129/14 Outcome of Planning Applications Considered at Previous Meetings

The Chair reported that the NPA had granted the planning applications in respect of 1 Shelley Cottages, Manchester Road; Glenside, Middle Road; Fernlea, Westbeams Road; The Silver Hind, Station Road, Sway; Brambles, Middle Road, Tiptoe and Fairlight Cottage, Fairlight Lane, Tiptoe. The application in respect of 14 Anderwood Drive, Sway had been refused.

PT1304/14 Trees

1) New Tree Preservation Orders

The Clerk reported that there were no new Orders to be considered.

2) Applications for Tree Works

Application No. TPO/14/0976 – 23 Heron Close, Sway

After a brief discussion, the Committee unanimously agreed to support the application.

PT131/14 New Planning Applications

App No. 14/00660 – Kings Lane Nursery, Kings Lane, Sway

New greenhouses (demolition of existing greenhouses and associated buildings).

The Committee unanimously supported Option 1 - Recommend permission but would accept the decision reached by the NPA's Officers under their delegated powers.

The Committee were delighted that a Director from the New Forest Fruit Company and their agent had attended the meeting to outline the application and answer questions. The Committee made it abundantly clear that proper surface water disposal was vital before they would support the application. They were delighted that the applicant and agent realised the significance of this issue and a number of other, less critical, issues and that they had agreed:

1. To ask a reputable, independent consultant with knowledge of the problems of our local geology and water table, to thoroughly investigate and to provide recommendations to ensure that there could be no flooding from the site onto any property in Sway – even at a 1 in 100 year plus climate change event. The recommendations of that study would be agreed with NFNPA and be followed as a condition of granting the application. The Committee asked to be kept aware of progress and the recommendations.
2. To direct all traffic to and from the site (except in 999 emergencies) via the Pitmore Lane entrance and always south down Pitmore Lane (to the Wheel Inn junction).
3. Lighting will only be used around February time for a maximum of two weeks. The lighting to be approved by NFNPA to ensure there was no light pollution – particularly to adjacent properties.

On the basis of these promises the Committee supported the application. However the Committee's decision was conditional on the above actions being carried out fully and they reserved the right to agree an outright recommendation to refuse approval if those conditions were not met.

App No. 14/00666 – The Estate Office, Station Road, Sway

Change of use to A5 (Hot Food Takeaway); erection of shed.

The Committee supported Option 4 - Recommend refusal with one abstention.

The Committee considered the application in detail and also took on board the objections from residents present at the meeting. The Committee recognised that the application appeared to meet the necessary planning requirements but were strongly of the view that other important issues needed to be taken into consideration including:-

Impact of the emissions from the flue on neighbours and their environment

The general amenity of neighbours

Disturbance caused by visitors to the proposed establishment

Additional traffic in the area and the impact on road safety etc

The inappropriateness of this type of business in a rural New Forest village

App No. 14/00711 – Lower Mead, South Sway Lane, Sway

Two storey extension; creation of two dormer windows; extend pitched roof dormer; one rooflight.

The Committee unanimously supported Option 3 - Recommend permission.

The Committee had no major issues with this application but would like to see the use of matching materials.

App No. 14/00727 – Lower Mead, South Sway Lane, Sway

Triple bay detached garage.

The Committee unanimously supported Option 3 – Recommend permission.

The Committee had no major issues with this application. However they felt that any trees which had to be removed should be replaced elsewhere on the site. They also agreed that the disposal of surface water needed to be addressed.

App No. 14/00718 – 1 Rose Cottage, Pitmore Lane, Sway
Detached garage/store (demolition of existing).

The Committee unanimously supported Option 3 – Recommend permission.

The Committee's only concern with this application was the possibility that the garage would be constructed of blocks. They suggested that a condition should be included requiring that the exterior of the garage was constructed of suitable materials ie bricks.

App Nos. 14/00723 – Flechlea, Westbeams Road, Sway
Two single storey extensions; rear dormer windows; cladding (remove existing rooflights).

The Committee unanimously supported Option 2 - Recommend refusal but would accept the decision reached by the NPA's officers under their delegated powers.

The Committee felt that this site was becoming over developed and, should the application be granted, the removal of the permitted development rights should be included as a condition. They were particularly concerned that the use of flat roofs was against the principles of the Sway VDS and about the management of surface water on the site.

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

PT132/14 Update on Planning Enforcement

The Clerk's report was noted. One enforcement investigation had been dropped off the list and one added leaving the current total at eleven.

The Chair added that he understood from the District Council's Senior Environmental Health Officer that the owners of Cago Cottage had now agreed to cease using it as a commercial event venue.

PT133/14 Planning Inspectorate and Enforcement Appeals
PT134/14 NFNPA Planning Development Control Committee
PT135/14 Other Planning Issues
PT136/14 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 agenda items.

PT137/14 Report by the Parish Council's Transport Representative

John Warden reported that the CANGO service continued to hold its own and that new people were now using the service.

Alan Cracknell reported that the map for the bus shelter would be arriving shortly and he would arrange for it to be fitted. The map for the station was also on its way.

PT138/14 Roads, Hedges and Ditches

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

1. Brighton Road, Sway – Kevin Cripps reported that the 30mph sign near the cemetery was totally obscured by overgrown vegetation. The Clerk confirmed that he would raise this with the Forestry Commission.
2. Road Signs – It was noted that the signs in Pauls Lane, Back Lane and Station Road were missing. The Clerk to deal with this problem.
3. B3055 – Kevin Langford reported that the gate near the War Memorial needed replacing. The Clerk confirmed that he would contact the Forestry Commission about this.
4. Footpath between Westbeams Road and Hyde Close – Kevin Langford reported that streetlight no. 5 was not working. The Clerk to deal with this issue.
5. War Memorial – The Clerk was asked to arrange for the railings round the war memorial to be painted before the next Remembrance Sunday.

PT139/14 Community Speedwatch

Len Thomas reported that the September session had produced the highest number of offenders to date. In a total of 18 hours, 363 vehicles had been recorded as travelling in excess of 35mph in 30mph areas of Sway. There had been 150 recorded as second offenders and 6 as third time offenders. He felt that there was now strong justification for official Police speed checks but there had been no indication from the Police that they would be carried out.

At this juncture, several Councillors expressed their growing frustration with the lack of Police interest in Sway and it was unanimously agreed that the Clerk should write to Chief Inspector Tony Rowlinson, District Commander for The New Forest District inviting him to attend a Parish Council meeting to answer questions about the lack of police activity in and around Sway.

PT140/14 Correspondence and Any Other Business

The Clerk stated that he had received a letter from the residents of Arnewood Court, Flexford Lane, Sway regarding alleged work being carried out at Arnewood Court Farm, Barrows Lane, Sway which appeared to be outside the planning permission for the property. He had forwarded the letter to the Enforcement Officer at the NFNPA.

PT141/14 Dates of Future Meetings

The following dates were noted:-

Thursday	16 th October 2014	Jubilee Field Pavilion
Thursday	20 th November 2014	Jubilee Field Pavilion
Thursday	11 th December 2014	Jubilee Field Pavilion
Thursday	22 nd January 2015	Jubilee Field Pavilion
Thursday	19 th February 2015	Jubilee Field Pavilion
Thursday	19 th March 2015	Jubilee Field Pavilion

There being no further business, the Chair closed the meeting at 9.00pm.

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Chair of Committee