

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 16th October 2014.

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

In attendance: Susan Brayley (Parish Clerk), John Warden (Transport Representative), Len Thomas (Community SpeedWatch Representative) and Sway News, together with 13 members of the public.

PT142/14 - Apologies

None.

PT143/14 - Declarations of Interest

None.

PT144/14 - Minutes of the Meeting held on the 18th September 2014 and Matters Arising

The minutes of the meeting held on the 18th September 2014 were approved and signed by the Chair.

Cllr Golby asked if any response had been received to the letter sent by Mr Gulliver (the previous Parish Clerk) from Hampshire Police concerning support for the Community SpeedWatch. The clerk confirmed no reply had been received to date, however a member of the public advised that Police Officers had been seen out with speed cameras in the area.

PT145/14 - Outcome of Planning Applications Considered at Previous Meetings

14/00666 The Estate Office, Station Road—_SO41 6BA, Change of Use to A5 (Hot Food Takeaway); erection of shed. Application withdrawn. Cllr Dance was therefore surprised that work was being done at the estate office. Cllr Golby advised that as work was internal it would not require planning consent, but agreed with Cllr Dance that it was happening exceedingly quickly.

14/00723 Flechlea, Westbeams Road—_SO41 6AE 2no single storey extensions; rear dormer window; cladding (remove existing rooflights). Had been granted subject to the use of approved matching facing materials, and the removal of further permitted development rights.

14/00660 Kings Lane Nursery, Kings Lane SO41 6BQ New greenhouses (demolition of existing greenhouses and associated buildings). The NFNPA had granted this with stringent conditions applied with regard to water disposal. However a letter sent from the applicants' agents may have been misleading with regard to Sway's support. Cllr Golby confirmed that the Committee's support had been on condition of satisfactory disposal of all water, and it was unanimously agreed that a letter reiterating this point should be sent to the NFNPA.

PT146/14 - Trees

1) New Tree Preservation Orders

TPO/0035/14 - 1 Rose Cottage, Pitmore Lane. – Chair advised NFNPA Tree Officer enacted immediately post site visit.

Sway Manor – Chair advised that the NFNPA Tree Officer had attended immediately and had had a blanket preservation order put in place, however this was too late for the trees at the front of the site. It was observed that the PC Tree Representative had been unwell and could do with assistance. Due to this, Cllr Golby stated that because of what had happened at Sway

Manor he would support this; it had all happened so quickly and the Council were powerless to stop it. The NFNPA Tree Officer had acted with commendable speed, but may have been able to save the lost trees if alerted earlier. The Chair echoed Cllr Golby's concerns.

2) Applications for Tree Works

None

PT147/14 New Planning Applications

App No. 14/00671- Dennet House, Brighton Road, Sway

Change of use of ground floor to residential; continued occupancy of engineering consultancy. The Committee heard representation from both the applicant and a neighbour's representative. After a discussion the following decision was unanimously agreed:-

Option 1 - We recommend PERMISSION, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. With the following comments - The Council would not want to see greatly increased commercialisation on the site as a result of this.

App No. 14/00689 – Downlands Farm, Linnies Lane, Sway

Retention of external alterations and enclosure of barn; continued use of barn as cattery.

The Committee heard representation from the applicant, including the reasons behind the proposed sale of some of the current land holding, and reassurance of the intention to retain the agricultural tie. Based on this the following decision unanimously agreed:-

Option 3 - We recommend PERMISSION, with the following condition:- Would require that the Current Agricultural Tie be maintained

App No. 14/00670 – Hazel Bank, Kings Lane, Sway

Two storey rear extension; 2 velux rooflights.

Chair advised this was very similar to a previous application, which the committee had given option 3; Cllr Cripps proposed this should be given the same. Was unanimously agreed:-

Option 3 - We recommend PERMISSION

App No. 14/00648 – Meadow Way, Mill Lane, Sway.

Withdrawn

App No. 14/00734 - Land Rear Silver Street Farm, Silver Street, Sway

Stables with store.

The Committee was in agreement that this was not large enough to be viable for commercial use, but had concerns re the issue of surface water. The following was unanimously agreed:-

Option 3 - We recommend PERMISSION, with the following condition:- Land drainage issues should be addressed prior to any application being granted.

App No. 14/00722 – Moorlands, Middle Road, Sway.

Insertion of first floor window to rear.

Cllr Golby expressed concern that the extension to the property exceeded that permitted under DP11, and noted that the property was currently being marketed with the unauthorised development included. Recommended refusal and request planning enforcement review urgently. Following decision unanimously agreed:-

Option 4 - We recommend REFUSAL, for the following reasons:- The development exceeds that permitted under DP11 and we notice it is being marketed for sale with this overdevelopment in place. We would recommend that Planning Enforcement take a look at this.

App No. 14/00810 – Shallfleet, Mount Pleasant Lane, Sway

Field Store.

Some concerns were raised regarding surface water problems, so the following decision was unanimously agreed:-

Option 1 - We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers. With the following conditions:- Should be kept as incidental use only and that surface water issues be managed.

App No. 14/00801 - Flexford Farm, Flexford Lane, Sway

Installation of ground mounted photo voltaic panels.

The Committee heard representation from the applicant, which included his intention to keep the boundary wall in place to shield the installation from the road. The Chair observed that the applicant had his neighbours support. Committee unanimously agreed:-

Option 3 - We recommend PERMISSION, with the following condition:- Boundary wall remain in place as a screen whilst solar panels in place.

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

PT148/14 Update on Planning Enforcement

The Clerk's report was noted. Four enforcement investigations had been removed from the list and four added leaving the current total at eleven.

Concerns were raised over enforcement on development at the land of High Forest, Manchester Road. Declaring a non-pecuniary interest as a neighbour, Cllr Golby wondered whether the houses had been built in the wrong place. It was suggested that a letter should be sent to NFNPA enforcement raising Sway PC's disappointment that yet again the developers might be in breach of the Planning Regulations. The point was made that the developers acted as their own building control officers and perhaps it was time for NFDC building control to take charge of the site.

PT149/14 Planning Inspectorate and Enforcement Appeals – No new appeals, no decisions on existing appeals.

PT150/14 NFNPA Planning Development Control Committee – Nothing affecting Sway.

PT151/14 Other Planning Issues – None

PT152/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG – Chair reported a new NFNPA Survey had been put online : Our Past, Our Future. NFNPA are undertaking this survey through consultants Resources for Change, to ensure the National Park is fit to face its future challenges. Those wishing to take part should see www.newforestnpa.gov.uk/audiencedevelopment

PT153/14 Report by the Parish Council's Transport Representative

John Warden reported that the CANGO service use had for the first time in six months, been above the target requirement, the leaflets had been working as user numbers in the 80's.

PT154/14 Roads, Hedges and Ditches

The Chair opened the session by reminding all present that these were the responsibility of Hampshire County Council Highways and not the Parish Council, recommending use of the HCC online reporting facility or Fix My Street. The following issues were then highlighted:-

1. Station Road, Sway – Cllr Dance reported concerns raised by traders that all day parking station user cars were causing trading problems, issues raised by this observation included:- Traders themselves were sometimes responsible with their own parking; only answer to this would be double yellow lines, which were not wanted by the villagers; the station car park only costs £2, the problem was raised on a regular basis; was a problem in all the towns/villages with stations in the area; the parking in the road did stop the speeding problems as traffic forced to slow down; that double yellow lines were only effective if enforced and this was unlikely to produce a police presence.
2. Empty House in Station Road - Cllr Gates observed that at last the hedges had been cut.
3. Road Signs – It was observed that the road sign supports were also disappearing, Clerk to check if due to road name sign NFDC replacement policy.
4. Mead End Road – Cllr Gates reported recent heavy rain had washed out many of the newly filled potholes and that the lack of ditch maintenance was the main cause. Clerk to try to get HCC “Ditch” Officer out to look at problem.

PT155/14 Community SpeedWatch

Len Thomas circulated the CSW report up to 11th October 2014 (attached). He also reported having contacted PC Williams with concerns that out of the 363 vehicle details given, only 200 letters had been generated which was a disappointing end to all the hard work.

Cllr Cripps asked if any response had been received from Hampshire Police to the previous Clerk’s letter to the District Commander for New Forest District inviting him to attend a Parish Council meeting to answer questions about the lack of police activity in and around Sway. Clerk advised nothing received to date.

Len Thomas advised that with the change in daylight hours, no evening watches would be able to take place, but was pleased to report four further volunteers had now been trained.

PT156/14 Correspondence and Any Other Business

Cllr Golby reported had been contacted by a number of residents concerned with the problem of dog fouling around the village. Incidents included unacceptable aggressive behaviour from owners and the apparent belief that it was acceptable to throw used dog bags into the grit bins. Whilst accepting that not all owners would behave responsibly the question of whether enough bins were available for use was raised. It was agreed the Clerk would raise this at the full Council meeting, and Cllr Golby asked if Sway News would please help by raising the issue in its next edition

PT157/14 Dates of Future Meetings

The following dates were noted:-

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.

.....

Chair of Committee