

## 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 22<sup>nd</sup> January 2015.

**Present:** Councillors Stephen Tarling (**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), a member of the press and 8 members of the public.

**PT192/14 – Apologies – Cllr Cripps**

**PT193/14 - Declarations of Interest**

None.

**PT194/14 - Minutes of the Meeting held on the 11<sup>th</sup> December 2014 and Matters Arising**

The minutes of the meeting held on the 11<sup>th</sup> December 2014 were approved with one amendment and signed by the Chair.

**PT195/14 - Outcome of Planning Applications Considered at Previous Meetings**

The following NFNPA Planning Decisions were reported:-

14/00948 - Arnewood Court Farm House, Barrows Lane - Two storey extension; roof alterations to facilitate additional second floor accommodation; 3 No. roof lights; detached garage; (demolition of single storey side and rear extensions and garage). **Refuse**

14/00909 - Green Croft, Manchester Road - Replacement dwelling and garage; demolition of existing dwelling and outbuildings. **Refuse**

14/00893 - 28 Cruse Close - 2no single storey extensions. **Grant Subject to conditions**

14/00905 - Meadow Way, Mill Lane - Single storey extension; 1no. Rooflight. **Grant Subject to conditions**

The following applications had been heard by the NFNPA Planning and Development Control Committee:-

14/00817 – 14 hectares of Solar Panels on land at Limolands Farm, Vaggs Lane. **Refuse**

14/00862 - Application to vary condition 1 of planning permission reference 13/98434 to allow permanent siting of 3 storage units. – Sway Bowmen Field.

**Grant Subject to conditions**

TPO/14/1300 - 25, Stanford Rise SO41 6DW - 2 x Oak trees- Remove - **Refuse felling**

**PT196/14 - New Tree Preservation Orders**

TPO/0035/141. Rose Cottage, Pitmore Lane – Confirmed.

**PT197/14 – Applications for Tree Works / New Planning Applications**

**1) Applications for Tree Works**

None

## 2) New Planning Applications

14/01035 - Sway Social Club, Westbeams Road - 4no. Semi-detached dwellings; 1 no detached dwelling; garages; access; associated landscaping (demolition of existing building). The committee heard a presentation from the applicant. Key points as follows:-

- Engagement with NFNPA Planning Officer to ensure proposed met with all planning requirements.
- Have done best to ensure design in accordance with Sway VDS.
- Rather than overdevelop the site, had chosen to go with fewer units to ensure plenty of off road parking so as not to add to parking issues in the area.
- Was a vast improvement to the street scene.
- Had consulted with neighbours to ensure were happy with the proposal.
- Was a local resident, fully aware of the parking issues in the area.

In addition to the applicant's presentation, two members of the Public also spoke in full support of the proposal. Points made included – a sensible and attractive proposal, a vast improvement on the present site. Was not in the interests of the village should remain empty and unused, may force the issue concerning school parking – use of Jubilee Fields car park and walking? Finally, the club was no longer viable or an amenity of the village and had to go. The Council also heard representation against the proposal from the Head Teacher of St Luke's Primary School. Key issues raised as follows:-

- School in full support of provision of additional housing, particularly affordable housing in the village, but had to raise concerns re the implications for the safety of the 200 children currently attending the school.
- Parents had had access to the Sway Club site for over 40 years, removal of this facility could only intensify the parking situation outside the school and immediate area and increase the inconvenience to the neighbouring property owners.
- School had tried to encourage parking at Jubilee Fields and walking, but this meant crossing 4 roads.
- Concerns about the children's safety during construction.

A member of the Public (a Club Trustee), advised the Committee that the parents had no legal rights to park on the club site.

The Chair closed then the public session and opened it to Committee members.

Cllr Dance advised that whilst the children's welfare was of concern, the site was an eyesore that was open to invasion by travellers.

Cllr Gates thought plans looked good and not too crowded. School had been fortunate to be able to use the parking even when that had caused the club problems.

Cllr Langford pointed out that the school parking was not a planning issue, but a highways one. Considered the proposals looked good.

Cllr Golby reminded the committee of all the effort Cllr Rickman had put in to secure the site for affordable housing, which the proposal was certainly not. However, concurred with Cllr Dance that it was undesirable to have a dilapidated building mouldering in the village. Considered that it was sadly a missed opportunity to provide affordable housing for the young people of the village.

The Chair agreed with Cllr Golby, adding that the Sway Civil Parish lacked small dwellings. Also reported that he had visited the School that morning to observe parking issues first hand. Noting that his was the only car in the Jubilee Fields car park, he observed the congestion lasted from 8.45 to 8.55 and was clear by 9.00 and that the majority of the cars carried only one child.

The Chair also observed the proposals sat well with the Sway VDS and if refused how long would it be before the ugly building was replaced, highways issues made it a difficult decision. The applicant advised that earlier plans considered had more dwellings, which meant more vehicles. He had worked with the Planning Officer to develop the current proposals. The safety of the children was very important and would be built into the safety plan for the site.

Cllr Gates pointed out that whilst the Village needed Affordable Housing this meant more units, which generated more cars and reminded Committee that the next door site could also come forward for development.

Cllr Golby concurred. Proposing Option 5, stating that as this is such an important issue to the Village it be called in for decision by the NFNPA Planning Development Control Committee.

Decision – Unanimously in favour of:-

Option 5 - We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. With the following comments-

1. During demolition the safe disposal of any asbestos in particular must be emphasised.
2. One dwelling should be a 'small dwelling' under the definition – in order to replace the Steward's flat and be more in keeping with DP10.
3. Each and every proposed dwelling should either have one additional parking space beyond the proposal OR should have one less bedroom than the proposal.
4. Hampshire highways should examine the locality at school parking times and propose local improvements to ease the congestion.
5. The detached dwelling should be converted to two small dwellings (or one small dwelling and the spacing adjusted accordingly).
6. Surface water disposal needs to be agreed.
7. Facing materials to be agreed and to be consistent with the Sway VDS.
8. Buildings to be of appropriate sustainable design and energy efficiency – as Sway VDS guidelines.
9. Trees and their roots be protected as appropriate.

14/01029 - South Sway Farm House, South Sway Lane. - Change of use to equestrian holiday centre; conversion of barn 5 to incorporate 5 no. Holiday lets; Barn 4 to be used as staff accommodation.

The applicants did not attend nor was any representation made in favour of the application.

A member of the public (a neighbour) made strong representation against the application as did a further member of the Public (Chair – New Forest Equestrian Association). Both provided copies of detailed letters of opposition which had been sent to the NFNPA Planning Officer.

Closing the public session, the Chair observed that this was a change of use request following an enforcement order. Cllr Golby agreed and immediately recommended it be given an option 4 (refuse). Cllr Langford raised concerns that granting this would result in loss of employment, Cllrs Dance and Golby agreed.

Decision – Unanimously in favour of:-

Option 4. We recommend REFUSAL, for the reasons listed below.

Sway Planning and Transport Committee are concerned that if this application to convert recreational horse-keeping development were allowed to change to residential use this would set an extremely dangerous precedent given the vast amount of such recreational horse keeping development in the civil parish.

The proposed development is not by any stretch of the imagination an "incidental use" for a livery stables.

Furthermore this application clearly contravenes policies DP19 and CP12; and is not supported by CP14 or CP16. We have minor misgivings over highway safety and would be dismayed at opportunities for young commoners being diminished by the conversion of a livery yard to a holiday camp.

14/00884 - Myrtle Cottage, Sway Road, Pennington - Glasshouse; replacement outbuilding; new customer car park; new boundary wall.

Chair observed was a cross parish boundary application and little information was available.

Cllr Golby agreed adding there was nothing to answer the usual surface water disposal concerns.

Decision – Unanimously in favour of:-

As there is not enough detail for us to fully consider this application; Option 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers, with the following comments.

- 1) Further details first be agreed – including infrastructure and traffic issues.
- 2) Surface water disposal from the glasshouse must be agreed and should be entirely on site.
- 3) The Tree Team to check and make appropriate recommendations.
- 4) The proposed opening hours should be the maximum allowed opening hours.
- 5) No further impermeable surfacing to be added without express permission.
- 6) Further detailing including the splays at the entrance and the height of the glasshouse to be agreed before development may start.

14/01006 - 21 Setthorns Road - Insertion of 1no rear dormer and 3no roof lights to facilitate loft conversion; single storey side extension.

The Chair observed that the current plans were considerably over the DP11 limit (and therefore not appropriate to the existing dwelling and the surrounding area and amenity of neighbours), however revised plans had been submitted, but not yet available to view.

Was agreed to refuse the current application, but would be pleased to reconsider if new plans complied with DP11.

Decision – Unanimous in favour of:-

Option 4. We recommend REFUSAL, for the reasons listed below.

Proposal exceeds DP11, which Sway Parish Council have consistently supported not only because it is an NFNPA policy, but also because Sway defined village lacks sufficient small dwellings (for instance for empty-nesters, downsizing or those looking for a starter home); and because of the increased strain on infrastructure that wholesale large extensions would bring; and because we do not want to set a precedent.

14/00943 - The Surgery, Station Road - Single storey extension; creation of bay window; bin store enclosure; reposition of access ramp (demolition of existing garages).

Cllr Golby observed how pleased he was to see the application, which was a clear commitment from the Practice to keep the facility in the village. He was very supportive, apart from one concern re the flat roof at the back.

Decision – Unanimous in favour of:-

Option 3. We recommend PERMISSION, with the following comments – Providing surface water disposal is agreed.

15/00003 - Oak Lea, Church Lane. - Two storey and single storey rear extensions.

Chair observed was a similar proposal to the next door property extension.

Cllr Golby suggested given Option 3.

Decision – Unanimously in favour of:-

Option 3. We recommend PERMISSION, with the following comments –

Sway would recommend that both surface water disposal and matching facing materials are first agreed.

15/00012 - 12 Setthorns Road - 1 and 2 storey extensions; 1no rooflight.

Chair advised that revised plans had been submitted that day which reduced the floor area to comply with DP11. The architect, who was in attendance to answer any queries the committee may have concerning the revisions, explained that the family was keen to stay in Sway and had shrunk their plans to fit with the rules, and had also improved with a standard pitched roof. Cllr Golby proposed option 3, providing the revised plans complied with DO11.

Decision – Unanimous in favour of:-

3. We recommend PERMISSION, with the following comments.

Providing revised plans are within DP11. And recommend that surface water disposal and matching facing materials are agreed. We have only had a brief opportunity to examine the

plans but the new gable end reflecting the other end of the building looks a lot more sympathetic and in keeping.

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

#### **PT198/14 Update on Planning Enforcement**

The Chair reported the following:-

The full NFNPA Enforcement report for 05 Jan 2015 was available on line. We started the month with 6 investigations.

One was resolved: QU/14/0192 Silverwell, Brighton Road, the unauthorised advertisement has been removed so the breach has ceased.

Four investigations have been added:

QU/14/0270 Dennett House, Brighton Road SO41 6EB Unauthorised development - insertion of windows.

QU/14/0266 Braemar, Manchester Road SO41 6AP Unauthorised development - new driveway.

QU/14/0266 Juhu, Manchester Road SO41 6AP Unauthorised development - new driveway.

QU/14/0255 Glenside, Middle Road, Sway SO41 6BB Development not in accordance with approved plans (fenestration) PP 14/00600.

9 investigations are therefore carried forward.

#### **PT199/14 Planning Inspectorate and Enforcement Appeals –**

Appeals for Heathey Lodge: [2216554](#) and [2216553](#) are still awaited; and one was added last month: [2228673](#) Moorlands, Middle Road, Sway SO41 6BB Insertion of first floor window to rear (arising from application [14/00722](#) – we agreed last month to write to the planning officer supporting their opposition to this appeal).

#### **PT200/14 NFNPA Planning Development Control Committee –**

Chair advised no applications affecting Sway.

#### **PT201/14 Other Planning Issues – None**

**PT202/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG –** Chair advised of updates to the new National Planning Practice Guidance

#### **PT203/14 To Agree P&TC Meeting dates for 2015.**

Clerk advised that proposed dates were third Thursday of the month with the exception December where the meeting would be moved forward to the second Thursday to allow for Christmas; and that the dates were subject to revision post the elections.

#### **PT204/14 To Receive report from Cllr Dance on HCC Rights of Way Vegetation returns.**

Cllr Dance reported that despite the problems caused by the weather, he had managed to survey as many of the Sway Rights of Way as possible to submit the report.

The Chair thanked Cllr Dance for all the work he had managed to achieve.

#### **PT205/14 Report by the Parish Council's Transport Representative**

The Cango numbers are down a little and it was blocked for 20minutes in the middle of Sway due to cars parked all day outside the Central Stores and so the lorry delivering to Central Stores had to park on the other side (and the driver worked hard to finish the delivery as soon as possible. The committee had yet another discussion about parking – the Clerk observed

that parking was outside of the Parish Council's remit and could only be referred to the NFDC. The Chair offered to visit the Central Store and see if anything could be done for the deliveries.

**PT206/14 Roads, Hedges and Ditches**

The Clerk advised that a senior member of HCC Highways was to make a visit to Sway to assess highways issues and requested relevant details of Highways items to add to the "tour".

**PT207/14 Community Speedwatch**

Community SpeedWatch (CSW) representative reported were still having problems with getting Sway's results acted on reliably by the police. It still seems as if the Police and PCC give lip service to CSW but no resources and we would prefer if they either put their resources where their mouths are OR came clean and said there is no support. The latest proposition is that having done all the recording, logged and checked and even assembled it as a spreadsheet we are now invited to come to a local Police National Computer facility (e.g. Lyndhurst) to copy type the results into their system.

**PT208/14 Correspondence and Any Other Business**

A member of the Public raised concerns that work had already started at the Kings Lane Nursery site despite the application still awaiting confirmation of surface water disposal. Also complained noise due to work starting at 6.30am and mud and debris being left in the road. The Chair promised that the complaints would be reported to the NFNPA by the Parish Council and encouraged the member of the public to do the same.

**PT192/14 Dates of Future Meetings**

The following dates were noted:-

|          |                                |                        |
|----------|--------------------------------|------------------------|
| Thursday | 19 <sup>th</sup> February 2015 | Jubilee Field Pavilion |
| Thursday | 19 <sup>th</sup> March 2015    | Jubilee Field Pavilion |

There being no further business, the meeting at 9.10 pm.

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Chair of Committee

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Date