



Sway Parish Council

Planning and Transport Committee

Draft

Minutes of the meeting of the Sway Planning and Transport Committee held at Jubilee Field Pavilion, Station Road, Sway on Thursday 08th December 2016

Present

Councillor name	
Stephen Tarling (Chair)	P
Hugh Marchant (Vice Chair)	P
Peter Dance	P
Ted Fleat	P
Alex Pepper	P
Melanie Seacombe	P
John Warden	P

P=Present NP=Not present

Also in attendance: Four members of the public and Councillor Thomas.

PT16/178 Apologies

Councillor Warden had previously sent his apologies that he would be arriving late to the Meeting. Otherwise, there were no apologies.

PT16/179 Declarations of Interest

Councillor Marchant declared his membership of the New Forest Association (NFA) Planning Committee. The Chairman and Councillor Warden declared their membership of the Friends of the New Forest (formerly the New Forest Association).

PT16/180 Minutes of the Meeting held on 10th November 2016 and Matters Arising

The Minutes of the Meeting held on 10th November 2016 were approved as a correct record of the Meeting and signed by the Chairman.

PT16/181 Outcome of Planning Applications considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee) and related matters

The list of outcomes in relation to the planning applications considered at the previous meeting was noted.

Application No. 16/00676 for a detached garage and summer house at Boundway Gate, Boundway Hill, SO41 6EN had been refused. The Chairman advised that the officer had recommended granting permission but by a majority of 8 votes to 3 the NFNPA Planning Development Control Committee had voted to support the Parish Council's recommendation.

The following applications were all granted subject to conditions:

Application No. 16/00811 replacement stables on land east of Woodside, Shirley Holms SO41 8NL.

Application No. 16/00797 for an orangery and porch at The Foxes, Highcroft, Manchester Road SO41 6AS.

Application No. 16/00832 for a single storey extension at Marlings Cottage, Mead End Road, SO41 6EE.

Application No. 16/00849 for roof alterations together with alterations to the fenestration at Plovers, Station Road, SO41 6AA.

Application No. 16/00830 for a dwelling at Hunters Folly, Marley Mount SO41 6EP.

Of the above, only the proposed extension at The Foxes had been recommended for refusal (with the final decision left to the officer) by the Parish Council. It was, however, established that the application was an alternative to the two storey rear extension which had previously been granted permission.

The application for a 3.6m high boundary fence together with a new entrance gate at Claywood House, Arnewood Bridge Road, SO41 6DA (No 16/00821) had been withdrawn.

PT16/182 New Tree Preservation Orders and Tree Work Applications

Councillor Seacombe reported that a late application for permission to cut down 25 trees at Lepe House, Flexford Lane, Sway SO41 6DN had been received. The deadline for responses was 4th January 2017. As the application had only just been notified there had been no time to give it proper consideration before the Planning and Transport Committee Meeting. It was, therefore agreed to put this on the agenda for the Parish Council Meeting on 15th December 2016 and Councillor Seacombe would prepare a report with her recommendations for that meeting.

PT/16/183 New Planning Applications

16/00874	Land at Mill Lane, Sway, (Grid ref: SZ289971)	Field Shelter	8 th December 2016
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After carefully considering the Application, the recommendation of the Committee was as follows:

5. The Committee are happy to accept the decision reached by the National Park Authority's officers under their delegated powers.

The Committee did, however, note that there are already two existing shelters and a hay-barn in the vicinity of the new shelter proposed and, therefore, suggested that if consent is

given a condition should be attached to the effect that the shelter should be for use by the applicant and not for commercial use.

16/00940	Sway House Cottage, South Sway Lane, Sway SO41 6BL	Single storey extension	13 th December 2016
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The property is outside of the area of the defined village. The proposed extension is also difficult to see from the road.

Having carefully considered the Application, the recommendation of the Committee was as follows:

1. We recommend PERMISSION for the reasons listed below but would accept the decision reached by the National Authority's Officers under their delegated powers.

It was not felt that the extension would have any impacts on the wider character of the area, although concerns were expressed about light pollution.

16/00910	The Old School House Cottage, Church Lane, Sway SO41 6AD	Retention of single storey rear extension.	16th December 2016
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The Chairman advised that when this had previously come before the Committee for consideration the recommendation had been Option 4 – refusal, and the Parish Council had been supported in this by the NFNPA. It appears that the developer has nonetheless proceeded to build the single storey rear extension and is now seeking permission to retain it. The Chairman also reminded the Meeting that applications for retrospective consent should be considered in the same way as an application made prior to the commencement of unauthorised development.

Having carefully considered the Application, the unanimous recommendation of the Committee was as follows:

4. We recommend REFUSAL for the reasons listed below:

The Committee did not believe that the extension was appropriate in terms of design and floor-space. The plot was not a large plot and the extension was not suitable for a plot of that size. The committee also reminded itself of the reasons it had previously given for recommending refusal and did not think that anything had changed to cause it to reconsider those reasons. The Sway Village Design Statement does not support this application.

16/00958	Sway Youth Centre, Station Road, Sway, SO41 6AG	Continued siting of outside store (renewal of Temporary Planning Permission 13/98849)	22 nd December 2016
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The Chairman reminded the Committee that the last storage container that had come up for consideration was in North Common Lane (outside the defined village) and the NFNPA Planning Development Control Committee had granted permission in perpetuity.

Having carefully considered the Application, the unanimous recommendation of the Committee was as follows:

3. We recommend PERMISSION for the reasons listed below:

The store was appropriately painted, well-screened and located on hard standing. It was also important to the continuation of the nursery which is a registered charity and provides an important service for the village.

Councillor Warden joined the meeting.

16/00949	Plovers, Station Road, Sway SO41 6AA	Installation of automated timber gates	13 th December 2016
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The Chairman noted that in all probability the gates would fall into the category of permitted development. After carefully considering the application, the unanimous recommendation of the Committee was as follows:

2. We recommend REFUSAL for the reasons listed below, but accept the decision reached by the National Park Authority's officers under their delegated powers.

The design of the gates is not consistent with the Sway Village Design Statement which requires open style field gates and porous driveways.

16/00957	Agrumi Limited, Meadow Farm, Sway Road, Tiptoe SO41 6FR	Extension to existing workshop incorporating glazed link	22 nd December 2016
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Councillor Warden expressed concerns that some features of the proposed development were consistent with residential use and he was worried that a future owner might be tempted to convert the property to residential use. After carefully considering the application, the unanimous recommendation of the Committee was as follows:

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.

The Committee noted that previously permission had been granted to an extension to the workshop. The Committee did not believe that that glazed link would have any impact on the visual amenity and character of the area but were keen that NFNPA note the concerns raised by Councillor Warden regarding future residential use and reflect these in appropriate conditions. The Parish Council were also keen to note their general support for developments promoting employment in the Parish.

Lastly, the Chairman noted that there were potentially four applications that the Committee had previously considered which were coming before the Planning and Development Committee which was due to meet on 20th December.

PT16/184 Update on Planning Enforcement

The list of current Sway enforcement investigations having previously been circulated, and also available on the NFNPA website, was noted. Four investigations have been resolved. Three new issues had been identified since the last meeting. Two of these related to breaches of condition and were in relation to Quarr Lodge on Manchester Road and 14 Anderwood Drive. The third enforcement issue identified related to the erection of a stable building and hard standing on land to the north of Hunter's Folly, which do not have planning permission.

Four issues had been resolved. After further investigation of The Laurels and Sunnyside, it had been determined that there was no breach. At Forest Haven and the junction of Smythe Gardens and Station Road the breaches had ceased.

PT16/185 Planning Inspectorate and Enforcement Appeals

There were no outstanding appeals.

PT16/186 Report by the Parish Council's Transport Representative

Councillor Warden advised the meeting that passenger numbers were more encouraging. He also praised the work of the two drivers which he said was excellent.

He had still not received the new timetables but was hopeful of doing so before Christmas.

PT16/187 Roads, Hedges and Ditches

- **Sway Parish Council's response to HCC's reply about their verge cutting regime**

Councillor Marchant advised that he had received some helpful input from the Hampshire & Isle of Wight Wildlife Trust which he had incorporated into the draft letter circulated to Councillors for approval prior to the Meeting. The letter was unanimously approved and the Clerk was asked to arrange for it to be sent.

- **Vegetation priority cutting lists for 2017 for Rights of Way**

The Clerk had received a request from the Countryside Access Team for details of which 6 Rights of Way in the Parish would benefit from cutting next year. Those identified should not include tarmacked paths nor those that are farm tracks or byways that have hard surfaces that are so well used that cutting is not required. The deadline for a response is 1st February 2017 and it was agreed that Councillor Dance should collate a list of proposals for approval at the next meeting scheduled for 12th January 2017. In order of priority Sway Rights of Way numbers 2, and 6 & 7 particularly around Fyre Stycken, as well as 11 and 12 were suggested as potential candidates, all of which meet the requirements.

PT16/188 Community SpeedWatch Report

Councillor Marchant advised that the SpeedWatch statistics were also available on the parish Council website. In recent weeks seven 60 minute surveys were undertaken together with one 40 minute survey. The afternoon slots this time were around lunch time (12:30-13:30) possibly explaining why more vehicles were recorded speeding than last month. Again the

total figures are well down on those earlier in the year partly the result of a lack of available volunteers, and partly a natural result of the earlier evenings preventing surveys during the evening rush hour. A total of 128 vehicles' details have been sent to PNC checking and processing.

Councillor Marchant also presented the SpeedWatch Report for 2016. The Sway Speedwatch Group was one of the most active in Hampshire generating 20% of all the letters sent to speeding drivers. Additionally, of seven representatives across all of Hampshire, two were from Sway. The Committee were pleased to join Councillor Marchant in thanking all of the volunteers for their hard work throughout the year. The SpeedWatch Group were also keen to recruit more volunteers and it was agreed that the possibility of something in Sway News would be investigated to encourage support.

PT16/189 Correspondence and any agenda items for the next meeting

The Clerk advised that he had received a copy of a letter which a group calling itself CHOC23 (Church Lane Opposition Committee in response to Policy 23) had sent to NFNPA. The Group had been formed to object to the NFNPA Local Plan proposal to allocate land south of Church Lane for residential use. The Group were opposed to this on the following grounds:

- It would have an adverse environmental impact and would be detrimental to the character of the village.
- The scale of the possible development is disproportionate and represents an unequal allocation having regard to the remainder of the National Park.
- Insufficient consideration has been given to the increased infrastructure requirements.

The Group were aware of the Parish Council's response to the NFNPA Local Plan but did not feel the Parish Council had gone quite far enough in their comments regarding the land to the South of Church Lane. The Committee noted the letter but did not feel that any additional action was required at this stage. The Chairman also advised that outright opposition to the allocation of the land in question for residential use might prove counter-productive.

No additional items were suggested for the next meeting.

PT16/190 Any other business

Simon Curtis the Chair of Sway Bowmen asked permission to address the Committee. He reminded the Committee that earlier in the year Sway Bowmen had applied to build new facilities which would accommodate indoor archery. Currently, they were using facilities in Brockenhurst during the winter months but would prefer to have their own facility. They had already consulted the NFNPA and before submitting an application were keen to understand any concerns which the Committee might have. The Chairman advised that he was aware that the existing buildings were not in the best condition and a new modest building might well be an improvement. Simon Curtis advised that Sway Bowmen were sensitive to any parking issues and wanted to take those into account together with any other concerns that the Committee might have. The Chairman reminded Simon Curtis that it was NFNPA that would actually take the decision. Additionally, whilst he appreciated the approach from Sway Bowmen, ultimately when it came to consideration of any application, the Committee could not bind itself with a pre-disposition. The Chairman thanked Simon Curtis for coming to the meeting and encouraged Sway Bowmen to continue to consult with NFNPA before finalising their application.

PT16/191 Date of Next Meeting

The next meeting will be held at 19:30 pm on 12th January 2017 in the Jubilee Field Pavilion.

There being no further business, the meeting closed at 8:45pm.

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Chair of Committee

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Date

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