

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 April 2015.

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

In attendance: Susan Brayley (Parish Clerk), John Warden (Transport Representative), Len Thomas (Community Speed Watch Representative), a member of the press and 3 members of the public.

PT244/14 – Apologies – Cllr Kevin Langford.

PT245/14 - Declarations of Interest

None.

PT246/14 - Minutes of the Meeting held on the 19th March 2015 and Matters Arising

The minutes of the meeting held on the 19th March 2015 were approved and signed by the Chair.

Matters arising – PT238/14 Trees for Life, Cllr Gate's reminder that a replacement tree was still needed for the damaged copper beach was raised and PT242/14 Correspondence and AOB, Cllr Golby reported that not all the village hall Craft Fayre posters had been removed as one still adorned a diversion sign.

PT247/14 - Outcome of Planning Applications Considered at Previous Meetings

The following NFNPA Planning Decisions were reported:-

15/00107 - Flexford Mill, South Sway Lane - Detached 3 bay Garage/Log Store.

Grant Subject to Conditions

15/00132 - St Luke's Church, Church Lane, Sway - Garden store; 1.8 metre high fence -

Grant Subject to Conditions

15/00112 - The Hunters, Middle Road, Tiptoe 15/00003 - Oak Lea, Church Lane, Sway - Two storey and single storey rear extensions.

Grant Subject to Conditions

15/00128 - 2 Laurel Bank, Middle Road, Sway - Two storey front extension; single storey side extension; Demolition of single storey front extension.

Grant Subject to Conditions

PT248/14 - New Tree Preservation Orders

TPO/0003/14 - land at Sway Manor, Station Road, Sway – Confirmation letter dated 2nd April 2015 received.

PT249/14 – Applications for Tree Works / New Planning Applications

1) Applications for Tree Works - None

2) New Planning Applications

15/00205 – Hazelhurst Farm, Flexford Lane, Sway.

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 following comments:-

1. It is agreed that the previous application 14/00003 will no longer apply to any extent and is wholly replaced by this new application 15/00205.
2. That if any work included in the previous application 14/00003 that has been carried out AND is not included in this application be removed.
3. That the officer confirms that this application falls within the 30% limits of DP11.
4. That no further permitted development is allowed without specific planning permission.

5. That all outbuildings are only ever to be used for incidental use.
6. That consideration be given to minimising the flat roof area.
7. That in line with the Sway VDS similar materials be used for the extension as those in the main building.
8. That a scheme for surface water disposal that does not discharge into Flexford Lane (thereby exacerbating existing flooding issues on the highway), be agreed before work starts.

15/00100 – 2, Forest Heath Cottages, Station Road, Sway.

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 following comments: - Would ask Officer reviews the potential for the proposed velux to overlook the neighbouring property and if it does we would suggest a condition that the velux be non-opening and with obscured glass is considered.

15/00238 – Kings Hyde House, Kings Hyde.

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 following comments:-We recommend a condition that that matching materials be used as appropriate (particularly on the southeast infill), and that surface water disposal is checked.

15/00290 – Green Croft, Manchester Road, Sway.

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 following comments:-

As this is a replacement dwelling the Committee have no doubt the Officer will be applying a number of very sensible conditions, however they would like to recommend the following:-

1. All surface, facing and roofing materials to be agreed before work starts – including the free-draining driveway.
2. Surface water drainage to be agreed before work starts.
3. A full hard and soft landscaping plan to be agreed before work starts.
4. No further permitted development without specific planning permission.
5. The recommendations of the Biodiversity Survey to be followed – including root protection for the Holly tree which is to be retained.
6. The front boundary to be as recommended by the Sway VDS: Picket fencing or low wall under 1m with native hedging.
7. All hedges, trees and bushes to be retained as noted in the Design and Access Statement (last paragraph of Site Description).
8. Any and all external lighting to be agreed before work starts.

PT250/14 Update on Planning Enforcement

The Chair reported the following:-

The full NFNPA Enforcement report for April 2015 was available on line. The month started with 8 investigations, 4 are resolved:-

Kings Lane Nursery: breach ceased because the surface water disposal condition is agreed. Braemar and Juhu on Manchester Road resolved because they have done the minimum to conform with surface water rules.

Glenside in Middle Road Sway where no breach was found

One investigation has been added: Pitmore Farm Cottage unauthorised change of use - car sales. Also noted:- Land Rear of Silver Street Farm, Silver Street, Hordle: Unauthorised stationing of residential mobile homes – whilst the address is in, and has been reported through, Hordle Parish, the land concerned lies within Sway.

So just five investigations are carried forward – the lowest total for a long time.

PT251/14 Planning Inspectorate and Enforcement Appeals –

Heathey Lodge - Cllr Cripps asked if there was a time constraint on the Inspectorate making a decision. Clerk to query with Inspectorate contact. **Action Clerk**

PT252/14 NFNPA Planning Development Control Committee –

Chair advised there were no applications from Sway to be heard, however he would be attending as the Inspectorate decision to grant the appeal on Moorlands was to be discussed.

PT253/14 Other Planning Issues

Chair advised that as further planning application, 15/00231 - Oatley Cottage (formerly Kantara), Pitmore Lane SO41 6BX. Detached garage; porch; external alterations; had been received too late to be included on the P&TC Agenda and as the next P&TC meeting (provisionally 28th May) would be too late to submit comments to the Officer, he and the Clerk had agreed it would be included on the full Council Agenda, in order to advertise it in the public domain. In the meantime the P&TC would however review the application in order to make a proposal to the Council.

Observing that there was no floor plan or briefing note currently available, the Chair advised that the applicants had opted to renovate existing rather than demolish and start again. Was unanimously agreed to recommend that the Parish Council recommend Option 3 - We recommend PERMISSION, with the following conditions:-

Provided this falls within DP11 - that all facing materials be first agreed, that proposed floor plans be checked, that the windows of 'white timber effect' be checked with NFNPA and agreed, that door materials and finishes be agreed, that hard and soft landscaping plans are submitted, that the front boundary to be as recommended by the Sway VDS: picket fencing or low wall under 1m with native hedging, and that surface water disposal be agreed.

Furthermore the applicants are wished every success with their plan to restore and improve this property to the great benefit of the local amenity and Sway.

PT254/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG – None

PT255/14 Report by the Parish Council's Transport Representative

The transport representative, (John Warden) reported attending a meeting with County Councillor Ken Thornber and Kevin Ings, HCC Community and Social Care Transport Manager. John once again raised his profound concerns at the way the information supposedly supporting the proposals to alter the CANGO routes had been assimilated and formally requested that a recommendation from the P&TC be presented to the full Council requesting full Council support of the CANGO service. This was unanimously agreed by the P&TC members, as was the proposal that the Chair, Transport Representative and the Clerk draft a letter for full Council approval. **Action Clerk/ Cllr Tarling /JW**

PT256/14 Roads, Hedges and Ditches

A member of the public advised that the advertised closure of Coombe Lane on the 7th April for repairs had not taken place, neither had the repairs, although the associated reference number on the HCC Highways reporting site was now showing as complete. Another member of the public advised that similarly the advertised closure of Station Road due the same day had also not happened. The Clerk advised that there had been similar incidents of contractors failing to do the actual work, but submitting as complete in the past and that she would investigate directly with the HCC Highways team as to the failures. **Action Clerk**

PT257/14 Community Speedwatch

The Chair congratulated the Community Speed Watch (CSW) representatives on yet another excellent report and the apparently positive response from the Hants Police administrative contact. The CSW representative advised that due to the ongoing Police

reorganisation, there had still been no direct contact from the Police Officers only the administrator and asked that formal contact be sent from the Parish Council. The Chair requested that a draft letter listing Sway CSW concerns be sent to him to review.

Action Cllr Tarling

PT258/14 Correspondence and Any Other Business

Correspondence: - The Chair advised receipt of information regarding Small Grants Scheme Countryside Access budgets and application dates for 2015, it was agreed that this particular item should be left for the new P&TC post the election, however valuable information concerning Sway would be available from the footpaths survey conducted by Cllr Dance along with information accumulated by Cllr Tarling.

Any Other Business: - Cllr Golby stated he personally considered it a great privilege to have been able to serve on the P&TC for the two years since his co-option and also reminded the committee members that as one of the Parish Council's longest serving Cllrs, Cllr Gates (who had decided not to stand for election this time), was due a vote of thanks for all her work over the years. This was endorsed by the Chair who added that Cllr Gates' institutional memory had proved invaluable on innumerable occasions and she would be missed as would the other longstanding member of the committee, Cllr Langford, who had similarly decided not to stand this time.

Cllr Gates enquired if there had been any feedback concerning the previous weekend's Wiggle Event? Cllr Cripps replied he thought they had been better behaved this year. A member of the public reported driving from Burley to the A337 on one of the event days and had only spotted one marshal along the way. Another member of the public reported that a rider had apparently slipped on Pitmore Lane on the Saturday, but that was not due to any malicious action as far as they were aware.

PT243/14 Dates of Next Meeting

The Chair advised that the next P&TC meeting would be held at a later date in May, provisionally Thursday 28th May at Jubilee Field Pavilion due to the Parish Council Annual General Meeting taking place the previous week.

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

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Chair of Committee

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Date