

Report to Sway Parish Council October 2017 meeting

Sway Planning and Transport Committee 12 Oct 2017 & recent planning matters

Draft minutes have been on the web for a while – including details of all applications considered and an appendix detailing outcomes of planning applications previously considered.

Three new outcomes were reported: the Fyre Stychen kennels were refused; a modest rear extension at April Cottage on Station Road was granted and after a valuable presentation from a neighbour the amended Hatch Motors application was refused by the NFNPA Planning Development Control Committee against the recommendation of the officer.

We looked at 11 new applications of which most were not contentious, including Merrifield on Flexford Lane; Wayside Cottage on Brighton Road; Mount Pleasant Farm House; Fair Holme on Mill Lane; both Plovers and Oakleigh House on Station Road; Carbery Manor on Adlams Lane; New Forest Growers on Pitmore Lane; 40 Andrewood Drive and Woodpeckers on Coombe Lane. However we did recommend refusal of the garden grab at Quarr House. Two further applications were for information only, and those included a significant redevelopment at Swaylet Farm on Arnewood Bridge Road.

Roads, hedges and ditches were considered and all Sway residents are encouraged to clear their ditches and trim their hedges as necessary.

The month started with 11 enforcement investigations. Surprisingly the two large pre-fabricated dwellings at Kings Lane Nursery caused no breach and that investigation was resolved. One new investigation concerning the construction of a track at Twin Oaks on Mount Pleasant Lane had been added. So 11 investigations are carried forward.

The Community SpeedWatch group will determine which sites should be suggested to the appropriate authorities (Police, Hampshire Highways etc.) as being suitable for a speed limit reminder location, and Community SpeedWatch would welcome a few more volunteers to do an hour or two every month.

Railway timetable changes to and from Sway are to be considered; HGVs on Linnies Lane and the poor state of cattle grids would be followed up; and the next consultation on the draft Local Plan will be after xmas.

The full NFNPA meeting had noted that the myriad of mixed comments on the Recreation Management Strategy are being digested; the New Forest is the only National Park without a Visitor Information Centre; and verge protection is an increasing issue.

Since when a few further items:

A modest extension and rooflight at Thornhill on Middle Road Sway has been granted.

The ridiculous proposed over-development at the already crowded site of the Silver Hind restaurant has been refused.

The fence at Half Day House has been trimmed so as to fall within the national rules limiting fences, gates and walls on the highway to 1 metre or less.

The ex-Arnewood Turkey Farm Applications have been amended following input from neighbours and a visit from a planning officer. Please will anyone interested check the amendments and comment accordingly.

At the NFNPA South West Quadrant meeting on Tuesday a new Community Officer Holger Schiller introduced himself, and our new Clerk is already planning to meet up with him. Following a question from Brockenhurst Parish Council it was noted that party wall arrangements are outside of planning and more the province of Building Regulations and private agreements.

Progress on the new NFNPA Local Plan was outlined. That's the document of future key policies for development. Approximately 40 dwellings per annum across the Park would be needed; with a limit of 100m² per dwelling. Consideration is being given to requiring affordable housing contributions not just for 6-10 dwelling in cash and 11 or more dwellings as on-site affordable housing, but to all new development. Given that in Sway we have recently had two sites of just 5 dwellings – the maximum number to attract any such contributions, and given the likelihood of smaller developments across the Park this seems another wise proposal. I confess that I had missed details of a commissioned external report on viability assessment – this is where a developer claims they cannot afford to make any S106 contributions. Again this study seems a wise proposal.

In more general NFNPA items there were discussions concerning the Recreation Management Strategy; a reminder that many animal accidents occur in November and December after the clocks go back so extra care is needed; the potentially massive redevelopment at Fawley; the impact of addition development just outside of the Park on additional traffic and hence poorer air quality within the park; the need for anyone using the National Park for business to have a licence; and the by-law which prohibits parking in Forestry Commission car parks after dusk.