

## 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 19<sup>th</sup> February 2015.**

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

**In attendance:** Susan Brayley (Parish Clerk), Len Thomas (Community SpeedWatch Representative), a member of the press and 7 members of the public.

**PT210/14 – Apologies** – John Warden (Transport Representative),

### **PT211/14 - Declarations of Interest**

None.

### **PT212/14 - Minutes of the Meeting held on the 22<sup>nd</sup> January 2015 and Matters Arising**

The minutes of the meeting held on the 22<sup>nd</sup> January 2015 were approved and signed by the Chair.

Matters Arising – The Chair advised that the Clerk had submitted the “Rights of Way Vegetation Report” to Hampshire County Council and once again thanked Cllr Dance for all his hard work in walking the routes to provide detailed feedback.

### **PT213/14 - Outcome of Planning Applications Considered at Previous Meetings**

The following NFNPA Planning Decisions were reported:-

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 ancillary staff accommodation. **Refuse**

15/00062 - Glenside, Middle Road, Sway - Single storey extensions; addition of 3 no dormer windows to facilitate first floor accommodation; terrace (Application for Non Material Amendment to planning permission 14/00600) **Granted**

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 **Withdrawn**

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

15/00036 - Westwards, Birchy Hill Sway - Roof alterations to facilitate first floor accommodation; roof lights; single storey extensions; front porch (Application for Non Material Amendment to planning permission 14/00461). **Granted**

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 **Withdrawn**

There were no applications relevant to Sway, heard by the NFNPA Planning and Development Control Committee.

### **PT214/14 - New Tree Preservation Orders**

TPO/0003/15 - Land at Willerton, Westbeams Road and St Luke's Church, Church Lane, Sway. - Deemed sensible in view of the proposal to re-develop the Sway Social Club site.

## **PT215/14 – Applications for Tree Works / New Planning Applications**

The Chair advised of the following applications which being purely a case of legal determination are not submitted to consultees' for comment:-

- 15/00036 Westwards, Birchy Hill SO41 6BJ Roof alterations to facilitate first floor accommodation; roof lights; single storey extensions; front porch (Application for Non Material Amendment to planning permission 14/00461). Already settled: No objection raised.
- 15/00062 Glenside, Middle Road, Sway SO41 6BB Single storey extensions; addition of 3 no dormer windows to facilitate first floor accommodation; terrace (Application for Non Material Amendment to planning permission 14/00600) . Already settled: No objection raised.
- 15/00113 Broadley Brake, Middle Road, Tiptoe SO41 6EJ Application for Lawful Development Certificate for proposed first floor extension.

### **1) Applications for Tree Works**

TPO/15/0074 OAK CROFT, THE CLOSE T1 - Oak - Fell to ground level.

Cllr Golby reminded the meeting the tree was not diseased, nor did it present a danger to the property and there was no arboreal report to back the application. Cllr Dance stated there was, therefore was no acceptable reason to fell the tree. The subsequent vote was unanimously in favour of recommending refusal.

### **2) New Planning Applications**

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

Chair advised application had come back in view of the late amendment which had reached committee just before the previous meeting; and that the agent had come along to explain it. At that time we said we would support the application with a 3 if it was within DP11. The amended plans and Parish Briefing Note confirmed that. The following response was unanimously agreed:-

3. We recommend PERMISSION, with the following comments.

Sway are always grateful to receive notice of any late amendments. In this case the agent had presented these at our previous meeting and we resolved to recommend granting the amended application provided the floor area was then within the DP11 limits – which the officer has now confirmed.

15/00057 Green Croft, Manchester Road, Sway - Replacement dwelling and garage; demolition of existing dwelling and outbuildings.

Cllr Gates observed there was not a great deal of difference to the previous application. Cllr Golby agreed stating was still oversized and not in line with the Sway VDS – ie having the garage in the front of the property contravened VDS – since this had come into being none had been built that way. Adding that the changes were merely cosmetic, was overdevelopment of the site and recommended refusal.

The Chair agreed adding the proposal was squeezed into a very small site, the floor area actually appeared larger than previously proposed and his observations were the same as before.

A member of the public (neighbour) stated was still against the proposal, had been refused last time for all the reasons stated, the only shown alterations were that the building had moved 0.5m back from his fence. He also observed that the floor area had disappeared from the plans and was worried by the applicant's apparent willingness to ignore the VDS, which would set a precedent if planners granted application.

The Chair observed that the VDS was not an absolute planning policy, but a supplementary planning document that the Sway P&T committee pushed hard and was usually regarded

favourably by NFNPA Planning. Supporting Cllr Golby's proposed refusal, he suggested copying the previously stated comments. The following response was unanimously agreed:-

4. We recommend REFUSAL, for the reasons listed below:-

This application contravenes policies DP1, CP7, CP8, DP9 and DP10 of the NFNPA. This would not maintain or enhance local vernacular character, the proposed dwelling is not appropriate in scale, form or layout, crowding the plot for its full width and being oppressive to the neighbours. This does not respect the spacious plots that characterise the area and the garage at the front is clearly inappropriate to even the poorly defined building line.

Furthermore the Sway Village Design Statement (which is a Supplementary Planning Document) includes Guidelines which are defined as "express specific design criteria that will influence planning decisions." And this application is not in line with the following Guidelines:

- Proposals should protect, maintain or enhance buildings considered to be of local historic and vernacular importance, wherever possible retaining original features such as roof coverings, windows, doors, chimneys.
- Any new developments should consider the need to maintain generous plot sizes.
- Extensions to existing properties should maintain space between existing properties to avoid overcrowding.
- New developments or extensions within the defined village should consider the development in its immediate area and blend its style, design and materials with the local properties in that area.
- The design of new development within the defined village roughly between Manchester Road, Brighton/Station Road and Church Lane and especially those houses which presently have large gardens should respect the spacious character of the locality and not lead to inappropriate high density development.
- Garages, outbuildings or carports should not be positioned in front of the house.
- Additional guidelines on Boundaries do not encourage 1.8m close-boarded fencing.

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

The Chair advised that the Parish briefing note had only arrived that afternoon. Observing that although on paper was a large floor area at 58m<sup>2</sup> it was in an isolated position on a very large plot and was of an excellent design that would not be convertible to a residential dwelling. Cllr Cripps agreed adding design was in keeping with surroundings and size of plot. The Chair stated was in keeping with VDS and queried if any restriction should be placed on further work under permitted development. Cllr Cripps stated was a very large site so didn't believe restrictions on further permitted development applied. The following response was unanimously agreed:-

3. We recommend PERMISSION, with the following comments.

Whilst this outbuilding is large (and we trust the officer will consider this when visiting the site), we feel that it is suitable for the size of the dwelling and its curtilage, is not visually intrusive, is of an excellent design and fits well within the guidelines of the Sway Village Design Statement. If granted we would suggest conditions on surface water drainage (from both the large roof and any hard standing) being agreed; on incidental use only as a garage and/or log store; on the plans as submitted being followed.

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

### **PT216/14 Update on Planning Enforcement**

The Chair reported the following:-

The full NFNPA Enforcement report for 02 Feb 2015 was available on line. The month started with 9 investigations.

One was resolved: Land to east Arnewood Court Farmhouse resolved without breach and one investigation has been added: Kings Lane Nursery, Kings Lane SO41 6BQ - Unauthorised development - ground works, site clearance and excavation without permission. Cllr Golby observed that the P&TC had been duped by both the applicant and his agent. The Chair agreed, adding it was a salutary lesson that if the commitments were not actually down on paper the committee must be harsher on an application. Cllr Dance queried why a window at Denet House was a higher priority than Heathy Lodge and was advised the Enforcement Officer was the best person to ask.

9 investigations are therefore carried forward.

#### **PT217/14 Planning Inspectorate and Enforcement Appeals –**

Appeals for Heathey Lodge: [2216554](#) and [2216553](#) are still awaited;: [2228673](#) Moorlands, Middle Road, Sway SO41 6BB Insertion of first floor window to rear (arising from application [14/00722](#) – was agreed last month to write to the planning officer supporting their opposition to this appeal). And one was added, [3002091](#) South Sway Farm House, South Sway Lane - Appeal against NFNPA Enforcement Case EN/14/0157, without planning permission the material change of use of the land affected from a livery yard with associated commercial use of ménage to a mixed use comprising the aforementioned and for residential purposes and the storage of caravans.

Chair advised the committee of the following concerning appeals:-

Heathey Lodge is long overdue – the planning inspectorate are directed by the government to give priority where employment or building work is under consideration so this will be the lowest priority.

Moorlands: the Clerk is correct that we can only lobby the officer and not write to the Planning Inspectorate on this one; so as agreed, a letter has been drafted and it's been circulated. So can it be agreed and sent.- Draft was unanimously agreed.

South Sway Farm House: As it appears from letter received we are invited to respond directly to the Planning Inspectorate on this one, The Chair offered to draft a letter based on the response to the original application and any forthcoming grounds for appeal, which would be circulated for comments prior to approval at the next meeting, in order to meet the final submission date of 25th March 2015.

#### **PT218/14 NFNPA Planning Development Control Committee –**

Chair advised no applications from Sway, however reported the following items that may be significant to the civil parish in the future:-

- Another Solar farm was refused and the PDCC made it clear that the NFNP is not entertaining such applications.
- Steve Avery suggested reconsidering defined villages in our review of core strategy.
- John Sanger reminder us that public benefit is NOT for the applicants - see Beufre Appeal para 11.
- There were grumbings – perhaps echoed in Sway – that HCC Highways who are meant to monitor planning applications for any potential highways issues don't do much.

#### **PT219/14 Other Planning Issues – None**

**PT220/14 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG – See PT221/14**

**PT221/14 To discuss and agree response to proposed amendments to the New Forest National Park Local Requirements for planning applications.** The amended New Forest

National Park Authority Local Requirements for planning applications, and the new Planning Practice Guidance (PPG) were noted.

**PT222/14 To Discuss NFNPA “Trees for Life” Initiative.**

Was agreed to defer to the next meeting and all were asked to consider possible sites.

**PT223/14 Report by the Parish Council’s Transport Representative**

The Chair advised that due to the transport representative’s absence as a result of ill health, the report would be given at the full Parish Council meeting on the 26<sup>th</sup> February.

**PT224/14 Roads, Hedges and Ditches**

The Clerk advised that the local HCC Highways team of Highways Manager Richard Bastow, our Area Supervisor Colin Hibberd and Simon Protheroe came to Sway to visit and discuss highways issues on Friday 13<sup>th</sup> February. They reviewed the list of 37 problem areas produced from a request from the Clerk to Parish Councillors and local residents for relevant highways issues to make the meeting as useful as possible. The Clerk reported that was a very productive meeting with particularly Simon being conscious of about 85% of the issues, despite only having been allocated to the area since October 2014.

Unfortunately a large number of problems with water and mud on the roads, local flooding, edge subsidence and similar, are due to a lack of ditch maintenance – which is not an HCC Highways responsibility, but is down to the landowner. Assistance with contact details in such cases was requested from the Clerk, Cllrs and local residents.

Cllr Langford reported that a van was being parked in the lay by at the War Memorial Cattle Grid with a “For Sale” notice pinned to it.

**PT225/14 Community Speedwatch**

Community SpeedWatch (CSW) representative sadly repeated the same problems as before with no improvements at all and the frustration felt by the volunteers. The confirmed close of the Lymington Station was only going to exacerbate the problem.

**PT226/14 Correspondence and Any Other Business**

Cllr Dance asked how long the road would be closed by the Latchmoor Bridge repairs and was advised should reopen by the 15<sup>th</sup> June 2015. The Clerk also reported that Richard Bastow (HCC Highways) was personally keeping the Clerk informed of the most up to date changes.

Cllr Cripps reported that due to the bridge closure heavier traffic was using the “weirs” route into Brockenhurst, but this wasn’t gritted which caused several near misses due to ice. Clerk to contact HCC Highways contact to see what could be done.

Cllr Cripps also raised the question of the CSW volunteers’ frustrations and suggested a Freedom of Information request to Hants Police asking how information obtained was acted upon. The Chair observed that FOI requests could often aggravate situations and CSW representative stated that the Police didn’t seem keen to answer questions asked.

The Chair suggested contact by letter first, asking for replies to specific questions. Cllr Golby supported this approach, with a FOI follow up if don’t get a timely response.

Was agreed Cllr Cripps to send FOI outline to Clerk to submit in letter format requesting response in 21 days.

**PT227/14 Dates of Next Meeting**

The next P&TC meeting will be held on at Jubilee Field Pavilion at 7.30pm on Thursday 19<sup>th</sup> March 2015

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

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Chair of Committee

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Date