



Sway Parish Council

Planning and Transport Committee

Minutes of the meeting of the Sway Planning and Transport Committee held at Jubilee Field Pavilion, Station Road, Sway on Thursday 14th July 2016

Present

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

P=Present

Also in attendance: Sway News and seven members of the public.

PT16/102 Apologies

Apologies were received from David Edwards (Parish Clerk) and Cllr. Alex Pepper.

PT16/103 Declarations of Interest

Councillor Marchant declared his membership of the New Forest Association (NFA) Planning Committee. The Chair and Cllr. Warden both declared their membership of the New Forest Association.

PT16/104 Minutes of the Meeting held on 9th June 2016 and Matters Arising

The Minutes of the Meeting held on 9th June 2016 were unanimously approved as a correct record of the Meeting and signed by the Chair.

There were two matters arising:

Re: PT/16/087 Councillor Marchant advised that he had undertaken a review of the Terms of Reference for the Planning and Transport Committee and had circulated some suggested changes. It was agreed that this would be put on the agenda for consideration at the next meeting.

Re: PT/16/096 The committee will consider sites for Steve Avery to visit and suggestions for speakers at our future meetings.

PT16/105 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 having previously been circulated, was noted and is appended to these minutes as Appendix 1.

PT16/106 New Tree Preservation Orders and Tree Work Applications

Councillor Seacombe's report having previously been circulated was noted and is appended to these minutes as Appendix 2. The pending [TPO/0014/16](#) on the land of Hunters Folly, Marley Mount had been confirmed.

PT/16/107 New Planning Applications

16/00414	Claywood House, Arnewood Bridge Road, Sway SO41 6DA	Two Storey side and rear extensions, replacement windows.
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Having noted amended plans which comply with DP11, and after hearing from the applicant's agent and the applicant the committee unanimously agreed that Sway's response would be:

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.

Sway feel this is, on balance, an improvement with better sash window fenestration and entrance. However we would add that we would like to see a full ecological survey (particular for roosting bats), we have minor concerns over light pollution (we recommend lighting in the lantern area be directed downwards), and we are dismayed that the extended flat roof contravenes the Sway Village Design Statement SPD (page 19), although helpful efforts are proposed to soften and detail it.

16/00460	The Old Forge, Marley Mount, Sway	1.2m high wrought iron fence and 1.8m high gates.
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After hearing from the applicant, and in agreement with comments in the Parish Briefing Note, the committee unanimously agreed that Sway's response would be:

3. We recommend PERMISSION, for the reasons listed below.

The gates and fence are well deigned and appropriately proportioned. Although the hinge side of the proposed gates and the top of the fence would be above the Sway Village Design Statement recommendations for a boundary against the highway we do thoroughly support this applications because: the gates are set back and modest; the proposals are most appropriate for "The Old Forge"; both gates and fence are of open design and would improve the street scene; the applicants sought pre-application advice, have already carried out much work to improve the local amenity and are supported by neighbours.

16/00425	Land at King's Lane, Sway, SO41 6BQ	Agricultural Building
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After hearing from a family representative of the applicant, the committee unanimously agreed that Sway's response would be:

3. We recommend PERMISSION, for the reasons listed below.

Sway thoroughly support commoning and this modest smallholding would benefit from this new building for the winter protection of up to twelve cattle, and the local area will also benefit from the concomitant removal of dilapidated sheds and a caravan. The proposed building is a good distance from residential dwellings and is not the sort of construction that could be converted to residential use. Sway would assume that suitable conditions would cover both appropriate surface water disposal and any required tree protection.

16/00447	Forest Haven, Jordan's Lane, Sway SO41 6AR	Retention of alterations to window and door.
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This is a retrospective, but minor application, and the committee unanimously agreed that Sway's response would be:

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.

This is a minor amendment.

16/00211	Sway Bowmen Archery Club, North Common Lane, Sway	Single Storey building for use as a clubhouse, creation of new access and parking, removal of existing buildings.
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After hearing from a concerned neighbouring commoner, and having considered the helpful Parish Briefing Note the Committee unanimously agreed that Sway's response would be:

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

Sway are appalled at plans for a building of such enormity – a footprint of over 400m² and some 4.5m at the ridge - being proposed in the New Forest National Park on undeveloped top quality back-up grazing land. This is not so much a clubhouse as an indoor archery range with associated storage etc. A car park is proposed but we could not find further details of its location, extent, materials or drainage.

Sway agree with the officer that this application clearly contravenes NFNPA Core Policy DP17 a), and would have significant adverse impact within the National Park, and would bring further highways activity down a narrow rural and agricultural lane. This application also contravenes DP1 parts a), b), c), d), e), and f) – not being appropriate or sympathetic in terms of scale, appearance or siting, not respecting the local character nor using appropriate materials; and causing significant visual impact as well as causing further traffic and parking problems. This application is not aligned with the wishes of Sway residents as noted in the Sway Village Design Statement SPD.

We concur with the comments of both Hampshire Highways and the Tree Officer; and we further note the deplorable loss of a significant amount of top quality back-up grazing. Given that this site is on the side of a valley we would be greatly concerned over the surface water disposal from such an enormous roof area as well as any further driveway, hand-standing and/or car park.

DP6 a), b) and e) are not followed: the design detracts from the built heritage, the isolated location would bring concerns over security and the design does not adhere to good environmental practice. Furthermore this would erode the character of the New Forest National Park and thus contravene policy CP8. External lighting for additional night time use could increase light pollution (CP6 applies).

If, for any perverse reason, this were to be granted then it would set a worrying precedent contravening many NFNPA core policies; and surely further details – for instance of car parking - would first be required. Furthermore Sway would want to see conditions on: surface water disposal on this sloping site; times of usage, external finishes, splays, appropriate TPOs, no external lighting, security, prior removal of the existing sheds and storage, full landscaping, removal of further permitted development rights etc. However this application should not be granted, even with the most extensive conditions applied.

The Committee noted that application 16/00526 Sewage Treatment Works, Flexford Lane, Sway had been provided for information only.

The Committee agreed that the Chair would write to the NFNPA to advise them of Sway's comments in relation to this month's applications.

PT16/108 Update on Planning Enforcement

The list of current Sway Enforcement investigations having previously been circulated, and also available on the NFNPA website, was noted. Of the fifteen investigations carried forward eight have been closed. The Committee expressed surprise and disappointment that some of these seem to have been closed without good cause. Four additional investigations have been added so eleven investigations are carried forward.

PT16/109 Planning Inspectorate and Enforcement appeals.

There were no Sway such appeals.

PT16/110 Sway Footpaths

Reports on all 15 Sway Footpaths were received. A number of concerns were noted, of which the Committee felt the highest priority would be:

Sway 2 Footpath (Chapel Lane to Pitmore Lane): it has been reported many times and is increasingly obstructed with hazards such as electric fencing (and the obvious detour being via a ménage); trailer, horsebox, missing stiles etc. On the basis of Cllr. Marchant's written report the Parish Clerk would be asked to write to Hampshire Rights of Way, with copies to the landowners and the local Ramblers.

Initial concerns that Sway 9 Byway Open to All Traffic (Flexford Lane to Silver Street) may have been blocked by a five bar gate at the Southern end have subsequently proved unfounded so no action is required.

The Small Grants Scheme Countryside Access was considered, and the October deadline for applications may be of interest to some local landowners.

PT16/111 To consider the proposal that the clerk write on behalf of the Sway Parish Council to Hampshire County Council requesting they change their verge cutting regime in Sway to follow the guidelines recommended by Plantlife.

Cllr. Marchant's paper was discussed at length – there is clearly a mixed response from residents. Road safety must be a paramount consideration. Unfortunately a degree of judgement is often required by contractors in deciding which areas should or should not be cut back. It was agreed that Cllr. Marchant would draft a brief note for the Parish Clerk to send to Hampshire Highways to express our preference whilst also emphasising that road safety including the obscuring of signage and visibility splays should be the most important consideration.

PT16/112 Report by the Parish Council's Transport Representative

Cllr. Warden reported that business on the CANGO is much as usual – some better days (86 journeys on one recent day) and some not quite reaching the target. Cllr. Warden had delivered more leaflets and timetables.

PT16/113 Roads, Hedges and Ditches

The pole at the junction of Manchester Road and Durnstown has been replaced but there is no signage. And there's a camera sign down on Arnewood Bridge Road.

PT16/114 Community SpeedWatch Report

The report showed some improvement on Pitmore Lane by the allotments. 279 first letters and 28 second letters went out in June, and four owners should have received a visit from the constabulary because they have received three or more letters. Cllrs. Marchant and Thomas attended a meeting on Community SpeedWatch with the Chief Superintendent of Hampshire who has responsibility for the 800 or so members in 80 groups across Hampshire, and they added the suggestions of the Sway group. Two more volunteers came forward at the Sway Fete.

PT16/115 Correspondence and any agenda items for the next meeting

- a) Lack of notice of mass cycling events. Dismay was expressed over the paucity of information both going into the SAG database and coming to Sway Parish Council.
- b) The copper beach at the entrance to Jubilee Field is in poor condition following vandalism. Cllr. Seacombe (Tree Representative) will inspect it, and recommend any required work.

PT16/101 Date of Next Meeting

The next meeting will be held at 19:30 on 11th August 2016 in the Jubilee Field Pavilion. There being no further business, the meeting closed at 8:55 pm.

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Chair of Committee

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Date

Appendix 1

Appendix 1 to the minutes of the 14 July 2016 meeting of the Sway Planning and Transport Committee.

Outcome of planning applications previously considered (updated at 12noon 14 July 2016)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
16/00318	The Swallows, Kings Lane SO41 6BQ	Application for a Certificate of Lawful Development for Proposed single storey rear extensions and insertion of 3no rooflights.	N/A	N/A	Permitted development	The Authority is satisfied that the proposed development referred to in the First Schedule is lawful by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
16/00349	11 Widden Close SO41 6AX	Roof alterations including raising ridge height and box dormer window to facilitate additional first floor accommodation; 3no rooflights	2	This application proposes an extension with a flat roof, which does not comply with the Sway Village Design Statement SPD. Although there are other flat-roofed extensions in the area they pre-date the Sway VDS. We also note the concerns of neighbours and trust that those will be taken into consideration.	Grant Subject to Conditions	Conditions: Matching materials and build in accordance with drawings.
16/00242	Wootton Riverine Woodland, Avon Water, Wootton Bridge	Restoration of Avon Water to a meandering stream course; infill redundant sections; new and replacement crossing structures. [extended deadline]	1	Request that a footbridge be constructed during phase 1 for the benefit of walkers preferably at or near to the location of the underpass. Project should be advertised in advance of construction works, to include alternate routes during operations.	PDCC: Grant Subject to Conditions	Works to be carried out in accordance with agreed construction statement; and in accordance with construction traffic management plan; and in accordance with archaeological investigation scheme. Condition on access and notices to be added, footbridge to be considered...

16/00334	Hazelhurst Farm, Flexford Lane SO41 6DN	Creation of new access; driveway; drainage channel; gate; remove existing field gate	4	This proposal uses a large area of existing fields, removes existing mature hedgerows and some trees, for a long suburban driveway for little safety advantage, and Sway would hope that there are less destructive ways of improving sight lines from the existing entrance, which the Parish could support. This application causes concerns in respect of policies DP1b) and d), CP8 and DP21; and also is not aligned with the Design Guide SPD (page 12). The SVDS outlines that residents value trees, hedges and the open space and grassland, and such aspect would be detrimentally affected by this application	Refuse	Unacceptable impact on landscape character, suburban feature, removal of hedgerow, visual prominence. Not in accord with LCA18, CP2, CP8 and DP1
16/00373	Nuthatch Cottage, St. James Road SO41 6AN	Two storey rear extension; single storey side extension; relocation of flue; alterations to fenestration.	1	Concern raised whether the proposal would fit comfortably within the plot.	Grant Subject to Conditions	Conditions: in accordance with drawings, matching facing materials, no additional first floor windows, removal of further permitted development rights.
16/00364	North Lodge, Barrows Lane SO41 6DD	Roof lights to facilitate additional habitable first floor accommodation.	5	The NFNPA are, however, asked to note that this is not only a listed building but also within the Sway Tower Conservation Area – within which there are few rooflights.	Grant Subject to Conditions	No sun pipe in the platform roof and rooflights only in accordance with drawings
16/00365	North Lodge, Barrows Lane SO41 6DD	Roof lights to facilitate additional habitable first floor accommodation; Internal alterations (Application for Listed Building Consent).	5	Sway would prefer to leave internal details of the application for listed building consent to the professional expertise of the Building Design and Conservation Area Officer. The NFNPA should also obtain details of intended use and if necessary impose appropriate conditions.	Grant Subject to Conditions	All rooflights to be 'conservation' standard, flush with the plane of the roof and to be agreed beforehand; insulation materials to be wool, hemp or other natural breathable material

16/00423	Kings Hyde House, Kings Hyde SO41 8LT	Replacement porch.	1	The proposal does not follow the preference expressed in the Sway Village Design Statement SPD Guideline page 20 in that the proposed porch does not allow “permanent open access to the entrance door” and is thus more suburban.	Grant Subject to Conditions	In accordance with drawings; external facing materials to be agreed.
16/00399	Middle House, Middle Road, Tiptoe SO41 6FX	Outbuilding; porch.	1	Given that there is also an application for a Certificate of Lawful Development for a rear extension: further permitted development rights (beyond that) should be removed, and the outbuilding should be for incidental use only. Surface water disposal from the large garage roof should be carefully conditioned and proposals checked – especially in view of the high water table in this area, and of the proximity of boundaries and adjoining curtilages.	Grant Subject to Conditions	In accordance with drawings; garage only for incidental use; surface water disposal to be agreed; external facing materials as proposed.
16/00400	Middle House, Middle Road, Tiptoe SO41 6FX	Application for a Certificate of Lawful Development for a proposed single storey rear extension.	N/A	N/A	Permitted development	The Authority is satisfied that the proposed development referred to in the First Schedule is lawful by virtue of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
16/00526	Sewage Treatment Works, Flexford Lane	Application for Screening Opinion under Town & Country Planning (Environmental Impact Assessment) for proposed upgrade to waste water treatment works.	N/A	N/A	EIA not required	No EIA is required for this proposal.

16/00360	Hunters Folly, Marley Mount SO41 6EP	Replacement dwelling and detached garage (Demolition of existing dwelling, garage and outbuildings).	4	Proposal would be contrary to policy DP11. The siting of the garage to the front of the plot contravenes the Sway Village Design Statement guidelines (pg 22). The re-siting of the dwelling without clear environmental benefits contravenes policy DP10. The annexation of the adjacent paddock as curtilage without a change of use would set a worrying precedent and is contrary to the Sway Village Design Statement. Concerns that the status as curtilage is incorrectly represented in the plans. Concerns relating to the impact upon the dark skies. The datum levels on site should be checked. Parish Council supports the comments of both the Tree Officer and Ecologist. External lighting at the site should be minimal.	Refuse	The proposal is contrary to policies DP1, DP6, CP6, CP8, DP10, DP11, DP12 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD, Design Guide SPD, Sway Village Design Statement SPD and the National Planning Policy Framework (including section 11).
16/00396	Cheriton Cottage, Manchester Road SO41 6AS	Replacement dwelling with outbuilding; demolition of existing dwelling and outbuilding.	1	Each and every condition of the previous application (16/00130) will be carried forward (mutatis mutandis). Furthermore, in respect of the larger rear extension, the conditions should further emphasise and ensure that both surface water disposal and boundary treatment (including the preservation of current hedging) are particularly carefully considered and conditioned as appropriate. The officer should also pay particular attention to the comments of the immediate neighbours. The Committee also noted that the proposal has a more extensive flat rear extension, which is not within the guidelines of the Sway Village Design Statement SPD (p 19).	Grant Subject to Conditions	11 conditions including: surface water disposal to be agreed, full soft and hard landscaping to be agreed (including trees and shrubs to be retained), removal of further permitted development rights, outbuildings for incidental use only, appropriate windows to be obscurely glazed, no additional fenestration and development only in accordance with drawings.

Tree Report relating to P&TC July 2016 SPC (Sway Parish Council)

Application No: Cons/16/0629

Address: Arnewood Court Farm, Barrows Lane, Sway SO41 6DD

Prune 1 x Beech tree by reducing overhang over patio by 2.25mts.

Pollard 3 x Horse Chestnut trees to 6 metres trees are unsuitable for long term retention.

Fell 1 x Horse Chestnut tree

SPC Tree Rep comments

T1 Beech. This tree was set well back from the road and partially blocked from view by the house. It is therefore impossible to make a reasonably argument for or against this work being undertaken.

The photo below shows four Chestnut Trees T2,3,4,5 left to right.

T2, T3 & T4 The three Horse Chestnut Trees due to their prominent position are of high amenity value. Although they would benefit from some judicial pruning, pollarding back to 6 metres appears extreme.

T5 Horse Chestnut This tree is almost dead.

SPC Comments sent to NFNPA

T1 Due to the Beech Tree being set well back from the road and partially blocked from view by the house SPC are unable to pass comment and are happy to go with NFNPA's recommendations.

T2, T3 & T4 The three Horse Chestnut Trees due to their prominent position along the road side are considered to be of **high** amenity value. Although they would benefit from some judicial pruning, pollarding back to 6 metres appears extreme and we would prefer less drastic crown reduction.

T5 Horse Chestnut This tree appears to be almost dead. We have no objections to its removal however would like a suitable replacement tree to be planted in the vicinity of the felled tree.

