



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 13th April 2017

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: The Parish Clerk, David Edwards, Sway News and thirteen members of the public

PT17/048 Apologies

There were no apologies.

PT17/049 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).

PT17/050 Minutes of the Meeting held on 9th March 2017 and Matters Arising

Subject to a minor typographical change on page 2 the Minutes of the Meeting held on 9th March 2017 were approved as a correct record of the Meeting and signed by the Chairman.

The Clerk reported that the NFNPA planning officer had confirmed that planning permission was not required to extend the two dug-outs beside the football pitch.

Councillor Marchant referred to the report he had prepared and made available on the Parish web-site concerning the Wiggle New Forest Spring Sportive cycle event which had taken place over the week-end of 8th and 9th April. The report raised a number of concerns both in relation to the organisation of the event and the safety of riders, road users and animals. At the conclusion of the report, a number of recommendations were made as follows:

1. Traffic controls should be in place at dangerous intersections.
2. Temporary speed limits need to be in place restricting all motor vehicles to maximum 30 mph for the duration of the event.
3. Marshals must be positioned at every junction where the cyclists exit and enter, and if two-way traffic is present, at every identifiable pinch point. They need to be trained in what to do at that location, and instructed to note and pass on the number of any cyclists who fail to adhere to the highway code and the New Forest Cycling code or who are seen to be riding in an aggressive or inconsiderate way. Such cyclists should then be banned from future events.
4. The New Forest Cycling Code needs to be tightened to include such things as ride in groups of 6 max leaving gaps for passing cars to move into, be prepared to give way to other road users where appropriate, etc.

The Committee confirmed that they were in agreement with the recommendations made and it was agreed that subject to checking by the Clerk, Councillor Marchant would prepare a letter on behalf of the Parish Council to be sent to NFDC Safety Advisory Group (copied to the Wiggle organisers, and also Nigel Matthews - head of NFNPA Recreation Management).

PT17/051 Outcome of Planning Applications considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee) and related matters.

Councillor Tarling briefly reviewed the outcomes of applications which had previously been considered by the Committee. Application No 17/00051 to remove conditions regarding permitted development rights at Michaelmas Cottage had been refused in line with the Committee's recommendations. The following applications had all been granted mostly subject to conditions recommended by the Parish Council:

- 17/00020 a single storey rear and side extension at Fuchsia Farm;
- 17/00057 conversion of an outbuilding into a home office at Twillingate Farm;
- 17/00063 a side extension and roof alterations at 15 Widden Close;
- 17/00134 a detached garage at Highbury, Brighton Road.

Apart from 15 Widden Close where the Committee had been content to leave the decision to the planning officer, in each of the other cases, the Committee had recommended that planning permission should be granted.

The application for a certificate of lawful development for the siting of a mobile home at Rushcroft, Mount Pleasant had been granted.

PT17/052 New Tree Preservation Orders and Tree Work Applications

Application No.	Address	Proposal	Decision to be issued by
TPO/17/0251	Burbrush House, Brighton Road, Sway SO41 6EB	Prune 4 X Sycamore,	19/04/2017

Councillor Seacombe advised that this was an unusual application because there did not appear to be any accurate way to determine which of the many trees within the garden are actually covered by a TPO (of which there are four).

It has been assumed by the applicant that the TPO'd trees are the tallest which are about 50ft high. The request is to prune the trees back by 20ft. No reason is given by the applicant, apart from general maintenance.

The tallest trees (even though they are a significant height) cannot be clearly seen from Brighton Road as the house is set well back and they are therefore not deemed to be of high amenity value.

In light of the confusion Councillor Seacombe was of the view that it would seem reasonable to allow a certain amount of pruning and her recommendation was that the officer in charge is given full discretion in making the decision. The following response had been submitted to NFNPA:

“Sway Parish Council is pleased to see that a tree report and schedule outlining the conditions of the trees has been submitted with this application. Although we are aware that these trees do provide some amenity value SPC are happy to accept their recommendations regarding this application and have no objections.”

Councillor Seacombe also confirmed that the applications considered at the previous meeting (TPO/17/0083) had been granted in line with the recommendation made.

PT/17/053 New Planning Applications

The Committee agreed to deal with the applications where the applicants were present in person first.

17/00196	22 Set Thorns Road, Sway,Lymington SO41 6AG	Two storey rear extension	18/04/17
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The Committee noted that although no pre-application advice had been sought, this application is for an enlargement of a small dwelling which stays within the DP11 rules. The unanimous recommendation of the Committee was as follows:

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

The proposed extension is tucked away at the back and is well screened from the adjacent alleyway and hence a good distance from neighbours at number 23 in a road which is fairly densely developed. The Committee recommended that the permission be subject to a number of conditions including the removal of further permitted development rights in order to preserve this as a small dwelling, and conditions requiring matching facing and roofing materials and appropriate surface water drainage arrangements.

17/00163	Little Mead, Hollies Close, Sway, Lymington SO41 6BD	Retention of single storey rear extension;	18/04/17
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The Chairman advised that following a visit to the property he was of the view that the extension would ordinarily be regarded as permitted development but on this occasion was too high, the Chairman estimated by about 165mm. The applicant had discussed the extension with the neighbour most impacted and had suggested putting a trellis on the fence portioning the properties which would shield the extension. Both the applicant and her neighbour spoke in relation to the extension. The applicant's neighbour in particular thanked the Chairman for explaining the relevant planning obligations and confirmed that she would accept the proposal made by the applicant, subject to the suggested conditions.

After listening to the applicant and her neighbour, the recommendation of the Committee by a majority of 5 votes to 2 was to recommend option 1 (over option 5) and was as follows:

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

The Committee made it clear, however, that this was on the basis of the imposition of a condition to the effect that the applicant should, at the applicant's sole expense, erect two panels of 2m high fencing on the boundary adjacent to the back of the boundary which are in line with the extension, with approximately 0.5m of trellis is added on top. This should be completed within 6 weeks of this application being granted, and the applicant should be obliged to maintain the fence in perpetuity. The Committee noted that at the rear of the applicant's plot the applicant has already added a 6ft fence along the rear boundary at their sole expense and proposes to extend the approximately 0.5m trellising round the corner and across the full width of the rear extension. The applicant should also be required to maintain that in perpetuity. In the absence of such a condition the Committee would recommend refusal under option 2.

17/00197	Bojangles, Mount Pleasant Lane, Sway SO41 8LS	Single storey extension; 3 rooflights; 2 suntubes	26/04/17
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The Committee noted that the original plans for this application had been amended and the application now falls within the guidelines set out in DP11. The unanimous recommendation of the Committee was as follows:

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

The proposed extension is subservient, with pitched roof and with appropriate facing and roofing materials would fit within the Sway Village Design Statement guidelines. The Committee recommended that the permission be subject to a number of conditions including the removal of further permitted development rights in order to preserve this within the DP11 30% limit, and conditions requiring matching facing and roofing materials and appropriate surface water drainage arrangements.

17/00185	Durnston, Durnstown, Sway, SO41 6EP	2m high fence, with 2m high brick piers; 1m high brick wall;	07/04/17
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		new entrance gates	
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The applicants spoke in favour of the application. The decision for the Committee was whether or not the application proposed sufficient change from an earlier application that had been rejected to warrant a different recommendation. The Committee noted that there is substantial vegetation behind the fence which would provide screening, so replacing the fencing with either picket fencing or a low brick wall (under 1 metre) would still leave substantial screening.

Whilst sympathising with the applicants, the unanimous recommendation of the Committee was as follows:

Option 4 We recommend REFUSAL for the reasons listed below:

The application is insufficiently different to an earlier application and the Committee has consistently opposed 2m high fences in Sway.

17/00149	Shallfleet, Mount Pleasant Lane, SO41 8LS	First floor extension over existing ground floor; Juliet balcony; single storey rear extension	27/03/17
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This application is consistent with DP11 and after careful consideration the unanimous recommendation of the Committee was as follows:

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

The applicants have sought and followed pre-application advice and taken the Sway Village Design Statement into account. The Committee recommended that the permission be subject to conditions including the removal of further permitted development rights in order to preserve this within the DP11 30% limit, and conditions requiring matching materials.

17/00158	7 Buldowne Walk, Sway, Lymington SO41 6DU	Two storey extension; 1.2m high brick wall, demolition of garage; side extension and rear conservatory.	05/04/2017
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This application is consistent with the Sway Village Design Statement. The unanimous recommendation of the Committee was as follows:

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

This essentially replaces an existing garage and conservatory and is unlikely to have any great impact on the local amenity. The Committee recommended that the permission be subject to conditions including the removal of further permitted development rights in order to prevent overbuilding and overcrowding of the plot, and conditions requiring matching roofing and facing materials.

17/00186	Land to the north of Hunters	Retention of hard standing;	06/04/17
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	Folly, Marley Mount, Sway, SO41 6EP	muck heap enclosure.	
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Councillor Warden spoke expressing concerns regarding this application. The Committee also noted that no pre-application advice had been sought and the application contained a number of errors. By a majority of 4 to 3, the recommendation of the Committee was option 2 (over option 4) as follows:

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

The Committee were concerned because the land in question is not within the curtilage of the property – so effectively this is pasture land which has now become domestic curtilage. The Committee also noted the double width gate. If, notwithstanding the Committee's recommendation this application is allowed the Committee recommends that it be subject to conditions to limit the use of the property to recreational horse-keeping by the occupiers of the property only, and not for parking or for an in-and-out driveway system, that no external lighting be allowed and that all further permitted development rights be removed.

17/00192	Land to the rear of 37 & 38 Set Thorns Road, Sway SO41 6AG	New building with terrace; detached outbuilding	11/04/17
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This property had been the subject of a previous application which had been refused. The Committee did not feel that the current application had changed much. The unanimous recommendation of the Committee was as follows:

Option 4 We recommend REFUSAL for the reasons listed below:

The Committee did not feel that sufficient notice had been taken of their previous comments and the proposed new building remained over large. The design, impact on local amenities, lack of parking and size were all unacceptable.

17/00188	Flexford House, Flexford Lane, Sway SO41 6DP	Two storey and single storey side extension	12/04/17
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There had previously been an application for an extension to the rear of this property. The Chairman also advised that he was aware that the owners of Knight Bridge House which was nearby had not been consulted. After considering the application, the unanimous recommendation of the Committee was as follows:

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

The previous application was approved. The Committee did, however, recommend that the owners of Knight Bridge House should be consulted and any consent should be subject to conditions including the removal of further permitted development rights and conditions requiring matching roofing and facing materials.

17/00187	Boundway Gate, Boundway Hill, Sway SO41 6EN	Replacement summerhouse.	18/04/2017
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The Committee felt that it stretched credibility to describe the existing building as a summerhouse. The unanimous recommendation of the Committee was as follows:

Option 4 We recommend REFUSAL for the reasons listed below:

The proposed new building was larger so was not technically a replacement. Also the summerhouse was in an inappropriate place and was not in keeping with the village design statement. Concerns were also expressed that it was so close to the boundary of the SPA (an SSSI)..

17/00210	Fuschias, Station Road, Sway, Lymington SO41 6AA	Application for certificate of lawful development for a proposed single storey rear extension	For information only
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The Committee noted the application.

17/00257	Widden Edge, Pitmore Lane, Sway, Lymington SO41 6BW	Application for certificate of lawful development for a proposed single storey rear extension, flue	For information only
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The Committee noted the application, and regretted that Permitted Development Rights had not been removed when the most recent application here had been granted.

PT17/054 Potential Planning Application at Stanford Rise Open Space

Councillor Seacombe confirmed that NFNPA had confirmed that planning permission was not required for the work that was being planned at Stanford Rise once the drainage works had been undertaken. A plan detailing the proposals was circulated together with the specification for the new gate.

PT17/055 Update on Planning Enforcement

A copy of the enforcement list was circulated prior to the meeting. Since the previous meeting, two new enforcement issues have been added to the list. One of these relates to the installation of new hard standing and two wooden outbuildings quoted as being on land adjacent to Barn Farm, Lower Mead End Lane (but which was noted as in fact being on land opposite Broadly Farm) which do not appear to have been authorised. The other relates to a breach of condition regarding facing and roofing materials at Hunter's Folly, Marley Mount. One matter has been resolved: as it was determined that the state of the Cottage on Station Road does not amount to a breach.

PT17/056 Planning Inspectorate and Enforcement Appeals

There were no outstanding appeals.

PT17/057 NFNPA Planning Development Control Committee.

The Chairman advised that the retrospective application for the manege at Toby Cottage was coming before the NFNPA Planning Development Control Committee at their meeting on Tuesday 18th April. The Chairman confirmed that he would attend the meeting and had already circulated details of the points he intended to make in opposition to the application.

PT17/058 Report by the Parish Council's Transport Representative.

Councillor Warden was pleased to report that usage of the Cango bus service appears to be increasing.

PT17/059 Roads, Hedges and Ditches

The Committee considered whether or not they should do more to persuade Hampshire County Council to change the regime for hedge cutting. Councillor Warden advised that Dorset had adopted a different regime across the County and it was agreed that Councillor Warden would draft a letter for the Clerk to send on behalf of the Parish Council urging Hampshire County Council to adopt a similar position to Dorset.

PT17/060 Community SpeedWatch Report

Councillor Marchant's Community SpeedWatch report was noted. The group has now recruited three new members. Arnewood Bridge remained the area of highest priority. It was agreed that after the forthcoming County Council elections the Parish Council would contact the new County Councillor and ask him or her to see what further restrictions might be imposed.

Councillor Marchant had also recently been interviewed on local radio concerning the issue.

PT17/060 Correspondence and any agenda items for the next meeting

Councillor Marchant updated the Committee on discussions concerning the Wootton Riverine works. The Forestry Commission were taking the position that they had never agreed to improve the access points. Discussions were ongoing.

There are two more Wiggle events planned – one for July and one for September. It was agreed that the Parish Council should write to the organisers to urge them to consult more with Parish Council and Councillor Marchant would draft a letter inviting them to a future meeting.

Councillor Marchant advised that the New Forest Association were interested in promoting Community Land Trusts. It was agreed that Councillor Marchant would maintain a watching brief on this.

The Committee noted that that the NFNPA Recreation Management Strategy would be coming up for review soon.

The Chairman drew the Committee’s attention to some recent publications from the Forestry Commission regarding the preservation of the forest fringe and would asking for some of the printed leaflets and inviting Sean marsh to an appropriate future meeting

PT17/061 Date of Next Meeting

The next meeting will be held at 19:30 pm on 11th May 2017 in the Jubilee Field Pavilion.

PT17/062 Any other business

There being no further business, the meeting closed at 09:20 pm.

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Chair of Committee

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Date

