



# *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 12<sup>th</sup> October 2017

### **Present**

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

**P=Present NP=Not present**

**Also in attendance:** Sway News, and 11 members of the public.

### **PT17/150 Apologies**

There were no apologies.

### **PT17/151 Declarations of Interest**

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

### **PT17/152 Minutes of the Meeting held on 14<sup>th</sup> September 2017 and Matters Arising**

The Minutes of the Meeting held on 14<sup>th</sup> September 2017 were approved as a correct record of the meeting and signed by the Chairman.

### **Matters Arising:**

- a) **Wiggle:** In reference to PT17/136 b) Cllr. Marchant reported that he sent our report to the NFNPA and to the NFDC Safety Advisory Group, but had not heard from either of them.
- b) **Disabled access around Sway:** In reference to PT17/136 b) Cllr. Marchant forwarded comments from a resident concerning the poor state of pavements along Church Lane to Hampshire Highways and our County Councillor, but had not heard from either of them.
- c) **Silver Hind Asset of Community Value:** In reference to PT17/140 under 17/00604 it had been minuted that the Committee would discuss the possibility of registering The Silver Hind Restaurant as an Asset of Community Value. Following the failure of such an application for The Wheel Inn, Pennington; and looking at the criteria applied more widely; and bearing in mind the cost of purchasing The Silver Hind Restaurant – even

given six months to find the money, it was unanimously agreed that it would not be worth Sway Parish Council pursuing such an application. It was noted that anyone else who wanted to consider such an application is free to do so.

**PT17/153 Outcome of Planning Applications considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee) and related matters.**

These are summarised in Appendix 1. The chair noted the valuable contribution Dr. Stephen Sandys made to the NFNPA Planning Development Control Committee deliberations, as a neighbour of the Hatch Motors site. It was noted that no decisions had yet been made on the site of the Turkey Farm applications, or on the Silver Hind Restaurant.

**PT17/154 New Tree Preservation Orders and Tree Work Applications**

Our Tree Representative Cllr. Seacombe reported. The NFNPA Tree Team had taken the initiative to add a TPO to the prominent oak behind the Silver Hind. Although an application to prune a massive oak tree overhanging property in Centenary Close had been made only because it was dropping acorns; there was a case for a little judicious pruning to keep this tree in the best of health – and Cllr. Seacombe would forward Sway’s comments on that basis. All the proposed works reported in the previous meeting had been approved.

**PT/17/155 New Planning Applications**

<a href="#">17/00751</a>	Merrifield, Flexford Lane SO41 6DN	Two agricultural buildings.	10 Oct 2017 (16 <sup>th</sup> Oct for Sway PC)
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The committee heard from the owner, who had trimmed the application in consultation with the officer, and added a justification for the size of the buildings. There were concerns that since the site is less than 2ha it would not support the intensity proposed, including the range of large agricultural vehicles. We found it surprising that an agricultural tie was recently lifted at this site and yet there is now an application for agricultural use.

The committee unanimously agreed a 5 and would add:  
Sway support local smallholding and appreciate the trimming of the size of the large barn. The site is under 2 ha and the barns and equipment proposed seems large for such a modest site, although it may be more appropriate should the size of the holding increase.

<a href="#">17/00746</a>	The Wayside Cottage, Brighton Road SO41 6EA	Rear and single storey extensions.	11 Oct 2017 (16 <sup>th</sup> Oct for Sway PC)
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The Committee unanimously opted for a 1, adding:  
This proposal falls within the Sway Village Design Statement provided matching materials are used, and no neighbours object.

<a href="#">17/00761</a>	Mount Pleasant Farm House, Mount Pleasant Lane SO41 8LS	Alterations to existing ground floor utility room with first floor extension over.	13 Oct 2017 (16 <sup>th</sup> Oct for Sway PC)
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The Committee unanimously agreed a 1.

This falls within the Sway Village Design Statement Guidelines. There were no comments from Mount Pleasant Farm Cottage adjacent, but Sway would support the Officer's recommendation of obscured glazing for the first floor extension (and would also suggest non-opening fenestration).

<a href="#">17/00769</a>	Fair Holme, Mill Lane SO41 8LN	Detached outbuilding.	16 Oct 2017
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The Committee unanimously agreed a 5, adding:

The proposed outbuilding is further back than the existing unappealing garage and further away from the neighbours, has a pitched roof and falls within the Sway Village Design Statement Guidelines provided suitable facing and roofing materials are used. Given the extension already permitted Sway recommend the removal of further permitted development rights to avoid over-intensive development of the plot and Sway strongly recommend this outbuilding be conditioned for incidental use only.

<a href="#">17/00737</a>	Land at Quarr House, Manchester Road SO41 6AS	1no.dwelling: detached garage and associated parking.	17 Oct 2017
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The only speakers were a number of immediate neighbours who strongly objected. The committee heard from residents of Quarr House concerning the over-intensive development, overlooking, impact on TPO trees, inappropriate design with 'fins', pollution, and impact on the amenities of the residents of Quarr House, and the leased garden. The committee were also concerned with the impact on the 400m zone (this site being 100m from the SPA), Manchester Road traffic; and the lack of alignment with the Sway Village Design Statement, the oversize garage, and the potential that further trees would be felled if such an application were granted.

The committee unanimously agreed a 4, and would comment:

Sway Parish Council feel this is an over-intensive development of inappropriate design which would have significant adverse impact on the amenity of the residents of Quarr House (who hence have strong objections). This proposal would introduce an essentially new access onto Manchester Road, and hence more traffic. There are serious concerns over the impact on TPO and other trees, and Sway would appreciate the views of the Tree Team. This site is within 100m of the SPA and therefore well inside the 400m zone where Natural England recommend no new development. This would be contrary to the Sway Village Design Statement SPD: particularly the guidelines requiring the need to maintain generous plot sizes and respecting the spacious character of the locality (page18). This application contravenes the National Planning Policy Framework (e.g. paragraph 115); the NFNPA Core Policies including DP1, CP6, CP8 and DP6, and the Guidelines of the Sway Village Design Statement SPD.

<a href="#">17/00777</a>	Plovers, Station Road SO41 6AA	Attached garage.	18 Oct 2017
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The Committee unanimously agreed a 2, adding:

This is an extremely squeezed proposal. The wall of this proposed garage is too close to the boundary and would have a detrimental impact on the neighbours. This would be contrary to the Sway Village Design Statement Guidelines since it closes the gap with the property next door, detracting from the spacious feel of plots and tend to introduce a more terraced look. Sway would suggest considering moving the garage back from the road, where it could be further from the neighbours. If this were to be granted Sway would recommend removal of further permitted development rights.

<a href="#">17/00768</a>	Oakleigh House, Station Road SO41 6AA	Single storey rear extension.	19 Oct 2017
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By a majority the Committee opted for a 5 (the minority recommending a 1). This backlands plot has already been extensively developed, and the proposal is not in keeping with the local area, and may have an impact on the amenity of the neighbours in Cruse Close. The Committee unanimously agreed to recommend that if granted, further permitted development rights should be removed.

<a href="#">17/00808</a>	Carbery Manor, Adlams Lane SO41 6EG	Conversion of garage to facilitate additional habitable accommodation; single storey extension to existing garage block; 3No. new dormer window.	26 Oct 2017
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The Committee unanimously agreed a 1: this is clearly a minor extension to improve staff accommodation, being a practical solution, and it falls within the Guidelines of the Sway Village Design Statement

<a href="#">17/00724</a>	New Forest Growers Ltd., Pitmore Lane SO41 6BX	Cladding to existing building.	30 Oct 2017
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The Committee unanimously agreed a 1: this would be an improvement, it is an employment site which Sway are always pleased to support. Although the colour and finish are not in alignment with the Sway Village Design Statement Guidelines for residential buildings, this proposal is appropriate for such a commercial building.

<a href="#">17/00810</a>	40 Anderwood Drive SO41 6AW	Single storey side extension; conversion of garage to facilitate additional habitable accommodation	02 Nov 2017
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The Committee heard from the applicant who summarised the application. The Committee recognised that there had been effort to address the shortcomings of the previous, withdrawn, application, and that pre-application advice had been followed, that this new application was within DP11 limits, and given the lie of the land at the back a rear extension would be difficult. The Committee unanimously agreed a 1 and would comment:

Sway recognises and applauds the efforts to resolve the shortcomings of the previous application. In alignment with the Sway Village Design Statement, Sway considered the undesirable flat roof, but in this one case would suggest an exception because there is already a flat roof further back, there is no obvious way of incorporating a pitched roof, and there are other flat roofs in the vicinity.

<a href="#">17/00842</a>	Kingfishers, Coombe Lane SO41 6BP	Application for a Certificate of Lawful Development for existing use of building and land as a residential dwelling.	07 Nov 2017
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The Chair and Cllr. Seacombe both declared non-pecuniary interests as knowing one of the applicants.

The applicant invited any questions. Two councillors could personally confirm that the dwelling had been in place as it is today for at least 5 years and therefore the certificate must issue. And therefore Sway would opt for a 3 and add:

Local residents confirm that dwelling had been in place as it is today for at least 5 years and therefore the certificate must issue.

<a href="#">17/00817</a>	Swaylet Farm, Arnewood Bridge Road SO41 6ER	Replacement Units 1 and 2, 5-8 and 13-15 (Approved in Application <a href="#">08/92527</a> ) Use class of B1 and B8 Previously approved in application <a href="#">05/84980</a> (Application for a Non Material Amendment to Planning Permission <a href="#">16/00929</a> )	For information only
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This was noted – the proposal appears to be more than a minor change, but Sway are not invited to comment.

<a href="#">17/00796</a>	Merrifield, Flexford Lane SO41 6DN	Application for a Certificate of Lawful Development for a proposed single storey rear extension and garage conversion to facilitate additional habitable accommodation.	For information only
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This was noted and eluded to under the discussions of application 17/00751 (vide supra).

### **PT17/156 Update on Planning Enforcement**

The month started with 11 investigations. Surprisingly the two large pre-fabricated dwellings in 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.

### **PT17/157 Planning Inspectorate and Enforcement Appeals**

Draft comments on the two appeals against refusal to add a new dwelling on the land of 37 & 38 Set Thorns Road (appeal numbers 3178291 and 3177830) had been circulated to the Committee, amended by agreement and sent to the Planning Inspectorate.

### **PT17/158 NFNPA Planning Development Control Committee.**

No Sway item appears on the agenda of the NFNPA Planning Development Control Committee meeting of 17<sup>th</sup> October 2017.

### **PT17/159 Report by the Parish Council's Transport Representative.**

Numbers on the Cango bus have improved a little – thanks especially to a good spread in Sway News.

### **PT17/160 Roads, Hedges and Ditches**

#### **a) Support for hedging and ditching.**

The Committee's first priority would be to set an example and use the lengthsman to deal with anything owned or leased by the Parish Council, so the previous list of Parish Council works would be re-examined and as much of that carried out as possible. We should encourage the new Parish Clerk to use a template to write to any local residents where work on ditches and hedges require attention, and add something in Sway News.

*[Added note: Subsequent to the meeting, informal discussion with the Sway News Editor resulted in the suggestion of a regular 'bullet points' section from Sway Parish Council on this and other topics].*

- b) **A section of Pitmore Lane is missing road markings.** Despite a local resident asking Hampshire Highways the remedial work has not been carried out. As this is a County Council matter it has been suggested to the resident that he contact our County Councillor Keith Mans.
- c) **Ditch blocking and hedge trimming.** Hedges cut with a flail often leave an adjacent ditch blocked by fallen vegetation and culverts get clogged. The hedges of Coombe Grange and adjacent to the railway bridge on Manchester Road are now overgrown and need attention. Again a template letter on this sort of matter could be used for the Parish Clerk to remind local residents; and/or ask HCC to send a note suggesting that if action is not taken the County Council will carry out the necessary work and invoice the local resident. Cllr. Dance will let Railtrack know that the vegetation at the Manchester Road railway bridge needs attention.

### **PT17/161 Next steps on flashing Speed Limit Reminder.**

To be carried forward as an agenda item each month. One suggestion for a possible location on Pitmore Lane has been received; for a location where we cannot have a Community SpeedWatch site. The Community SpeedWatch group will determine which sites should be suggested to the appropriate authorities (Police, Hampshire Highways etc.) as being suitable.

### **PT17/162 Community SpeedWatch Report**

In the October sessions 131 vehicles significantly exceeding the speed limit were reported to the police. Cllr, Marchant gave evidence to the recent Hampshire Police and Crime Panel meeting. The insurance of the equipment (SID) is covered by New Milton Town Council while in use by those given permission by New Milton.

### **PT17/163 Correspondence and any agenda items for the next meeting**

- a) Motorway crash barriers. The Committee felt that the land owners should pay for any work on maintaining any planting to disguise the inappropriate motorway crash barriers installed on the junction of Crabbswood Lane and Sway Road (B3055). It was also felt that natural vegetation would soon soften the stark barriers. The Chair to tell the NFNPA Landscape Officer.
- b) South Western Railway timetable changes for Sway. The consequences of these changes for Sway need to be considered – there are changes to trains to Waterloo. The consultation ends on 22 December, so Committee members would consult local residents and decide at a subsequent meeting whether we would send in any comments, and if so what those comments would be.
- c) Stanford Rise POS and ‘Local Green Space’: Committee members had considered this and will not be pursuing it. The committee were not convinced that Stanford Rise would qualify. Given that work is now going on this is not a good time to consult local residents. And most significantly being in a National Park and featured in the Sway Village Design Statement there would not be any significant further protection afforded if Stanford Rise were to be registered as a ‘Local Green Space’.
- d) Parish Mapping. In a recent meeting we noted that some trees around the back of the Youth Centre are erroneously noted as Parish Trees (we suspect confusion between a Parochial Church Council and a Civil Parish Council). The NFDC Parish Map GIS has a range of Parish Layers which we are invited to edit. The system is due to be updated soon and so there seems little point in starting this now, but after the system is updated Sway may want to populate and correct some or all of these layers. Meanwhile the

Chair would ask them to correct the ownership of the trees at the back of the Youth Centre.

- e) Linnies Lane. A local resident has noticed a number of incidents involving HGVs around Linnies Lane and has investigated - including asking Hampshire Highways who could not help. Apparently such routes are determined partly by O.S. restrictions, but they could not help either. The Chair, in consultation with the resident would draft a note to go to Hampshire Highways.
- f) A local resident reports that the cattle grid at the top of Brighton Road is losing many of the bolts and may soon become a danger. The Cattle Grid is badly aligned in relation to the road surface. The resident has contacted Hampshire Highways but has not had a satisfactory response. The resident would be asked to draft a note to go from Sway PC to Hampshire Highways.
- g) The NFNPA draft Local Plan consultation will be delayed due to Natural England's 400m zone ruling and the recent and High Court decision on air quality. The next draft Local Plan will be out for consultation early in the New Year.
- h) The NFNPA full Authority meeting (the morning of the same day as this meeting) also noted the Sway Wild Play area; 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 – particularly in the Western Escarpment area.
- i) The next NFNPA South West Quadrant meeting is scheduled for the evening of Tuesday 24<sup>th</sup> October 2017.

**PT17/164 Date of Next Meeting**

The next meeting will be held at 19:30 on 09<sup>th</sup> November 2017 in the Jubilee Field Pavilion.

There being no further business, the meeting closed at 21:22.

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Chair of Committee

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Date

## Appendix 1: Outcome of Planning Applications considered at Previous Meetings

Number	Address	Title	Sway	Sway notes	NFNPA	NFNPA Notes
<a href="#">17/00403 Amended</a>	Hatch Motors of Sway, Station Road SO41 6BA	Three storey building to include convenience store (Use Class A1), 6 No. flats; associated refuse, plant area and parking areas; 4 No. three storey dwellings with associated parking; demolition of existing garage and associated outbuildings.	4	<i>Sway submitted extensive comments which were <b>not</b> added to the NFNPA website; and the summary which appeared in the Officer's Report was not an accurate or complete summary of Sway's concerns. See Appendix 3 to the minutes of the Sway Planning and Transport Committee meeting of 14 September 2017 - available on the Sway Parish Council website; see <a href="http://sway-pc.gov.uk/meetings">http://sway-pc.gov.uk/meetings</a></i>	PDCC Refused	The proposed development, by virtue of its form, scale, massing and layout, would result in an over-intensification of activities at the site, which would be to the detriment of the amenities of adjoining neighbours and users of Station Road, through increased noise and disturbance. In particular, the four 'town houses' are considered to be overly urban in their design and appearance. Nor is the Authority satisfied that the layout of the proposed development makes adequate provision for delivery vehicles which are likely to come into conflict with the on-site car parking arrangements. For these reasons, the development would therefore be contrary to policies CP7, CP8, DP1, DP6 and DP9 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the Sway Village Design Statement.
<a href="#">17/00659</a>	Fyre Stycken, Mount Pleasant Lane SO41 8LS	Replacement kennels; associated parking.	4	Would support the redevelopment of the site for employment but raise the following concerns: The application and plans are contradictory on issues such as the management plan, dog walking, surface water disposal, waste disposal, traffic, roofline, building standards, landscaping, hardstandings, acoustics and ventilation. The application does not deal comprehensively with the whole site. Adverse impact upon public rights of way. Noise, odour and traffic would have a harmful impact upon the character of the area. The previously established use was very modest. The elevated position of the site would lead noise to carry further. The management plan lacks detail. Road safety and parking are serious concerns. Concern that the total number of dogs cannot be regulated.	Refuse	The proposed development would have a harmful impact and urbanising impact upon the rural character of the surrounding areas and would not bring about any environmental benefits to the locality. Existing visibility splays on the site access are considered insufficient to safely accommodate the increased level of traffic movements associated with the proposed intensification of use. The proposed development would fail to demonstrate that the replacement kennels would not result in undue harm to the residential amenity of neighbouring properties as a consequence of increased noise and activity associated with the use.
<a href="#">17/00651</a>	April Cottage, Station Road SO41 6AB	Single storey rear extension.	1	Previous issues have been satisfactorily addressed.	Grant StC	Conditions include: development in accordance with drawings, matching external brickwork, roofing materials to be approved .