



# 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 9<sup>th</sup> November 2017

### Present (Councillor Names)

Stephen Tarling (Chair)	P
Hugh Marchant (Vice Chair)	P
Peter Dance	NP
Ted Fleat	P
Alex Pepper (arrived 7.38pm)	P
Melanie Seacombe	P
John Warden	P

*P=Present*

*NP=Not present*

### Also in attendance:

Parish Clerk, Sway News, and 8 members of the public.

### PT17/165 Apologies

Apologies received from Cllr Dance and notification of late arrival from Cllr Pepper.

### PT17/166 Declarations of Interest

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

Cllr. Pepper arrived.

### PT17/167 Minutes of the Meeting held on 12<sup>th</sup> October 2017 and Matters Arising

The Minutes of the Meeting held on 12<sup>th</sup> October 2017 were approved as a correct record of the meeting, with one manual correction to a typing error on page 4 under 17/0037 (NFBPA corrected to read NFNPA); and signed by the Chairman.

### Matters Arising:

- a) **Wiggle:** In reference to PT17/136 b) Cllr Marchant reported that a meeting was scheduled for Monday 13<sup>th</sup> November, when a number of interested parties would be present including representatives from Sway PC, Nigel Matthews from NFNPA, Neal Martin from NFALC, and Richard Taylor from Minstead PC.
- b) **Disabled access around Sway:** Again, in reference to PT17/136 b) Cllr. Marchant noted that no response had yet been received from our County Councillor or Hampshire County Council.

**DECISION:** Cllr Marchant proposed that the Clerk follow up officially. This was unanimously agreed.

**ACTION:** Clerk to follow up on correspondence sent.

- c) **Sway News feature:** Cllr Seacombe reported that bullet point tips for a feature in Sway News had been drafted and approved and would appear in the December/January edition of Sway News.

**ACTION:** Clerk to send copy to Warren Breach (Sway News Editor).

- d) **Cattle grid closure:** The Chair noted that the Brighton Road / Manchester Road cattle grid would be shut for five days from Monday 13<sup>th</sup> November and commended the efforts of a local resident in pursuing Hampshire County Council to ensure this safety work is carried out.
- e) **Centenary Close:** Cllr Warden expressed his disappointment at the outcome noted (ref: PT17/154) of the application to prune the oak tree overhanging property in Centenary Close, purely because it was dropping acorns. The Committee was all in agreement that this was disappointing; Cllr Seacombe explained that NFNPA have no obligation to consult on these matters and whilst the Committee invariably provide recommendations, there is no guarantee that these will be acted on. Cllr Fleat noted that at least the Council is attempting to get results, and our residents can be aware of the effort that is made.

#### **PT17/168 Outcome of Planning Applications considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee) and related matters**

The Chair noted each outcome since the last meeting – these are documented in Appendix 1. All the outcomes were noted as in line with the Committee's recommendations.

#### **PT17/169 New Tree Preservation Orders and Tree Work Applications**

Cllr Seacombe reported as Tree Representative on two new applications:

Application No.	Address	Proposal	Decision to be issued by
<a href="#">TPO/17/0925</a>	Land of Hairsway / Hayward Fox, Station Road SO41 6BA	Fell 1 x Horse Chestnut tree.	01 Dec 017

**SPC Tree representative's comments:** High amenity tree. If felling deemed necessary requires a replacement.

**SPC's Comments to NFNPA:** There is insufficient detail in the application to make an informed decision as to whether this tree should be felled or not. The tree is of high amenity value as it is prominent in the centre of the village. We also note there are three objections to felling. We are happy to leave the final decision to the tree officer due to lack of detail supplied however if there is no alternative to felling the tree we would like to see a suitable replacement planted in its place.

<a href="#">TPO/17/0958</a>	Rose Cottage, Back Lane SO41 6BU	Prune 1 x Oak tree.	11 Dec 2017
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**SPC Tree representative's comments:** The application does not seem unreasonable.

**SPC's Comments to NFNPA:** SPC offer no objections

## PT/17/170 New Planning Applications

Due to the presence of interested parties in the audience, concerned with two specific planning applications (17/00876 and 17/00844) the Chair suggested, and the Committee confirmed, that the order of applications would be adjusted to accommodate these speakers.

<a href="#">17/00876</a>	Hatch Motors of Sway, Station Road SO41 6BA	Three storey building to include convenience store (Use Class A1); 5 No. flats; associated refuse, plant and parking areas; 4 No. two storey dwellings with associated parking; demolition of existing garage and outbuildings.	27 Nov 2017
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It was noted that the revised application contains only very minor amendments; layout and form seem to be almost exactly the same, and the scale and massing have only been imperceptibly tweaked. Despite the previous request for more parking, it was noted that there was actually one less parking space now, due to the removal of one small apartment. A minor reduction in roofline (11cms) did not assuage the concerns of a member of the audience who felt that the presence of a 2<sup>nd</sup> floor window on the 'cottages' (previously named town houses) would still overlook the properties adjacent.

Mr Ted Watts was invited by the Chair to speak, and explained that a group of concerned residents has been formed, and this group has commissioned expert reports from both a Highways Engineer and a Planning Consultant. 7 members of the group are contributing financially to fund the reports. Mr Watts explained that a preliminary report had already been received from the Highways Engineer and he would provide the Clerk with a copy to distribute to the Committee. He pointed out that the Co-op was not a guaranteed tenant and that any planning conditions would relate to the land and not to any specific user.

A lively debate in the room agreed that the concept of developing the site, in principle, received the support of the village. The Chair noted that the Committee were also in favour. It was noted that the considerable over-development of the plot combined with the lack of parking, and the subsequent risk to road and pedestrian safety mean that this application is not in any way supported by the Committee or the residents of Sway.

Mrs Ann Dew was invited to speak from the audience and requested that the application be placed on the agenda for the full Parish Council meeting to debate and to give the public another chance to give their point of view prior to the deadline.

Cllr Marchant read out text from an email he had found in the paper records at NFNPA. This confirmed that the objection based on the highway report had been withdrawn. This had previously not been shared with the Committee and was not part of the online documents. Cllr Marchant also noted that one positive change to the revised application was the inclusion of approx. £130,000 funding to be made available for a Section 106 Agreement.

Members of the public are urged to submit their comments online to the revised application because they do not get carried forwards from any previous applications.

The Chair proposed a "4" with the same comments previously listed regarding over-development of the site, lack of parking and access issues onto the highway. Committee agreed unanimously, but agreed to postpone this until the full Parish Council meeting on 23<sup>rd</sup> November to consider the further reports from Mr. Watts' group.

**ACTION:** Mr Watts to send preliminary highways report to the Clerk for distribution to the Committee.

**ACTION:** Clerk to add the proposed development at Hatch Motors to the agenda for November Council Meeting on 23<sup>rd</sup> November.

**PROVISIONAL DECISION (to be confirmed at the full Parish Council meeting): 4. We recommend REFUSAL, for the reasons listed below.**

*Note: The reasons would be based on those given for recommending refusal of the previous application ([17/00403](#)) which are provided as Appendix II hereto, modified in the light of the forthcoming additional reports.*

<a href="#">17/00844</a>	Little Haven, Middle Road, Sway SO41 6AT	Single storey rear extension; replacement roof and external insulation to existing garage; render; cladding.	13 Nov 2017
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The applicant was present and invited to speak to the adjusted application. A brief discussion on the changes followed, including details of the boarding and render.

Cllr Warden noted an error on the drawings presented, where the proposed elevation on the garage is incorrect.

The Chair proposed a “1” with stipulations regarding weather boarding to be natural or stained black, and the garage to be for incidental use only. Committee agreed unanimously.

**DECISION: 1. We recommend PERMISSION, with the following comments, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.**

In accordance with the Sway Village Design Statement guidelines on page 19: **“Boarding should be natural in colour or stained black.”** The garage to be used for incidental use only.

<a href="#">17/00797</a>	West Cottage, Manchester Road SO41 6AS	Single storey extension; porch; demolition of existing porch/conservatory.	<b>09 Nov 2017</b> <i>(13 Nov for Sway PC)</i>
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A brief discussion noted that this is a modest extension and removes a flat roof in favour of a pitched roof, in line with the Village Design Statement.

The Chair proposed a “1” noting the adherence to Village Design guidelines, and the lack of objection from the Tree Officer. Committee agreed unanimously.

**DECISION: 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 application falls within the guidelines of the Sway Village Design Statement providing appropriate matching facing and roofing materials are used. We note that the Tree Officer has no objections; and this proposal would be appropriate for the area.

<a href="#">17/00834</a>	18 Heron Close SO41 6ET	Single storey side extension; 3no. rooflight; 2no. parking bays; fence and entrance gate; demolition of existing conservatory.	<b>09 Nov 2017</b> <i>(13 Nov for Sway PC)</i>
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The Chair noted that due to comments required by the Tree Officer there were late additions to the application, primarily concerning trees and parking, and that the deadline for Sway's response had therefore been extended to 20<sup>th</sup> November.

There was some debate because the plans provided on paper that day still showed two parking spaces to the side, however the online version showed them as removed. A comparison was made to establish the error. It was also noted that the plans do not fully comply with the Sway Village Design Statement guidelines and Cllr Warden pointed out the wide range of materials and inclusion of a flat roof.

The Chair proposed a "2" and that clarification be sought on the parking, and an improvement to the application be made in terms of reducing the range of materials and re-visiting the proposed flat roof. Committee agreed unanimously.

**DECISION: 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.**

**ACTION:** Cllr Pepper to draft reasons and circulate for approval.

<a href="#">17/00845</a>	6 Widden Close SO41 6AX	Access ramp and step lift.	13 Nov 2017
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It was noted that this extremely modest application was supported by a grant from NFDC which indicates a genuine need. There is no concern in regard to Sway Village Design Statement guidelines and support is noted from a boundary neighbour. The Chair proposed a "3". Committee agreed unanimously.

**DECISION: 3. We recommend PERMISSION, for the reasons listed below.**

This is modest, clearly needed, does not contravene the Sway Village Design Statement, and would not adversely affect the character or appearance of the area.

<a href="#">17/00835</a>	Holm Farm, Boundway Hill SO41 6EN	Replacement dwelling; new pool house; temporary siting of cabin and equipment store; demolition of 2No. existing dwellings.	15 Nov 2017
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The Chair noted a number of concerns with this application. Whilst the design itself was acceptable in many respects, his main issues were regarding the vehicular access, on-verge parking and destruction/damage to an SSSI. The Contractor making the application was currently present in the same location and there have been issues with the parking and littering for over a year on the adjacent plot. Mention of dragon's teeth was made, but this was ruled out as a recommendation due to the number which would be required. It was pointed out that there is a car park available in the location.

The Chair proposed a "4" with the concerns regarding vehicular access, parking, and littering noted. This was the only option that would enable the Committee to attend the PDCC (if the Case Officer suggested granting the application) and try to get agreement for materials, machinery and vehicles, including the various contractors' own cars etc, all to be held inside the

plot at all times. Cllr Pepper questioned whether these were actually building control considerations rather than planning. The recommendation was put to the vote, with 4 in favour of a “4” and 2 abstentions.

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

**ACTION:** Cllr Tarling to draft reasons and circulate for approval.

<u>17/00912</u>	Cherries, Crabbswood Lane SO41 6EQ	Raise height of roof; 5no. roof lights to facilitate additional habitable accommodation; cladding; demolition of existing conservatory.	30 Nov 2017
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This was a very recent application for which no Parish Briefing Note has yet been issued. The Officer has extended the deadline to 11<sup>th</sup> December, enabling this application to be discussed at the next Committee December meeting.

**DECISION: Deferred to next meeting on Thursday 7<sup>th</sup> December**

<u>17/00923</u>	Cranleigh, Station Road SO41 6BA	Single storey rear extension; repairs and alterations to porch; remove bay window and replace with french doors; Demolition of existing garden room.	01 Dec 2017
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A short discussion noted the modest nature of this design and the replacement of the current flat roof – to the garden room – with a pitched roof, in line with Sway Village Design Statement guidelines.

The Chair proposed a “1” with comments to acknowledge the pitched roof and to note that matching facing and roofing materials should be specified. Committee agreed unanimously.

**DECISION: 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.**

The rear extension is to have a pitched roof in line with the Sway Village Design Statement and matching facing and roofing materials should be specified.

<u>17/00838</u>	Downlands Farm, Linnies Lane SO41 6ES	Application for a Certificate of Lawful Development for a proposed single storey rear extension; replacement detached outbuilding.	For information only
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The Chair noted this application for information only.

<u>17/00870</u>	9 Gilpin Hill SO41 6DT	Application for a Certificate of Lawful Development for a proposed single storey rear extension.	For information only
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The Chair noted this application for information only.

### **PT17/171 Update on Planning Enforcement**

The month started with 10 investigations. Three were now resolved (QU/17/0122 and QU/17/0098 both CEASED, and QU/17/0108 NO BREACH). One new investigation has been added, referenced QU/17/1089, at Pots of Colour on Pitmore Lane, meaning 8 investigations are now carried forwards.

### **PT17/172 Planning Inspectorate and Enforcement Appeals**

The two appeals against refusal to add a new dwelling on the land of 37 & 38 Set Thorns Road (appeal numbers 3178291 and 3177830) continue with no further updates.

### **PT17/173 NFNPA Planning Development Control Committee**

The next meeting is scheduled for 9:30am on Tuesday 21<sup>st</sup> November, at Lymington Town Hall, and as yet no agenda has been published. There are 3 pending applications of relevance, which could be included: 17/00519 and 17/00520 Arnewood Turkey Farm, Barrows Lane, SO41 6DD and 17/00091 Hazelhurst Farm, Flexford Lane SO41 6DN.

### **PT17/174 Land Registry – option to register for MapSearch services**

The Clerk explained that there was an option for the Council to register with Land Registry, to gain access to their useful MapSearch facility, where property boundary lines can be checked against the live database, to verify any such questions arising in the Parish. This service is offered for free, but the registration process does require the provision of a Direct Debit mandate to be set, in order that any paid services selected are automatically settled. The Clerk proposed that this be put to the Council for approval and the Committee agreed unanimously.

**ACTION:** Clerk to add the signing of the Direct Debit mandate and registration form for Land Registry MapSearch service to the agenda for November Council Meeting on 23<sup>rd</sup> November, with the full and unanimous support of the Committee

### **PT17/175 Report by the Parish Council's Transport Representative**

The Cango bus service had continued to see a rise in numbers but this had now stagnated, although it was noted that recent publicity had (it was thought) encouraged some new users. The yellow bus had been taken out of service for some repairs and a new set of wheels, and would be in service over the coming weekend of 11<sup>th</sup>/12<sup>th</sup> November. The Church are involving both Mencap and The Silverline in their promotion of the Cango service.

### **PT17/176 Roads, Hedges and Ditches**

It was noted that the Lengthsman had completed the hedgeline along Middle Road, Sway at the Stanford Rise open space. Lower Mead End Lane had also had full hedge trimming, although it was noted that it was already suffering from flooding and overflowing ditches again due to vegetation left blocking ditches and culverts. It was also noted that the hedges in Flexford Lane and Barrows Lane by Sway Lakes had also been trimmed.

### **PT17/177 Next steps on flashing Speed Limit Reminder.**

Suggested sites so far for possible consideration include Brighton Road, Durnstow and (further to a letter from a resident) on Pitmore Lane. Cllr Marchant requested that any other suggestions be forwarded to him.

The final list will then be forwarded to Hampshire County Council for approval. It was suggested that more than 3 be submitted, in order of priority, in case any were refused for any reason. Advice would need to be sought on the regulations pertaining to the relocation of the equipment to each different location. It was noted that the convention is for the equipment to face inbound traffic (to the village).

**DECISION:** An update and request for potential locations should be placed on the Council website, an email is sent out to all Community SpeedWatch volunteers and any other relevant parties, and possibly an item included in Sway News. There should be a cut-off date for submissions, at which time the final list could be reviewed.

**ACTION:** Cllr Marchant to update the website, and send the email requesting submission of potential locations.

### **PT17/178 Community SpeedWatch Report**

It was noted that with the clocks having gone back 1 hour, it was no longer possible to operate much after 4pm, so afternoon sessions were reduced to just 1 hour between 15:15 and 16:15. Thick fog on 2 mornings made it too dangerous for us to operate, therefore we managed just 7 one hour sessions during the week of 30<sup>th</sup> October – November 3<sup>rd</sup>. The details of 87 speeding vehicles for PNC checking and processing had been passed on. One vehicle was recorded doing 54 mph.

Cllr Marchant noted that the SID is shared between 4 parishes and it was positive to note that Lymington & Pennington, despite being one of the included parishes since its inception, were only now about to commence their own CSW and would be taking part one week in four going forwards.

A full CSW report for Sway parish is available on the website at <http://www.sway-pc.gov.uk/csw>

### **PT17/179 Correspondence and any agenda items for the next meeting**

- a) In regard to the South Western Railway timetable consultation, it was agreed that the Committee will not send any response. It was noted that the hourly service stopping at Sway would still be in operation outside peak times, although with some potential for a forced change at Southampton Central for a faster service into London.
- b) In regard to the Gridiron Cycling Event 2016 feedback and the recent correspondence from the organiser (a Sway resident) it was noted that due to his inability to attend the current meeting, this item would be held for comment/discussion in the December meeting, when the organiser would be able to attend.
- c) In regard to the placing of wreaths at the war memorial and a method for anchoring them against the weather, it was noted that a solution had been suggested to Cllr Marchant, which was simply to place a bungee-type cord around the base of the memorial to which each wreath could be wired.

**DECISION:** It was proposed that the cord be placed after the service and the Committee agreed unanimously.

- d) The Chair noted that the Sway Football Club committee had requested consideration for additional advertising to be placed at Jubilee Fields as a number of local businesses had expressed interest, and the Club would like to encourage sponsors and advertising to assist their finances. There was some discussion about planning conditions which may limit the number and size of any hoardings. It was noted that a planning application would need to be submitted.

**DECISION:** The Chair proposed that the Club be asked to contact the Clerk with details and specifics on their proposals for advertising at Jubilee Fields and then the Committee could consider these.

**PT17/180 Date of Next Meeting**

The next meeting will be held at 19:30 on 7<sup>th</sup> December 2017 in the Jubilee Field Pavilion. This is one week earlier than usual, in order to accommodate the festive season.

There being no further business, the meeting closed at 21:10.

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Chair of Committee

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Date

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

Number	Address	Title	Sway	Sway notes	NFNPA	NFNPA Notes
<a href="#">17/00701</a>	Thornhill, Middle Road, Sway SO41 6BB	First floor extension; 1No. rooflight.	1	Modest extension in accordance with the Sway Village Design Statement. No adverse impact upon street scene.	Grant Subject to Conditions	Conditions including: matching external facing materials and development in accordance with drawings.
<a href="#">17/00604</a>	Restaurant The Silver Hind, Station Road SO41 6BA	2no semi detached dwellings; 1no detached dwelling; creation of access and associated landscaping; 1.8m high fence and brick wall; demolition of existing public house. <i>[Restaurant]</i>	4	Summarised by Officer as: Loss of employment. Overdevelopment. Cramped layout and lack of parking. Would detract from the policy objective of retaining retail uses in defined shopping frontages. Inappropriate scale and form. Harmful loss of amenity. Harmful impact upon prominent oak tree.	Refuse	Contravenes Section 3 of the NPPF; policies CP10 and CP15 (local employment); DP1 (development principles); DP9 (residential density); CP8 (local distinctiveness); CP2 (natural environment); and CP19 (access).
<a href="#">17/00751</a>	Merrifield, Flexford Lane SO41 6DN	Two agricultural buildings.	5	Sway support local smallholdings 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.	Grant Subject to Conditions	Conditions including: facing and roofing materials to be agreed; no external lighting; for agricultural purposes and for no other commercial, business or storage purposes whatsoever; and development in accordance with drawings.
<a href="#">17/00746</a>	The Wayside Cottage, Brighton Road SO41 6EA	Rear and single storey extensions.	1	Proposal falls within the Sway Village Design Statement subject to the use of matching materials; No objections from neighbours.	Grant Subject to Conditions	Conditions including: matching external facing materials and development in accordance with drawings.
<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 08/92527) Use class of B1 and B8 Previously approved in application 05/84980 (Application for a Non Material Amendment to Planning Permission 16/00929)	N/A	Not applicable	Raise no objection	Whilst the use of cement fibre materials would not normally be encouraged, the alterations to the roof material would not result in any discernible change to the approved scheme, and the buildings are not visible within the street scene.

<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.	1	Falls within the Sway Village Design Statement Guidelines. No comments received from adjacent property. Would support the use of obscurely glazed window.	Grant Subject to Conditions	Conditions including: obscured glazing, matching external facing materials; in accordance with the recommendations for ecological mitigation and enhancement report; and development in accordance with drawings.
<a href="#">17/00769</a>	Fair Holme, Mill Lane SO41 8LN	Detached outbuilding.	5	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.	Grant Subject to Conditions	Conditions including: matching external facing materials; incidental use only; and development in accordance with drawings.
<a href="#">17/00768</a>	Oakleigh House, Station Road SO41 6AA	Single storey rear extension.	5	By a majority the Sway Planning and Transport Committee opted for a 5: We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers (the minority recommending a 1). This backland 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 Sway Committee unanimously agreed to recommend that if granted, further permitted development rights should be removed.	Grant Subject to Conditions	Conditions including: matching external facing materials and development in accordance with drawings.

<a href="#">17/00923</a>	Land at Quarr House, Manchester Road SO41 6AS	1no.dwelling: detached garage and associated parking.	4	Over-intensive development of inappropriate design. Significant adverse impact on amenity of residents of Quarr House. Virtually a new access onto Manchester road, leading to more traffic. Concerns over impact on TPO and other trees. Within 100m of SPA, and therefore within 400m zone for no new residential development. Contrary to Sway VDS, and need to maintain generous plots sizes. Contrary to policies DP1, CP6, CP8, DP6 of Core Strategy.	Refuse	By virtue of its scale, massing and position within the site contrary to DP1, CP6, CP8, DP1 and DP6. No mitigation so also contrary to CP2 and Development Standards SPD
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## Appendix II:

### Sway's response to the previous application at the land of Hatch Motors (17/00403)

Sway support the idea of redeveloping this site, particularly with affordable housing or smaller and hence less unaffordable market price housing, particularly dwellings of less than 100m<sup>2</sup>. Sway appreciate the small changes made in these amended plans in an effort to abrogate some of the issues previously highlighted. However, this current amended application is still too overcrowded, has too many parking and manoeuvring dangers, the main building with the retail ground floor is still too large and overbearing, this would still create more noise and light pollution than appropriate for a New Forest defined village, there would be insufficient soft landscaping and screening, the old NFU building which is part of the curtilage is not considered, and the design and height of the town houses is not appropriate.

Many residents have serious concerns over road safety, parking, manoeuvring of delivery lorries, noise pollution etc. Many of these issues are reflected in the objection of HCC Highways which Sway would highlight and support.

Parking provision is clearly insufficient. Firstly at least three spaces (for instance those numbered 1, 2 and 3) have been taken from the ex-NFU building which previously housed 3 offices and a flat above, so those parking spaces should revert to use for the ex-NFU building. Secondly the 5 spaces at the front (numbered 9 to 13) are on the turning circle of delivery lorries – and the swept path shows these would barely miss two adjacent walls, and three adjacent trees. Experience from other sites in Sway Defined Village indicate that if you want to ensure that nobody parks on either side of station road from early morning and then commutes from Sway station, one needs to put out parking cones by 06:30am – so essentially parking spaces 9-13 will be lost. Of the other parking spaces numbered 4 to 8 one is for disabled parking leaving just 4 generally useable spaces for the shop. Presumably some of the shop employees might want to park there?

There are 10 parking spaces for the apartments – which have a total of 11 bedrooms – this is clearly insufficient given that with such poor local transport 11 bedrooms would usually bring some 22 cars plus deliveries, artisans, tradespeople, visitors etc. Three parking spaces might otherwise comprise a small garden for the flat of the ex-NFU building so then there would only be 8 spaces!

There are eight parking spaces for the 12 bedrooms of the town houses when in all likelihood 20 would be a minimum requirement to avoid further parking on Station Road.

The turning circle traces of the lorries appear ridiculously tight – it seems that a lorry has to touch the front of Town House 2 and drive to the very edge of two parking spaces in order to reverse into the rear bay – and when it does so it would effectively block 6 of the 8 parking spaces!

There is some confusion over delivery times. 10am to 1pm is mentioned plus bread and milk and newspapers (6am on a Sunday). In Sway's experience the NFNPA is totally incapable of policing any such conditions and no delivery service pays any attention whatsoever to such planning conditions – even if they were ever to know about them. So honestly large delivery lorries (or a greater number of smaller ones) will come and go as they see fit, at times of great congestion or intrusion, and blocking access to the parking spaces.

The size, massing, overbearing nature, visual impact and scale of the main building (shop and apartments) and the height of the 'Town Houses' are of particular concern to the residents of Sway. The current Hatch Motors main building is far more modest and of an appropriate scale for the setting. The NFNPA Design Guide SPD has some fine examples of how to avoid suburbanisation on page 11 and one of the examples of inappropriate design is uncannily similar to this application (although it does lack the more imposing main building proposed

here). The Design Guide section on Commercial building types has much to show how this application could be improved.

NFNPA Policy DP1 is clearly contravened: this amended application detracts from local character and distinctiveness: this is overcrowded, overbearing, generally too high, and of poor layout in contravention of DP1a); it does not respect the local low level built environment with generous gardens and soft landscaping and make insufficient provision for replacement new appropriate planting in contravention of DP1b); the local amenity will be damaged particularly with the impact, overlooking and/or visual intrusion on the houses in Westbeams Road, the adjacent Youth Centre and Churchyard, the remaining ex-NFU building and the pharmacy – in contravention of DP1c); and surely nobody could pretend that this will not have an adverse impact on parking, road safety or noise and light pollution – and it would thus contravene DP1d).

Policy CP6 encourages the reduction of noise, visual intrusion, nuisance and other unacceptable environmental impacts on the National Park and its special qualities. Clearly this proposal would drastically increase such pollutions.

Policy CP7 requires enhancement of the built environment and designed landscapes and Policy CP8 indicates that development which would result in a gradual suburbanising effect within the National Park will not be permitted. This proposal is at the heart of a defined New Forest village in the National Park and even the use of the phrase 'Town House' indicates a suburbanising influence – these off-the-shelf 'Town Houses' would suit an urban townscape where such density and tall houses might be appropriate; but these are not suitable in the New Forest, or any other, National Park.

Policy DP6a) requires the enhancement of the built heritage of the New Forest – Sway see little that is indicative of a New Forest vernacular; DP6c) ensures new development is accessible where appropriate – and not only are vertically stacked 'Town Houses' and apartments less accessible but with such squeezed parking with deliveries taking part of the space we fear that emergency vehicles may not have access and motorise wheelchairs and similar could also not have full access.

Policy DP9 seeks to maintain the '*spacious residential plots set within mature landscapes*' which characterise the defined villages and hence enhance the built heritage, whereas this application seeks to squeeze in more dwellings and retail space as could sensibly be accommodated in this plot. Sway are pleased to see a suggestion of smaller dwellings, but disappointed to see so many crammed into such a small space with little thought for parking, landscaping, local amenity, overlooking etc.

Policy DP16 rightly encourages the redevelopment of existing employment sites. However DP16 a) would permit this where "*there would be environmental benefits such as a reduction in the visual impact of the site in the landscape, an improvement to the amenities of nearby properties, or a reduction in traffic or other disturbances from the site*" Clearly this proposal does the exact opposite: in has greater visual impact in the landscape, detracts from local amenity and obviously increases traffic and disturbance. Furthermore DP16b) requires that "*the redevelopment scheme deals comprehensively with the full extent of the site*" whereas this application strangely sequesters parking spaces from the ex-NFU building and completely ignore the ex-NFU building leaving a large building that was previously used as three offices and a flat above with just one parking space!

Policy CP9 supports small scale development within defined villages but only "*provided that the proposals conform with other policies in the Core Strategy*" Unfortunately this proposal fails to comply with DP1, DP6, DP7, CP6, CP7 and CP8; and thus fails to meet the proviso of CP9. Policy CP12 b), c) and d) are not met; CP12 e) could be met if 50% of the housing were to be

affordable housing and Sway would encourage that; and the only other section, CP12a) is only met if CP9) is met – which it clearly is not. So unless half of all the housing is affordable housing this application fails to meet CP12.

Sway are surprised and disappointed that the developers feel any affordable housing contribution is inappropriate.

National Planning Policy Framework Section 7, particularly paragraphs 58, 59 and 66; and Section 11, particularly paragraphs 115, 117, 120 and 123 support the refusal of this application.

The Sway Village Design Statement (an SPD adopted by the Authority), in guidelines requires (page 18): *“Any new developments should consider the need to maintain generous plot sizes.”* And encourage the avoidance of overcrowding, and respect for the spacious character of the locality. On page 21 boundaries of native hedging are encouraged and on page 22 indicate that *“Driveways should have sufficient space to accommodate off street parking”*. On page 23 it says *“Illuminated commercial signs should be resisted wherever possible”* and indicates that external lighting should be kept to a minimum.

So in summary this application is contrary to national policy, contrary to a raft of NFNPA policies, contrary to both the Sway Village Design Statement SPD and the NFNPA Design Guide SPD and opposed by every local resident who has commented and should be refused.

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