



# **Sway Parish Council**

## **Planning and Transport Committee**

**Notes of the meeting of the Sway Planning and Transport Committee held at Jubilee Field Pavilion, Station Road, Sway on Thursday 11<sup>th</sup> January 2018**

### **Present**

<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:**

Parish Clerk, Sway News, and 6 members of the public.

### **PT18/001 Apologies**

None.

### **PT18/002 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 Friends of the New Forest.

### **PT18/003 Minutes of the Meeting held on 7<sup>th</sup> December 2017 and Matters Arising**

The Minutes of the Meeting held on 7<sup>th</sup> December 2017 were approved unanimously as a correct record of the meeting and signed by the Chairman.

### **Matters Arising:**

- a) It was noted that the item "Flashing speed camera update" should remain on the agenda each month.

### **PT18/004 Clerk's update and correspondence**

An emailed discussion paper from Sway resident, Mr Edward Watts, on the potential merits of a neighbourhood plan, was considered by the Committee. The advantages and disadvantages were discussed in some detail, but overall it was felt that nothing should be done in a rush.

The Chairman suggested three options were available: decide now that a neighbourhood plan was not an option for Sway; decide now that it definitely was an option, or wait for the outcome of the NFNPA local plan and then consider again after that. Mr Watts offered to help and guide as required.

**DECISION:** The Committee unanimously agreed to keep a watching brief and then to consider the advantages and disadvantages, particularly in light of the NFNPA local plan, due to be published for a final period of public consultation which is likely to commence in January 2018.

**ACTION:** The Clerk to find out from NFNPA whether funds might be available if a decision to move forwards with a neighbourhood plan were made.

**PT18/005 Outcome of Planning Applications considered at Previous Meetings**

The Chair summarised each outcome since the last meeting – see Appendix 1.

**PT18/006 New Tree Preservation Orders and Tree Work Applications**

No current applications are ongoing for TWAs or TPOs in Sway. Cllr Seacombe reported two outcomes:

**Pine Cottage, Mead End Road**

Permission granted to fell a horse chestnut tree, due to dying/decay, and replace accordingly.

**Gracewell of Sway, Sway Place**

All works granted due to ages of trees, 3 noted as dying/declined, and 5 to be pruned.

**PT18/007 New Planning Applications**

<a href="#">17/00994</a>	FURZY CORNER, BOUNDWAY HILL, SWAY	Detached 3 bay garage with workshop/storage over (Demolition of existing garage and workshop/storage area)	15 Jan 2018
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**DECISION: 4. We recommend REFUSAL for the reasons listed below. By majority.**

- Very close to SSSI boundary, recommend re-siting further away
- Size is outrageously large
- Garages don't normally have internal staircases and dormer windows – appears like holiday accommodation
- If any building is to be built, then Sway recommend that the current footprint - in every dimension – is adhered to, which will suit the modest bungalow and sensitive position

<a href="#">17/01019</a>	Builders Yard, Station Road, SWAY	3 No. new dwellings; associated parking; demolition of existing storage building	<b>WITHDRAWN</b>
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The Committee did not discuss this application due to its withdrawal.

<a href="#">17/01020</a>	1 LAUREL BANK, MIDDLE ROAD, SWAY	Two storey side extension; single storey rear extension; front porch; pitched roof to existing rear dormer windows; replacement garage	15 Jan 2018
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**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. By majority.**

- Sway are not convinced that the plans as submitted are correct in relation to Border Cottage: Sway would like to be sure that those neighbours have ample opportunity to comment, after they know the exact position of the garage in relation to their property, which we fear is too close to the boundary and would certainly affect overlooking and/or shading.
- If granted, Sway would recommend the further removal of permitted development rights.

<a href="#">17/01024</a>	SIRIUS, JORDANS LANE, SWAY	Single storey rear extension	15 Jan 2018
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**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. Unanimous.**

- Minor extension with no major impact. Broadly in line with the Sway Village Design Statement and should include materials to match.
- Light pollution risk is low due to the railway embankment.

<a href="#">17/01030</a>	RAMBLERS REST, BACK LANE, SWAY	First floor extension over existing garage; cladding	15 Jan 2018
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**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. Unanimous.**

- Sway reminded the applicant (present) that they have the option to withdraw and re-submit at no extra cost.
- Some concern at the bulk and lack of sufficient subservient nature of the extension.
- Recommend matching roofing and facing materials as per Sway Village Design Statement.
- Again, some concern at the extent of fenestration, potential light pollution, and would also wish new windows to match the design/style of the existing windows.

<a href="#">17/01046</a>	FUCHSIA FARM, SWAY ROAD, TIPTOE	Single storey rear extension; new porch; rooflight; reroofing	15 Jan 2018
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**DECISION: 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. Unanimous.**

- Existing roof elevation and one side elevation is missing from the drawings.
- Existing roof materials are missing from the application.
- Sway are disappointed with the extent of the flat roof.
- If granted, then Sway would insist on down lighting in the lantern.

<a href="#">17/01063</a>	HIGHBURY, BRIGHTON ROAD, SWAY	Application for a Certificate of Lawful Development for retention of an existing single storey extension	19 Jan 2018
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**DECISION: no comment**

<a href="#">17/01064</a>	HIGHBURY, BRIGHTON ROAD, SWAY	Single storey extension; new front dormer windows; extension to existing rear dormer window; new front porch	19 Jan 2018
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**DECISION: 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. Unanimous.**

- Further permitted development rights should be removed.
- Subject to comments from 4, Gilpin Hill.

<a href="#">17/01065</a>	9 HERON CLOSE, SWAY	Single storey extension; extension to existing garage; demolition of existing porch	15 Jan 2018
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**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. Unanimous.**

- Further permitted development rights should be removed.
- Falls within Sway Village Design Statement.

<a href="#">17/01081</a>	CLAYWOOD HOUSE, ARNEWOOD BRIDGE ROAD, SWAY	Outbuilding	25 Jan 2018
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**DECISION: 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers. Unanimous.**

- Sway would like to see a reduction in the pitch of the roof.
- If granted, materials need to match as per Sway Village Design Statement.
- The new outbuilding should be conditioned for incidental use only.
- Plans show a tree in front of left garage door – tree team to look at this please.
- Some concern as to the extent of driveway – this should certainly be a permeable surface.
- The unusual layout indicates that it is not necessarily in front of the house, which – if it were – would contravene the Sway Village Design Statement.

<a href="#">17/01093</a>	MERRIFIELD, FLEXFORD LANE, SWAY	Single storey rear extension	25 Jan 2018
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Cllr Fleat noted a non-pecuniary interest as a close neighbour.

**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. By majority.**

- Sway always put an emphasis on support for DP11 but, in this single case, believe the proposed development would be preferable and to a higher quality and better alignment with the Sway Village Design Statement than the certified permitted development would be.

- Sway would insist that if granted, further permitted development rights should be removed in perpetuity and for any subsequent owner.

### **PT18/008 Update on Planning Enforcement**

The Chairman summarised the current list which is attached as Appendix 2. The month started with 8 investigations. Two have been resolved and two more have been added – so 8 are carried forward.

### **PT18/009 Planning Inspectorate and Enforcement Appeals**

The Chairman reported that no appeal decisions are reported or awaited. There is notification of one intended appeal: against the refusal of 17/00604 at The Silver Hind, Station Road, for '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. [Restaurant].' He noted that there are seven further refusals which could be appealed, including at Hatch Motors.

### **PT18/010 NFNPA Planning Development Control Committee**

There are no Sway applications coming to the 16<sup>th</sup> January 2018 meeting. The Chairman noted that the PDCC is to be renamed as the 'Planning Committee'.

### **PT18/011 Report by the Parish Council's Transport Representative**

Cllr Warden reported that the numbers around Xmas were poor, but this was as expected. Some improvement had been shown since new year, with numbers in the mid-50s this week. There was a noticeable increase in visitors to the webpage. A new leaflet for Cango has been mocked up and was circulated by Cllr Warden. He requested comments be returned to him by 15<sup>th</sup> January as printing would then be imminent.

**ACTION:** Cllr Warden noted that the Sway News section for the Council would focus on Cango, and he would work with the Clerk to agree the drafted bullet points for Sway News. These would be submitted on 15<sup>th</sup> January.

### **PT18/012 Roads, Hedges and Ditches**

It was noted that the Lower Mead End Road ditches are not being cleared, after flailing of the hedgelines. This is causing pipes to be blocked and the road is flooding much of the time.

**ACTION:** The Clerk was asked to produce a template letter which could be sent to remind owners to clear ditches.

### **PT18/013 Community SpeedWatch Report**

Cllr Marchant reported that there had been no activities since the previous meeting as Sway's week fell over the Christmas holiday. Final numbers for 2017 were summarised as per the report shown on the Council's website at <http://www.sway-pc.gov.uk/CHttpHandler.ashx?id=35648&p=0>

It was noted that due to the lack of success with the repeat offenders, some changes could be made to the wording of the letter and perhaps stronger enforcement tactics should be employed as a deterrent. Suggestions could be raised with our County Councillor – perhaps at the Parish Council meeting on 25<sup>th</sup> January if he attends.

**PT18/014 Consideration of the request from HALC to provide a supporting statement from Sway to the proposed change to legislation to make adequacy of residual parking a material planning consideration for both planning applications and permitted development.**

The motion and its outline supporting case stated:

*“Modern urban developments are built against an agreed standard of parking that varies from district to district. Mostly these establish a minimum standard and erosion of the initial allocation frequently leads to excessive on-street parking with consequential adverse effect on road safety and access by emergency and utility vehicles. Current planning guidance and rules for Permitted Development offer no protection for on-site parking with the result that, over time, excessive on-street parking becomes an ever greater problem.*

*Crookham Village Parish Council proposes that HALC should agree to seek, through NALC, government consideration of changes to planning law to make the adequacy of residual on-site parking a Material Planning Consideration when determining applications for on-site changes and also in the rules for Permitted Development.”*

The request is for HALC member councils supply a statement of those related issues in their area which persuades them to support the motion. Note that this motion does not seek to address the related issue of parking standards for new build – only the preservation of an adequate amount of residual on-site parking after subsequent alterations. Some discussion was held.

**DECISION:** The Committee would like to add their support to the proposed changes by offering evidence in the form of a statement.

**ACTION:** Cllr Seacombe to produce an initial draft with support from Cllr Marchant. This to be circulated among the Committee and presented at the Council meeting on 25<sup>th</sup> January for approval.

**ACTION:** The Clerk to add to the Council meeting agenda on 25<sup>th</sup> January.

**PT18/015 Agenda items for the next meeting**

It was agreed to add an item for the final draft of the NFNPA Local Plan – and thereby provide an opportunity to invite comments from our residents.

**PT18/016 Date of Next Meeting**

The next meeting will be held at 19:30 on Thursday 8<sup>th</sup> February 2018 in the Jubilee Field Pavilion.

There being no further business, the meeting closed at 21:37.

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Chair of Committee

Date

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