



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 10th May 2018

Present

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

P=Present

NP=Not present

Also in attendance:

Parish Clerk, Sway News, and 16 Members of the Public (MotPs).

The meeting opened at 7.30pm.

PT18/072. Apologies

Received from Cllr Pepper.

PT18/073. Declarations of Interest

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

PT18/074. Minutes of the previous Meeting.

The Minutes of the Meeting held on 12th April 2018 were approved unanimously as a correct record of the meeting and signed by the Chairman.

PT18/075. Clerk's Report and Correspondence

- a) **NALC Consultation:** unauthorised developments and encampments

It was agreed that no response would be sent from Sway.

- b) **New Forest Marathon:** details for parishes

ACTION: The Clerk to respond with acknowledgement and thanks for the information.

- c) **Forestry Commission:** inclosures forest design plan report

ACTION: The Clerk to acknowledge with thanks.

- d) **UKCE:** notice of next cycling event, Saturday 7th July

It was noted that this date clashes with the Sway Carnival Fete.

ACTION: The Clerk to respond with recommendations based on report from previous event, and noting the clash.

PT18/076. NFNPA Southwest Quadrant Meeting

The Chairman confirmed that the meeting is being hosted at Sway on Tuesday 29th May, at 7pm, and members were encouraged to attend. He suggested that an item for the agenda would be in regard to the use of replacement giant mobile homes, where permission is granted for residential use of a standard touring caravan.

ACTION: The Clerk to request this item is added to the agenda.

PT18/077. Outcome of planning applications

The Chairman summarised the latest outcomes which are attached as appendix 1.

PT18/078. New Tree Preservation Orders and Tree Work Applications

Cllr Seacombe explained the basis of high and low amenity value trees and encouraged residents to apply for TPOs for any trees that were of high amenity value if they did not already hold one.

TPO/18/0410	Coombe House, Coombe Lane SO41 6BP	Prune 1 x Holm Oak tree. Prune 1 x Maritime Pine tree.
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Cllr Seacombe went on to confirm the response sent in regard to this application, which had previously been circulated, and is attached as appendix 2.

PT18/079. NFNPA Tree Officer email

Due to the reduction in the number of tree wardens, the NFNPA Tree Officer had written to parishes to inform them of tree planting opportunities and a scheme to provide free trees. Cllr Seacombe explained that the scheme required quite large areas of land (minimum of tennis court size) and would be more suitable for land owners. She recommended that the information be publicised to residents for any landowners that might be interested.

ACTION: The Clerk to publicise the scheme to residents via website and social media.

PT18/080. New Planning Applications

New dwelling; garage; alterations to access LAND REAR OF 1 & 2 SHELLEYS COTTAGES, MANCHESTER ROAD, SWAY, SO41 6AS Ref. No: 18/00317	1st June
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Three MotPs spoke in strong objection.

DECISION: 4. We recommend REFUSAL for the reasons listed below (Unanimous)

- The site is well inside the 400m zone (just 150m from the SPA) and in an open and environmentally sensitive area. Setting any kind of precedent would be of grave concern.
- There are concerns in regard to the diversity checklist (badly completed) and ecological impact.
- The elevation of the proposed plot causes concern in regard to both overlooking of adjacent properties and also drainage.

There is a range of serious issues in contravention of various policies including:

NFNPA Core Policies:

- DP1a: inappropriate in terms of scale and siting as being too large and in an unacceptable sensitive greenfield site adjacent to the SPA. The floor area is greater than the 100m² maximum of the new Local Plan.
- DP1b: not respecting the natural and landscape characters, or biodiversity being and in an unacceptable sensitive greenfield site adjacent to the SPA.
- DP1d: large visual impact, visual intrusion and overlooking issues.
- DP1e: significant adverse impact on pollution – especially noise and traffic and also light pollution.
- DP6a: being an adverse addition to the built heritage of the New Forest – mainly due to the position
- DP6c: being 75 yards from the road, up a small gravel driveway it is not accessible.
- CP7: Clearly does not protect, maintain or enhance locally and nationally important sites and landscape – being well beyond the back of adjacent buildings in an ecologically sensitive area.
- CP8: a worrying precedent contributing to both the erosion of the Park’s local character and resulting in a gradual suburbanising effect.
- CP9: does not conform with other policies in the core strategy.
- CP12a: this does not conform with CP9.
- CP12b: not a replacement dwelling.
- CP12c: not an extension to an existing dwelling.
- CP12d: not an agricultural or forestry workers dwelling.
- CP12e: not affordable housing for local needs.
- DP9: not a spacious residential plot and compromises the character of the local area.
- CP19: makes tracks and roads more dangerous.
- CP1: there are alternative locations for a new dwelling and this cannot adequately mitigate adverse effects within the 400m zone.

Sway VDS Guidelines:

- Page 18: does not maintain generous plot sizes.
- Page 18 does not blend with the local area.
- Page 21: Driveways should be of a material that does not impede drainage.
- Page 21: Existing boundary native hedge should be retained.
- Page 21: Does not effectively manage surface and foul water drainage.
- Page 22: does not blend with local style.

Design Guide SPD:

- Page 8: Detracts from rural character.
- Page 11 on: does not avoid suburbanisation.
- Page 25 on: inappropriate development within the broader landscape.

9 MotPs left.

Retention and completion of hardstanding and stables; storage barn LAND OF MANOR FARM, PITMORE LANE, SWAY, SO41 6BW Ref. No: 18/00288	24th May
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The applicant spoke and answered questions. There was then some discussion in regard to the position of the stables with respect to the oil pipeline, and members felt that if the stables could be positioned such that they were not over the top of the pipeline this would be far preferable. The Chair recommended that the officer who inspected in regard to the oil pipeline be asked to submit a written confirmation that there would be no issue in regard to positioning buildings inside the 10m no-build zone. This would also ensure compliance with the lease and also mean far less disruption in the event of

an issue requiring access to the pipeline.

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)

The Committee recommends:

- The oil pipeline officer to submit written confirmation of position of buildings in regard to the 10m restricted zone
- The stables be turned through ninety degrees or repositioned so as to ensure they are not actually over the top of the pipeline
- Conditions are added to limit use to family members and exclude any commercial use or the addition of lighting
- The barn built from shipping containers and pallets be removed as part of the project and prior to completion

Single storey front extension NEWBERRIES, MANCHESTER ROAD, SWAY, LYMINGTON, SO41 6AS Ref. No: 18/00274	25th May
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The applicant spoke and answered question.

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)

The Committee recommends the use of matching materials and clear provision for surface water disposal.

Display of 8no.non-illuminated banner signs (Application for Advert Consent) SPORTS PAVILION JUBILEE FIELD SPORTS GROUND, STATION ROAD, SWAY Ref. No: 18/00247	10th May (ext. 11th May)
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It was noted that the applicant details had been given as the Parish Clerk (without her knowledge) when it should have been the Cricket Club.

ACTION: The Clerk to contact the Planning Officer and explain the incorrect applicant details and ask for them to be corrected.

DECISION: 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers (Unanimous)

As the Parish Council is the landowner, and with the confusion over the applicant's name, the Committee feel that no specific response should be submitted.

Retention of external materials and alterations to 4no. existing buildings UNITS A, B, A1 & PLOT A AT ARNEWOOD TURKEY FARM, BARROWS LANE, SWAY, LYMINGTON, SO41 6DD Ref. No: 18/00250	11th May (ext. 22nd May)
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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)

The external appearance has been dramatically changed, and makes the buildings appear even larger. The one that can be clearly seen from the road is inappropriately coloured for a rural position in a conservation area, and in the context of the adjoining listed buildings. The use as a Turkey Farm lapsed a long time ago so the proposal of using this site for storage cannot be considered a continuation of an existing use and should be regarded as a new use.

Single storey extension; extension and alterations to garage CROSSWAYS, MEAD END ROAD, SWAY, LYMINGTON, SO41 6EE Ref. No: 18/00263	23rd May
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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)

This decision is given on the basis of no objection being received from the immediate neighbour, and recommends consideration of the comments from the neighbour at St Andrews.

If granted, Sway would recommend including conditions to cover:

- matching materials
- removal of further permitted development rights
- surface water disposal
- approval of plans for additional off-road parking

Roof alterations including raising of ridge height, dormer windows and roof lights; OAKBANK, PITMORE LANE, SWAY, LYMINGTON, SO41 6BX Ref. No: 18/00270	23rd May
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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)

- The Committee has some concern in regard to the garage being rebuilt with cavity walls. It should be conditioned for incidental use as a garage only.
- The project should also be conditioned to be built exactly according to the plans. There is concern that floor area including the garage exceeds the DP11 30% limit.
- Further permitted development rights should be removed.
- Proper provision for surface water disposal should be made.

Single storey extension; cladding; Demolition of existing conservatory FOREST LEA, BRIGHTON ROAD, SWAY, LYMINGTON, SO41 6EB Ref. No: 18/00281	29th May
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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)

The Committee would like to see the inclusion of the Tree Officer's recommendations as conditions.

New building to accommodate 5 No. art studios with decking; additional parking ARTSWAY, STATION ROAD, SWAY, LYMINGTON, SO41 6BA Ref. No: 18/00286	30th May
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Due to the non-standard application presented, the Committee would like to see the Parish Briefing Note for this application and so the minuted decision will be provisional pending sight of this document.

DECISION: 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers (Unanimous)

The Committee shares the concerns of the Tree Officer. Whilst they are supportive in principle to the inclusion of this kind of resource for the community, they do have some concerns in regards to the effects on biodiversity, and to the design itself.

Application for a Certificate of Lawful development LAND AT TWIN OAKS, MOUNT PLEASANT LANE, LYMINGTON, SO41 8LS Ref. No: 18/00305	21st May
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Some more general discussion was held in regard to the payment of council tax from the mobile home for a number of years.

ACTION: The Clerk to write to NFDC to suggest that full planning permission checks are made with the NFNPA Planning Authority prior to any Council Tax collection for caravans and mobile homes.

DECISION: No comment (unanimous)

Part demolition of Rest Home to form 2 No. detached dwellings and 2 No. semi-detached dwellings COOMBE GRANGE, COOMBE LANE, SWAY, LYMINGTON, SO41 6BP Ref. No: 18/00310	To be confirmed
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For information only

Single storey rear extension MERRIFIELD, FLEXFORD LANE, SWAY, LYMINGTON, SO41 6DN Ref. No: 17/0109	APPEAL DEADLINE 14th May
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This application is going to appeal and after some discussion it was agreed that Sway's previous recommendations and comments be withheld.

DECISION: The Clerk to ask for Sway's comments to be withheld (Unanimous)

PT18/081. Planning Enforcement

An update had previously been circulated and is attached as appendix 3.

PT18/082. Planning Inspectorate and Enforcement Appeals

An update had previously been circulated and is attached as appendix 4.

PT18/083. NFNPA Planning Committee

The next meeting is scheduled for Tuesday 15th May, and there are no Sway applications.

PT18/084. National Planning Policy Framework Consultation

Cllr Warden had previously drafted and circulated a response which the Clerk had submitted earlier the same day prior to the close of the consultation. This is attached as appendix 5.

PT18/085. Report from the Parish Council's Transport Representative

Cllr Warden reported that numbers over the last month had been reasonable, and that a published article had generated a few new travellers. He confirmed receipt of 3000 leaflets for distribution by the scouts.

PT18/086. Roads, hedges and ditches

The Clerk confirmed receipt of a response from Hampshire Highways in regard to the flooding and road degradation issues on Lower Mead End Road.

(a) Consider report on recent Pitmore Lane Closure and decide whether it should be sent by SPC to one or more of HCC, NFDC, SGN and Hampshire Constabulary

Cllr Marchant had produced a comprehensive report including a series of recommendations and this had been previously circulated (and is attached as appendix 6).

ACTION: Cllr Marchant to draft an executive summary and use the next step recommendations from his report, with the detailed evidence attached as a separate link to view. The Clerk to send this to the listed bodies and publish on the website.

PT18/087. Community Speedwatch

There was no update since the previous meeting.

PT18/088. Next Steps on Flashing Speed Limit Reminder

Cllr Marchant confirmed that the consultation on possible locations would end that day. From 86 responses, 84 valid submissions had been made. Full results would be published in due course and reported back to Council. The next step would be to ask the Council to release the funds (earmarked reserves) to purchase the VASLR.

ACTION: The Clerk to add an agenda item for the full Council to approve the release of funds from earmarked reserves, for the VASLR.

PT18/089. Agenda items for the next meeting

To consider the potential for disabled parking bays in the centre of Sway.

PT18/090. Provisional date of Next Meeting

The Chairman explained that the meeting dates would be confirmed at the Parish Council Annual Meeting on 24th May, but following the usual pattern the next PaTC meeting would likely be Thursday 14th June 2018.

There being no further business, the meeting closed at 9.49pm.

Appendix 1 – Outcome of Planning Applications

Appendix 2 – Tree Report

Appendix 3 – Planning Enforcement Report

Appendix 4 – Planning Inspectorate and Enforcement Appeals

Appendix 5 – Sway's response to the National Planning Policy Framework Consultation

Appendix 6 – Report in regard to recent road closure at Pitmore Lane

Appendix 1 – Outcome of Planning Applications

Number	Address	Title	Sway No.	Sway Notes	NFNPA Outcome	NFNPA notes
18/00115 AMENDED	Lepe House, Flexford Lane SO41 6DN	Manege; fencing	4	Sway's submission was edited to read: "Sway recommended refusal for the previous applications (which was withdrawn) due to concerns over siting, the impact upon Sway Tower and commercial use. The standard size of 20 x 40 metres is not adhered to. The proposal should be sited further away from Sway Tower. Protected trees are not shown on the submitted plans. In the case of any revised application conditions should be imposed ensuring the manege would be used only by the owners. Submitted letters of report do not deal with material planning considerations. Proposal would be contrary to Policies DP1, CP7, DP6a, DP21a and DP23a and would be a serious threat to the Sway Tower Conservation Area."	Planning Committee Grant Subject to Conditions 17 Apr 18	Conditions including: for the exercising of horses belonging to the owner of the site, and shall not be used for any commercial riding or training purposes or as an equestrian show arena. No lighting without further permission. Full landscaping scheme to be agreed before development starts, and to be followed and maintained for at least 5 years.
18/00092	Restaurant The Silver Hind, Station Road SO41 6BA	2no. dwellings; new access; 1.2 metre high brick wall (demolition of existing public house [restaurant]).	4	The Ecologist continues to object and Sway concurs. The Tree Officer also continues to object and Sway concurs. Significant neighbour impact. Lack of parking and tuning space. Small plot and inappropriate development density. Proposal would contravene the Sway Village Design Statement.	Refuse 19 Apr 18	Loss of local employment (CP10 and CP15). Cramped layout, overlooking and overbearing (DP1, DP9, CP8) and contravenes the Sway Village Design Statement. Impact on TPO tree (CP2). No ecological survey (CP2 and Habitats Directive). Inadequate off-road parking and danger to traffic (CP19)
18/00137 AMENDED	Tiptoe Lodge, Middle Road, Tiptoe SO41 6FX	Garden studio with storage over; detached double car port.	5	The amended application removes the WC and shower facilities. Sway recommends a condition be added to exclude use for overnight accommodation or as a holiday let.	Grant subject to conditions 19 Apr 18	Conditions including: matching external facing materials, for incidental use only and development only in accordance with plans.
18/00080	2 Crittall Close SO41 6AH	Single storey rear extension	5	With a condition that the extension remains incidental to the main dwelling and cannot be used as separate accommodation.	Grant subject to conditions 24 Apr 18	Conditions including: matching external facing materials; and development only in accordance with plans.

18/00174	15 Heron Close SO41 6ET	New porch; cladding; alterations to fenestration; bay window; pergola; patio with decking and access ramp.	5	<i>Note: an additional tree protection plan was submitted 24 Apr and the decision issued 25 Apr. Members expressed some concern over whether the screening and boundary treatment would meet the guidelines of the Sway Village Design Statement SPD.</i>	Grant subject to conditions 25 Apr 18	Conditions including: the tree protection plan to be followed, external facing and roofing materials only as detailed; and development only in accordance with plans.
18/00193	Land of Coombe House, Coombe Lane SO41 6BP	New porch; cladding; alterations to fenestration; bay window; pergola; patio with decking and access ramp	No comment	Not applicable	Lawful 26-Apr-18	Lawful: restricting the number of horses at livery to a maximum of 12.
18/00180	Land adjacent to Brandy Cottage, Pitmore Lane SO41 6BW	Application under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 in respect of the siting and appearance of a Broadband Cabinet (Sway 3).	1	Please ensure all materials and rubbish are removed from site.	Raise no objection 04-May-18	No further details are required in relation to the siting or appearance of the proposal.
18/00176	Holly Oaks, Mill Lane SO41 8LN	Insertion of 2no. front dormers; rear box dormer; 1no. rooflight; cladding	N/A	Not applicable	Withdrawn 04-May-18	Withdrawn

Sway Parish Council Tree Report May 2018

TPO 18/0410

Coombe House, Coombe Lane Sway SO41 6BP

T1 Holm Oak

To reduce height by 15ft to lateral which forms hedge line.

T2 Maritime Pine

Reduce lateral limb growing to (North) by approximately 3m

SPC comments

The Holm oak can only just be seen from the road with the pine hidden behind it so they are considered to be of low amenity value.

However the two trees can be seen from the driveway of Coombe Grange.

T1: The Holm oak from a distance appears to be in good health but cannot be inspected closely to verify this. If the tree is in a healthy condition and is not affecting property it would seem more appropriate to give a light prune rather than reduce it so drastically in height.

T2: The Maritime pine appeared to be considerably misshapen and from a distance looked as if it would be entirely reasonable to reduce the lateral limb by 3 metres to balance out the tree.

Comments sent to NFNPA

Split decision.

The Holm oak can only just be seen from the road with the pine hidden behind it so they are considered to be of low amenity value.

However the two trees can be seen from the driveway of Coombe Grange.

T1: If the Holm oak is in a healthy condition and is not affecting property it would seem more appropriate to give a light prune rather than reduce it so drastically in height.

T2: SPC have no objections to pruning the limb of the Maritime pine.

There were no TPO applications in April 2018

Appendix 3 – Planning Enforcement Report

Planning Enforcement Investigations

Number	Location	Address	Investigation item	Notes
QU/18/0080	Knight Bridge Farm	South Sway Lane SO41 6DP	Raising land levels	NEW
QU/18/0066	Land north of Arnewood Court Farm House	Barrows Lane SO41 6DD	Works to agricultural buildings	
CM/17/0232	Forest Paradise	Silver Street, Hordle SO41 0FN	Temporary Planning Permission check - PP 14/00503 (Temporary siting of a touring caravan as a dwelling for an agricultural worker)	
QU/17/0225	Field adjacent Glenwood,	Crabbswood Lane, Sway, SO41 6EQ	Residential use of shepherd hut	
QU/17/0153	Land off North Common Lane	North Common Lane SO41 8LS	Multiple concerns: Living accommodation; recreational horsekeeping	
QU/17/0135	Land of Manor Farm	Coombe Lane SO41 6BP	Unauthorised development - Field Shelter / Stable	
QU/17/0044	Land opposite Sway Storage and Workshops	Barrows Lane SO41 6DD	Change of use of agricultural buildings; Alterations to buildings	
Resolved this month:				
CM/18/0057	Kings Cottage	Kings Lane, SO41 6BQ	Breach of Agricultural Occupancy Condition.	Breach ceased.
QU/17/0136	Twin Oaks	Mount Pleasant Lane SO41 8LS	Construction of track.	Non Expedient.
QU/17/0189	Pots of Colour	Pitmore Lane SO41 8LL	Stationing of caravans; use of agricultural buildings for storage of non-agricultural items.	Non Expedient.
QU/18/0010	Cherries	Crabbswood Lane SO41 6EQ	Unauthorised development - Gates and hardstanding.	No breach.

Appendix 4 – Planning Inspectorate and Enforcement Appeals

Appeals

Appeal	Planning Application	Address	Title	Sway No.	Appeal date	Appeal result
Decisions this month:						
Appeal 3189098	17/00604	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	12-Nov-17	Invalid
Awaiting decision:						
Appeal 3194635	17/00497	Laurel Cottage, Northover Lane, Tiptoe SO41 6FS	1.5 storey rear extension including 1.5 storey rear glazed link; alterations to fenestration; external alterations.	4	09-Feb-18	
Appeal 3194637	17/00498	Laurel Cottage, Northover Lane, Tiptoe SO41 6FS	1.5 storey rear extension including 1.5 storey rear glazed link; alterations to fenestration; internal and external alterations (Application for Listed Building Consent).	4	09-Feb-18	
Awaiting start:						
awaited	17/00876 AMENDED	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.	4	11-Jan-08	
awaited	17/00659	Fyre Stychen, Mount Pleasant Lane SO41 8LS	Replacement kennels; associated parking.	4	08-Mar-18	
awaited	17/01903	Merrifield, Flexford Lane SO41 6DN	Single storey rear extension	1	15-Mar-18	
Potential appeals: 5						

Draft revised National Planning Policy Framework – Comments from Sway Parish Council

Sway Civil Parish is entirely within the New Forest National Park and comprises approximately 10% of the population of the New Forest National Park.

Sway Parish Council have studied the submission from the New Forest National Park Authority (NFNPA) and wish to support that strongly and to emphasise and add (numbering as the NFNPA response) just a couple of minor points:

2.3 Presumption in favour of sustainable development (and response to Question 2)

Sway Parish Council would emphasise the limited scale and extent of development. This consideration should be part of any decision making in enforcement and appeals. We know only too well how the scale of dwellings in our civil parish has gone beyond our desire for small scale developments.

2.4 & 2.5 Plan-making and Viability

This is probably the most critical of all considerations, since it does require emphasis regarding cross-boundary matters.

Without any strategic plan – like the former ‘South-West Hampshire Structure Plan’, coupled with the fragmentation of the New Forest (which occurred when the New Forest National Park boundary was set) – the effects of development outside the New Forest boundary is of enormous significance.

Developments in Lymington, Milford, New Milton and Barton, and perhaps even further afield – to the Avon Valley – will be critical to the New Forest.

We cannot express too strongly our concern that we cannot improve the New Forest roads (on Crown Land) to cope with yet more traffic from commuters through Sway to Brockenhurst station or beyond. House allocations in these areas must be primarily to meet local housing needs – preferably in the form of affordable homes.

2.6-2.9 Affordable Housing

Sway and the New Forest certainly need a strong action plan to ensure the delivery of affordable homes. What is required but is probably not now achievable, is an action plan to address the ridiculous situation – certainly prevalent in Brockenhurst and Sway – where mainly smaller houses are being sold as second homes or ‘buy to let’ dwellings. This has a momentous effect on the availability of properties for sale to meet local needs.

Any methodology in areas which suffer this problem should grasp the nettle and find a solution to the problem, rather than aggravate an already serious issue, which can only get worse, if we provide yet more homes which allow market forces to prosper.

When commenting on the NFNPA Local Plan, previous policies were restrictive in trying to curtail pressures on the New Forest and its villages. Example – the sub-division of gardens of houses with large gardens was restricted by policy to just one additional dwelling. For the last 12 or more

years the policies of the NFNPA have not followed the previous policies and have helped to exacerbate the problem.

2.10 – 2.11 Clarification of entry-level homes for first time buyers – Rural Housing

Sway agreed with the NFNPA's response that the need for affordable housing must be the key focus and that clarification of entry-level homes is required. The New Forest must not support rural housing which is not affordable in perpetuity.

If necessary Government Funding towards affordable homes in this area is preferable to New Homes Bonuses.

2.12 – 2.14 Conserving and enhancing the natural environment

Sway do agree with NFNPA's response.

Further comments on NPPF draft

Another concern has always been the seeming inability of the NFNPA to use the enforcement procedure. In the words of the NFNPA Executive Director (Strategy and Planning) they can only work in line with Government directives.

Enforcement Paragraph 5g states '*Effective enforcement is important to maintain public confidence in the planning system.*' We certainly have no confidence in this being effective in the case of the NFNPA or for that matter in the appeals procedures, following appeals against enforcement action – save in minor examples of fencing etc.

We constantly hear phrases such as 'de minimis' and 'non expedient'. Nobody seems prepared to give a decision which leads to demolition.

Sway Parish Council suggest a response to the NPPF Enforcement paragraph which indicates '*a stronger intention to pursue breaches in Planning Control*' Perhaps substantial fines or other means of penalty? Example: if a developer deliberately fells a tree prior to seeking planning permission then a two- or three-year delay in granting approval might be preferable to a £1000 fine.

Developers are now so aware of what they can get away with that they deliberately breach the control. When bankers affect people's lives by deliberate malpractice they are fined, lose their jobs or are imprisoned. Why can't we punish malpractice in the building industry – people's lives frequently suffer.

Cllr. John Warden 8th May 2018

Introduction and Recommendations only

Pitmore Lane Closure 13-26 April 2018

Report by Hugh Marchant.

Draft Version 1.2, 4th May 2018

On Friday 13th April, Southern Gas Networks closed Pitmore Lane in order to work on a reported gas leak. Serious disruption to residents and other users of the narrow single track lanes in the immediate vicinity lasted 2 weeks. SGN say they will have to close Pitmore Lane for 2 months sometime in the future to replace the gas main.

The purpose of this report is to highlight as many as possible of the issues raised with a view to ensuring that the next works will be carried out with far less disruption.

Recommendations for the next time:

1. Appoint one named individual to take ownership of any issues relating to the closure and its effects. Make sure that they can easily be contacted by all parties involved, including the local residents, and that they have the authority to get people to fix any problems without undue delay.
2. Ensure the closure will not clash with any other works or events in the vicinity. If there is a clash, then liaise immediately to minimise the effects.
3. Get all signage in place before work commences.
4. Make sure all signage is complete. Each of our narrow lanes must have “unsuitable for diverted traffic” signs at both ends. Pitmore Lane must have “Road Closed” signs at both ends and cones to discourage any but local traffic from entering.
5. Add signage saying “single track road with few passing places” at both ends of all the narrow lanes.
6. Make sure all signage is sensible. A “Diverted Traffic” sign pointing into the Pitmore Lane when that is actually closed is clearly nonsense.
7. Only actually close the road during those times when it is absolutely necessary. At other times, keep the road open using traffic lights if necessary. At times when there is nobody working, there is no reason to prohibit all traffic flow. At those locations where the road is clearly wide enough for 2 vehicles to pass, there is no reason to prohibit all traffic flow. This has the potential of reducing traffic using the adjacent lanes by a further **40%**.
8. Protect verges along the narrow lanes by using cones or dragons’ teeth or other appropriate measures.
9. Alert the bus companies and all those agencies involved in school transport (including the schools themselves). Ensure proper plans are in place for suitable alternative pickup and set down points which are communicated to parents.
10. Make the police fully aware of the closure and request that they monitor the situation closely. Obtain and publicise some form of reference number that can be used by anyone reporting any incidents relating to the works so that any appropriate response will not be delayed.
11. Implement a 20 mph speed limit along all the narrow lanes in the vicinity to further discourage their use as diversion route, and also to reduce potential for serious accidents. At the very least this should be by temporary traffic order, but ideally needs to become permanent.