



Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 14th June 2018, at the Jubilee Field Pavilion

Present:

Cllr Stephen Tarling
Cllr Peter Dance
Cllr John Warden
Cllr Hugh Marchant
Katie Walding, Clerk & RFO

In attendance: Sway News and 6 members of the public (MotP)

The meeting started at 7:30pm.

PT18/091. Apologies

Received and accepted from Cllrs Fleat, Pepper and Seacombe.

PT18/092. Election of Chair, Vice-Chair and Tree Representative

Nominations for the Chair were requested. Cllr Tarling nominated Cllr Marchant for Chair, this was seconded by Cllr Warden and approved unanimously. Cllr Marchant took the Chair and thanked Cllr Tarling for his excellent and dedicated service over the past 5 years.

Nominations for the Vice-Chair were requested. Cllr Warden nominated Cllr Tarling, who confirmed that he did not wish to be considered. It was noted that members of the committee who were unable to attend may wish to nominate or stand.

DECISION: It was agreed that the election of the Vice-Chair would be deferred to the next meeting.

The Chair noted that Cllr Seacombe had resigned as the Tree Representative and this post now needed filling. Since the Terms of Reference for this Committee allow the position to be filled by someone who is not a councillor, residents had been invited to volunteer for the role. One resident had agreed to stand and already been briefed on the role by Cllr Seacombe, who would have proposed them if she had been able to attend the meeting.

DECISION: Cllr Tarling proposed the co-option of Karen Marshall to the role of Tree Representative and was seconded by Cllr Dance. The members approved unanimously.

PT18/093. Declarations of Interest

Cllrs Tarling and Warden are members of the Friends of the New Forest. Cllr Marchant sits on the Planning Committee of the Friends of the New Forest.

PT18/094. Minutes of the previous meeting and matters arising

Draft minutes of the previous meeting on Thursday 10th May 2018 had previously been circulated and published online. There were no amendments or corrections and the members approved them as a true record of the meeting. The Chair signed the minutes.



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Cllr Tarling updated the members briefly on application 18/00288 under matters arising. He wanted to acknowledge the applicants' proactive approach to the comments received previously and amending their plans accordingly, and also to thank the planning officer for bringing those amendments to the Committee's attention and extending the deadline accordingly. Unfortunately, the changes were received too late for inclusion as an item on this agenda, but in reality, they were all positive and therefore Cllr Tarling recommended that the Committee keep to the previously awarded '1' but with updated comments. He noted the positive steps to stay clear of the 10m zone of the pipeline and the removal of the concrete base.

It was unanimously agreed that the updated submission from Sway would read:

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**

In view of the amended documents addressing Sway's concerns and the Officer's updates, Sway would like to thank both the applicants and the Officer for their responses, which abrogate any concerns over the pipeline.

Sway would recommend:

- Conditions are added to limit use to family members and exclude any commercial use, or the addition of any lighting
- The construction built from shipping containers and pallets be removed as part of the project and prior to completion.

PT18/095. Clerk's Report and Correspondence

a) Sway War Memorial – It was noted that Historic England had been considering the listing of the War Memorial and had just announced its inclusion on the List of Buildings of Special Architectural or Historic Interest. The memorial is now listed at Grade II. There was some discussion in regard to the planned renovation works (due to start later in the month) and the possible requirement for consent in light of the listing – the Clerk reported that she had been informed by both the War Memorials Trust and Historic England that this would not be the case.

ACTION: The Clerk to check with the National Park Authority planners whether an application for listed building consent will now be required for these renovation works.

b) NALC Consultation: Community Infrastructure Levy

This had previously been circulated, and after some discussion it was agreed by the members that no response would be made from Sway.

c) Temporary Road Closure 6th July for the Sway Carnival Procession was duly noted.



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d) SGN – Pitmore Lane Road Closure – following the letter and report to the relevant parties, a meeting had been confirmed for Monday 25th June with the SGN representative, Paul Rose (General Manager of the Poole Depot) to discuss the planning for the long-term road closure when replacement pipes will be fitted.

PT18/096. NFNPA Southwest Quadrant Meeting

The meeting hosted in Sway on Tuesday 29th May was well attended and interesting. Cllr Tarling had previously circulated notes following the meeting but drew attention to the implications of the NFNPA no longer supporting the issue of paper copies of planning applications.

ACTION: The clerk to look into the possible costs of blinds in the hall and/or a new, brighter projector to facilitate plan reviews at meetings, as well as printing options (A3 printer, printing services, etc).

Cllr Tarling also mentioned the temporary appointment at the Forestry Commission of an officer who would support parishes in looking at the forest edge in terms of its proximity to developments. He recommended that Sean Marsh be invited to a future meeting to speak on this subject and the members agreed it would be beneficial.

ACTION: The Clerk to invite Sean Marsh to a future Committee meeting

PT18/097. Outcome of Planning Applications

These had been previously circulated and are attached as appendix 1.

PT18/098. New Tree Preservation Orders and Tree Work Applications

The new Tree Representative, Karen Marshall, confirmed that no new applications or TPOs had been registered. There was one new outcome from May:

Application Number:	TPO/18/0410 - Click here to see application detail
Registration (Validity) Date:	01 / 05 / 2018
Parish Name:	SWAY
Location:	COOMBE HOUSE, COOMBE LANE, SWAY, LYMINGTON, SO41 6BP
Description:	Prune 1 x Holm Oak tree Prune 1 x Maritime Pine tree
Case Officer:	James Palmer

Sway had submitted comments:

- 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.



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Permission was granted, as per the application.

PT18/099. New Planning Applications

Change of Use of Land to riding school LAND OF COOMBE HOUSE, COOMBE LANE, SWAY, LYMINGTON, SO41 6BP Ref. No: 18/00353	8 th June (extension to 15 th June)
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Cllr Marchant recused himself as a neighbour. Cllr Tarling led the discussion. The applicant's representative spoke in favour. Another MotP also spoke in favour. Members then considered the details particularly around parking and the number of ponies/horses.

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 (3 votes for recommendation 1 and with one abstention)

Sway would recommend that:

- sufficient space to park at least 10 vehicles should be kept available at all times to service the riding school
- a limit of 12 equines be applied for the riding school

5 MotPs left

Two storey extension; roof alterations to facilitate first floor extension; single storey extension SMUGGLERS WAY, ADLAMS LANE, SWAY, LYMINGTON, SO41 6EG Ref. No: 18/00287	20 th June
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18/00287 Smugglers Way

The applicant spoke in favour. Members then had some discussion around the design and their concerns in regard to the flat roof and flattening of dormer window roofs. It was noted that the property is inside the defined village and therefore DP11 30% ruling is not applicable.

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 considers:

- The flat roof and flattened dormer window roofs are in contravention of the Sway Village Design Statement (p19)
- The design could be improved to be more appropriate for a New Forest home
- The conditions suggested by the Tree Officer should be added



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First floor extension BROOK COTTAGE, BRIGHTON ROAD, SWAY, LYMINGTON, SO41 6EA Ref. No: 18/00349	20 th June
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One MotP spoke against. Members discussed concerns in regard to the potential for overlooking and the proximity of the neighbouring property. It was noted that the officer had specifically checked in this regard and made some wise observations.

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 (3 votes for recommendation 2; 1 vote for recommendation 4)**

Sway's response:

- Some cause for concern in regard to overlooking the neighbouring property
- Inadequate parking for 5 double bedrooms

Sway would however note that the elimination of a flat roof is positive and in line with the Sway Village Design Statement.

Addition of pitched roof to existing flat roof MEADOW WAY, MILL LANE, SWAY, LYMINGTON, SO41 8LN Ref. No: 18/00314	6 th June (extension to 15 th June)
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DECISION: **3. We recommend PERMISSION for the reasons listed below (unanimous)**

Sway are always supportive of the replacement of a flat roof with a pitched roof in line with the Sway Village Design Statement.

Conservatory THE WAYSIDE COTTAGE, BRIGHTON ROAD, SWAY, LYMINGTON, SO41 6EA Ref. No: 18/00313	11 th June
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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)**

Sway would recommend that:

- In consideration of potential light pollution, down lighting be encouraged
- The disposal of surface water be considered

Single storey side extension 27 SET THORNS ROAD, SWAY, LYMINGTON, SO41 6AG Ref. No: 18/00370	19 th June
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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 (3 votes for recommendation 5; 1 vote for recommendation 2)**



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Sway comments:

- The proposed extension is very close to the boundary with no.26 with the potential for overlooking and light blocking
- Any comments received from neighbours (particularly at no.26) should be taken into consideration
- Appropriate surface water disposal considerations are encouraged
- The use of matching materials is desirable, in line with Sway Village Design Statement

New building to accommodate 5 No. art studios with decking; additional car parking area ARTSWAY, STATION ROAD, SWAY, LYMINGTON, SO41 6BA Ref. No: 18/00286	20 th June
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Some discussion covered the reports by the Conservation and Tree Officers. It was felt that the ecological report was somewhat lacking. Concern was expressed in regard to the lack of parking, given the application included information in regard to planned exhibitions and seminars for the public to attend at the site. It was noted that the members are, in principle, supportive of the development and the planned establishment and growth of a local business.

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 comments:

- In order to help resolve the poor provision of parking, Sway would consider reducing the number of studios to 3 and increasing the parking (whilst also reducing the number required for the artists in residence)
- Comments by conservation and tree officers should be taken into consideration
- Sway want to support an application and would like to see the site developed but have some concern over the parking provision in light of the planned usage/footfall on site
- If permission is granted Sway would like to see – as a condition – a 10:00pm curfew to negate any overnight use, or adverse impact of the amenity of neighbours.

Garage conversion to facilitate additional habitable accommodation; single storey side extension 35 OAKENBROW, SWAY, LYMINGTON, SO41 6DY Ref. No: 18/00350	21 st June
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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)**



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Sway comments:

- Any comments from the tree team and/or neighbours at no.37 should be taken into account if received
- We recommend the use of matching materials in line with the Sway Village Design Statement

Retention of Stables LAND OFF NORTH COMMON LANE, SWAY, LYMINGTON, SO41 8LS Ref. No: 18/00297	25 th June
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Members noted the connected Enforcement verified Breach of Planning Control at this site.

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

Sway comments:

- A condition should be added to exclude any residential use on the site
- Should the site be cleared of everything other than the stables then Sway would support the retention of the stables, but currently feels that the stable block currently contributes to an untidy site and contravenes DP21a, DP1, CP13 and DP20.

Retention of three replacement buildings, polytunnel, access track, installation of waste treatment plant; change of use of building (Plot A) to storage use (B8) LAND AT FORMER ARNEWOOD TURKEY FARM, BARROWS LANE, SWAY, SO41 6DD Ref. No: 18/00357	6 th July
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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 (3 votes for recommendation 2; 1 vote for recommendation 4)

Sway comments:

- Members have continuing concerns in regard to the potential for noise pollution and traffic intensification with so many applications submitted for this site.
- This site is adjacent to a Conservation Area and not far from a number of listed buildings including the Grade II* Sway Tower providing real concern for intensive over development of the site as a whole.
- If the change of use is to be granted then it should be a condition that it is limited to longer term storage only.

Application for a Certificate of Lawful Development for a proposed single-storey rear extension CHUMLEIGH, ARNEWOOD BRIDGE ROAD, SWAY, LYMINGTON, SO41 6DA Ref. No: 18/00401	N/A (for information only)
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DECISION: No comments are invited



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PT18/100. Planning Enforcement

An update had previously been circulated and is attached as appendix 2.

PT18/101. Planning Inspectorate and Enforcement Appeals

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

PT18/102. NFNPA Planning Committee

The next meeting will take place on Tuesday 19th June. There are no items for Sway on the agenda. Cllr Tarling will attend.

PT18/103. NFNPA Full Authority Extraordinary Meeting

It was noted that this would take place on Friday 15th June and the agenda and papers had been published online for some time. Topics included the potential merger of NFDC and NFNPA planning authorities and the Committee felt strongly that this would need to include Building Control. The Committee had already given feedback on the latter matter to a recent NALC questionnaire.

PT18/104. Report from the Parish Council's Transport Representative

Cllr Warden confirmed that there was no significant change in the numbers of Cango users over the last month. He noted that the Scouts had agreed to do a comprehensive leaflet drop in the village but this had not yet happened.

Cllr Warden had attended the New Forest Passenger Transport Forum meeting on Thursday 7th June and outlined the main points of the discussion. He encouraged residents and members alike to complete the online survey in regard to funding cuts:

<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/publictransportandstreetlighting>

ACTION: The Clerk to distribute the papers from the meeting to all members (attached as appendix 4)

Cllr Warden confirmed that he would also be attending the Parish Councils' Transport Representatives meeting on Saturday 16th June.

The Cango Governance Committee was briefly discussed and members agreed that they would cease to pursue a meeting of the Committee since it was not deemed to currently have any significant purpose.

PT18/105. Roads, Hedges and Ditches

a) Church Lane hedges

ACTION: After complaints from residents the Clerk would write to HCC (copied to County Cllr Mans) explaining the danger of the overhanging hedges and loss of driver visibility which both create significant risk. HCC must be encouraged to take this up with the land owner as a matter of urgency.



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b) Shirley Holms Road

A resident had reported their previous attempts to get the road repaired where it had crumbled away and continued to provide a significant drop away, which would cause an accident on this single-track road. The Clerk had already chased this up but received no response.

ACTION: The Clerk to encourage residents to comment on the portal and encourage the re-opening of the case due to lack of resolution previously.

c) Disabled parking bays

Cllr Tarling asked the Committee if they would re-visit the possibility of requesting a disabled parking bay on Station Road at the village centre. Whilst it was understood this would not be monitored in reality, he felt that most villagers would honour such a designation.

ACTION: Cllr Tarling to investigate the possibility and report back to the Committee.

d) Hedges at Durnstown

It was noted that the junction of Peppercorn was dangerous to exit from due to the overhanging hedging at Roseberry, which also caused pedestrians to step onto the carriageway.

e) Durrant Way

The Chair noted correspondence with a resident in regard to the overhanging vegetation on the footpath almost opposite Bond Close making it almost impassable. Also, the Gilpin Hill / Bond Close footway was found to be significantly overgrown.

PT18/106. Community Speedwatch

Cllr Marchant gave a short summary of recent activities (report and all information available at <http://www.sway-pc.gov.uk/csw>).

PT18/107. Next Steps on Flashing Speed Limit Reminder

Cllr Marchant noted that the Council had approved the release of ear-marked reserves and that he and the Clerk would progress the order in due course. The Lymington Times is planning an article and Cllr Marchant would draft a comment which would be submitted by the Clerk on behalf of the Planning and Transport Committee.

PT18/108. Agenda items for the next meeting and other matters

- Election of Vice Chair
- Review Terms of Reference

A resident complained about the road signage on Station Road leading to the junction of the B3055 where verge vegetation obscured the signs. It was noted that this would be Hampshire Highways' responsibility but it was difficult to get them to respond.



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The possibility of using the Lengthsman's Scheme was raised, but the Clerk pointed out that the fund had to be topped up by the Parish Council last year in order to complete its obligations, and there simply weren't the funds to cover HCC responsibilities.

Cllr Marchant drew attention to the Plantlife Campaign for road verges to be properly managed in terms of cutting regimes, and urged members and residents to join the online petition at <http://plantlife.love-wildflowers.org.uk/roadvergecampaign>

PT18/109. Date of Next Meeting

The next meeting would take place at 7:30pm on Thursday 12th July 2018 at the Jubilee Field Pavilion hall.

With all business concluded, the meeting closed at 9:35pm.

SIGNED:.....DATE:.....