



## Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 13<sup>th</sup> December 2018, at the Jubilee Field Pavilion

### Present:

Cllr Hugh Marchant, Chairperson  
Cllr Melanie Seacombe, Vice Chairperson  
Cllr Stephen Tarling  
Cllr John Warden  
Cllr Alex Pepper  
Katie Walding, Clerk & RFO

In attendance: Sway News and 9 members of the public (MotP)

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The meeting started at 7:30pm with a welcome from the Chairperson.

### **PT18/204. Apologies**

Received from Cllrs Fleat and Dance, and Karen Marshall.

### **PT18/205. Declarations of Interest**

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

### **PT18/206. Minutes of the previous Meeting**

The minutes were approved as a true record of the meeting held on 8<sup>th</sup> November by those in attendance and signed by the Chair.

### **PT18/207. Clerk's Report and Correspondence**

In regards to the various discussions around the junction between Mead End Road, Station Road and Brighton, the Clerk had been actioned with writing to County Councillor Mans to ask for his help in progressing to a site survey to outline the various options that might be available. Cllr Mans hoped to bring an update on that request to the main council meeting on Thursday 20<sup>th</sup> December.

The speed limit reminder had been installed to its first location in the village; the volunteers' group had been trained in its removal and installation and the risk assessment completed.

The NFNPA had asked if the animal silhouettes could come to Sway next week, as the planned next position had fallen through. Originally the Council had approved the idea, but in light of the issues with the silent soldiers, the Clerk asked if the Committee felt it would be okay to have them here. They would be inside the boundary at Jubilee Field.

**DECISION:** The Committee agreed that the installation should continue as planned. The Clerk would contact NFNPA to arrange.

### **PT18/208. Transport Representative's Report**

Cllr Warden had recently attended the Passenger Transport Forum. Two main points from that meeting should be noted:

- 1) Cllr Warden had requested whether the car park at Sway station could return to being free, to help ease the parking congestion on Station Road.
- 2) Peter Shelley, Head of Public Transport at Hampshire County Council had spoken about the various cuts and reductions to services. He had not mentioned the Cango service specifically.



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Cllr Warden had spoken to note that the Congo Users' Forum were pleased to see the Congo service would stay through 2019/20, but wondered what would happen operationally – would it be the same buses and drivers? Mr Shelley said that everything would carry on the same, including the ability of passengers to use their fare pass in the exact same way, for 3-4 years from April 2019.

**ACTION:** Write to Mr Shelley to thank him for the verbal confirmation, and copy to Cllr Mans.

**ACTION:** Cllr Warden to draft a follow up note for the Clerk to send requesting free station parking to ease congestion on Station Road.

### PT18/209. Tree Representative's Report

Karen Marshall had previously circulated a report – attached as Appendix 1.

In regard to the potential for a TPO to be applied to the Jubilee Oak, Ms Marshall had received a response from Nik Gruber, Tree Officer at NFNPA who recommended contacting Hampshire Highways to note the importance of the tree and to ask if they would consider putting a TPO on it. The committee noted that they feel the threat is real, since the tree is on a traffic island.

**ACTION:** The Tree Representative and the Clerk to draft a letter to HCC Highways.

### PT18/210. Roads, hedges and ditches

#### a) Disabled parking bay

Cllr Tarling gave a brief update on the lengthy and cumbersome process which the Council would have to navigate in order to apply for an informal disabled parking space. After some discussion the Committee agreed that it seemed too difficult and time consuming to continue.

**DECISION:** The members unanimously agreed to cease efforts on this matter.

### PT18/211. Rights of Way

#### a) Historic Route and Past Pathways Project

In the absence of a response from Cllr Dance it was decided not to submit a response.

#### b) Rights of Way Vegetation Priority cutting lists 2019

The Clerk noted that a response needed to be submitted in January and this meant that the submission could be finalised for the January meeting to approve.

Cllr Tarling noted that footpaths 2, 8 and 12 have obstruction issues which needed review and follow up by the Representative. Footpaths 11 and 7 have vegetation issues and would most likely need to be included on the prioritised list for submission.

**ACTION:** Cllr Dance to review those footpaths with obstruction issues and report back to the Committee.

**ACTION:** Cllr Dance to draft the cutting list for Sway and circulate for the Committee to approve at the January meeting.



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## PT18/212. New Planning Applications

<a href="#">1no. new dwelling; demolition of 1no. outbuildings; creation of new access, boundary wall and 2no. entrance gates</a> SPRINGFIELD, STATION ROAD, SWAY, LYMINGTON, SO41 6BA Ref. No: 18/00624	Extension to 14 December
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Some MotPs spoke in objection, voicing a number of concerns, particularly about the proposed access onto Rowan Close.

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

The application fails to comply with a number of policies including:

- DP1 – in terms of scale, siting, visual impact, adverse impact on local amenity and adverse traffic issues
- CP8 – gradual suburbanisation and local distinctiveness
- CP9 – doesn't fulfil the local need for small and affordable housing
- DP9 – the need for spacious plots and appropriate residential density so as not to compromise the character of the local area.
- Sway Village Design Statement, P18 – preservation of generous plot size and the spacious character of the defined village.

Further, the Committee does not feel the poor design is in-keeping with the village. There are concerns that the original house would lose most of its garden. The 6' wall is a completely inappropriate boundary, and the access onto Rowan Close with the loss of parking space on that road will only result in more congestion up on Station Road. The Committee also notes that the scale on the plans appears to be completely incorrect.

<a href="#">Stable block</a> LAND OF SWITCHELLS, BIRCHY HILL, SWAY, LYMINGTON, SO41 6BJ Ref. No: 18/00864	Extension to 14 December
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The applicant spoke in favour.

**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 Conditions are added to ensure the facilities will remain only for domestic use, and also that no external lighting is to be allowed.

The Committee notes that the elevation plans show incorrect orientation of the building.

<a href="#">Two storey side extension with integral double garage; conversion of existing garage to form habitable living accommodation; two storey front extension</a> 7 DURRANT WAY, SWAY, LYMINGTON, SO41 6DQ Ref. No: 18/00866	Extension to 14 December
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The agent spoke in favour and noted that the comments from the original application had been considered and this new application has tried to address those.



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**DECISION: 4. We recommend REFUSAL for the reasons listed below (3 voted '4', 2 voted '2')**

The Committee notes that the new plans show the extension as more subservient to the main property, which is welcomed, and the roof articulation is marginally improved. However, overall the floor space has not significantly decreased and this very large extension virtually fills the plot and will have a considerable effect on the street scene. The committee were also extremely concerned about the precedence this might set for similar overdevelopment of other plots in the vicinity.

It was felt that the application contravenes policies:

- DP1 in that the development would not be appropriate in terms of scale and would be visually intrusive on the street scene
- DP9 with respect to residential density and the character of the area
- CP8 in that it erodes local distinctiveness through gradual suburbanising effect

It also goes against the Sway Village Design Statement, p18 relating to the preservation of a spacious plots, and P20 with respect to adversely affecting the scale of the building in relation to others in the area, and the importance of avoiding a terrace like appearance to the street scene.

<a href="#">2no. outbuildings</a> SMUGGLERS WAY, ADLAMS LANE, SWAY, LYMINGTON, SO41 6EG Ref. No: 18/00867	Extension to 14 December
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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)**

It is recommended that the Tree Officer's comments be fully taken into account.

<a href="#">Replacement dwelling; new pool house; temporary siting of 2no. cabins and equipment store; demolition of 2No. existing dwellings</a> HOLM FARM, BOUNDWAY HILL, SWAY, LYMINGTON, SO41 6EN Ref. No: 18/00833	Extension to 14 December
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The applicant spoke in favour. In particular it was noted that the new construction plan includes construction traffic access only via the tarmac road (Marley Mount) to the property, and all site traffic, materials, machinery, waste and similar is to be contained within the curtilage. The gravel track has recently been resurfaced and needs protecting, as does the adjacent vulnerable forest fringe verge. The pool complex would be sunken and therefore not visible outside the boundary. The application included a more 'cottage-y' feel to the design.

**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 is wholly in favour of the removal of the building at the Northeast corner of this site and is pleased with the proposed design of the residence. We would like to note:

- The preference is for only native species on the boundary
- There was some concern with the glass roof of the pool house and the potential for light pollution and every effort should be taken to minimise this in such a highly sensitive location.



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- The Tree Officer’s concerns must be considered – it was noted that the updated plans include moving the garage by approx. 2m in order to satisfy recommendations. Sway would want the Tree Officer to be re-consulted in light of this.
- Any concerns from the Conservation and Design Officer should be fully considered.
- The preservation of the northern boundary should be conditioned.
- A condition should be added to ensure that construction traffic access is only via the tarmac road (Marley Mount) to the property, and all site traffic, materials, machinery, waste and similar is to be contained within the curtilage at all times.
- For the avoidance of doubt a condition should be added to ensure protection of the adjacent vulnerable forest fringe verge at all times and no parking, storage, delivery shall be allowed there at any time.

<a href="#">Single storey rear extension; demolition of existing conservatory</a> CALED HOUSE, MANCHESTER ROAD, SWAY, LYMINGTON, SO41 6AP Ref. No: 18/00894	18 December
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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 recommends the use of matching materials in line with the Sway Village Design Statement.

<a href="#">2 No. semi-detached dwellings; new access; 6no parking spaces; 1.8m/2m high fencing</a> COOMBE GRANGE, COOMBE LANE, SWAY, SO41 6BP Ref. No: 18/00869	20 December
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Cllr Marchant (Chair) recused himself and Cllr Seacombe (Vice Chair) ran the discussion. A number of MotPs spoke in objection.

It was noted that a 2016 application which included two ‘starter homes’ had been previously recommended for refusal because these are not genuine affordable housing. This new application made it very clear that no affordable housing was included.

The orientation change placed the properties backing onto Pauls Lane where they would previously have been side-on and therefore much less visually imposing. The visual impact onto Pauls Lane would be significant, including stripping out a length of hedge to accommodate the proposed 5m driveway and appropriate visibility splay (Pauls Lane is only 2.6m wide at that point). The driveway would then navigate around the properties to get to their front, which appears to be a very strange design and requires a huge amount of driveway surface which would be completely unnecessary if the original access were kept. This, in turn, increases the risk of water dispersal from that driveway to add to an already problem area on Pauls Lane.

**DECISION:**     **4. We recommend REFUSAL for the reasons listed below (Cllr Marchant abstained, otherwise unanimous)**

Sway notes that:

- The proposed, enlarged properties are not starter homes, not affordable housing and not small dwellings; This proposal deviates further from these priorities.
- The change in orientation, change in driveway routing and the change in size of the properties puts the application in contravention of a number of policies including DP1 in terms of visual



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impact, scale, form and siting and adverse impact on traffic and road safety, CP8 as contributing to the gradual suburbanising effect in the National Park, CP12 as meeting none of the requirements for new residential development And CP19 as it would make the local lane less safe and less user-friendly.

- The extremely large, long and tortuous driveway is unnecessary and not in keeping with the local area and amenity, and will cause substantial local surface water problems.
- This proposal would require the unnecessary removal of local hedgerow and addition of extensive high fencing – in contravention of the Sway Village Design Statement guidelines on Boundaries (page 21).
- The application shows little regard for the Sway Village Design Statement guidelines on p18 and 22.

<a href="#">Retention of replacement outbuilding</a> HILLTOP, PITMORE LANE, SWAY, LYMINGTON, SO41 6BW Ref. No: 18/00882	20 December
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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)**

<a href="#">Change of use to barn and stables; cladding</a> LEPE HOUSE, FLEXFORD LANE, SWAY, LYMINGTON, SO41 6DN Ref. No: 18/00903	27 December
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The agent was present and spoke in favour. He noted that the frame of the glass house is structurally sound and an Engineer's report has been submitted which confirms this. The land around the structure is already used for grazing and the plans include the removal of 6 existing temporary stables, which would no longer be required. The new stabling and facilities would be for personal use only and the applicant was happy to have this included as a condition.

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

- Sway would emphasise the use of a condition to limit the facilities for personal use only.
- Surface water disposal needs to be considered given that the current poor state of the roof probably simply allows rainfall into the building.
- No report has been seen from the Conservation Officer and Sway would wish to be able to consider any comments from them before making a final recommendation.

<a href="#">One and two storey extensions; 2no. rooflights; alterations to fenestration (demolition of existing conservatory link and lean-to store)</a> LOWER MEAD END FARM, MEAD END ROAD, SWAY, LYMINGTON, SO41 6EL Ref. No: 18/00915	27 December
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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 recommend conditions are added to prevent the conversion of the roof space above the lounge later, and that the works adhere strictly to the plans. Sway would also request the removal of permitted development rights.



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<a href="#">Single storey extension; decking</a> 5 HAWTHORN DRIVE, SWAY, LYMINGTON, SO41 6DX Ref. No: 18/00912	28 December
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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 notes an error in the drawing 6551 PL 03 "proposed elevations" where the South East Elevation is incorrectly described as "Proposed South West Elevation".

<a href="#">Outbuilding</a> CALED HOUSE, MANCHESTER ROAD, SWAY, LYMINGTON, SO41 6AP Ref. No: 18/00930	31 December
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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)

- Subject to any neighbour objections or concerns of the Tree Officer
- Must include adequate provision for surface water disposal

<a href="#">Application for a Certificate of Lawful Development for proposed use of the land for the stationing of a twin unit caravan</a> LAND AT TWIN OAKS, MOUNT PLEASANT LANE, LYMINGTON, SO41 8LS Ref. No: 18/00891	For Info Only
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No comment invited – although this proposal was met with unanimous disappointment at the massive increase in floorspace and hence intensity of use this would bring.

<a href="#">One and two storey extensions; alterations to fenestration; demolition of conservatory (Application for Non Material Amendment to Planning Permission 18/00090)</a> CHURCH COTTAGE, CHURCH LANE, SWAY, LYMINGTON, SO41 6AD Ref. No: 18/00897	For Info Only
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No comment (and noted that this had already been decided).

### PT18/213. Outcome of planning applications

- 18/00755 HAZELHURST FARM, FLEXFORD LANE – Prior approval was not required for change of use (Sway were not invited to comment)
- 18/00783 KINGFISHERS, COOMBE LANE – An application for Certificate of Lawful Development had been rejected and full planning permission will be required (Sway were not invited to comment)
- 18/00712 LAND OFF SOUTH SWAY LANE – granted subject to conditions (Sway gave a '1')
- 18/00858 CLAYWOOD HOUSE, ARNEWOOD BRIDGE ROAD – The officer considered that the proposed changes were significant enough to warrant a proper planning application (Sway were not invited to comment)

### PT18/214. [Planning Enforcement](#)

Cllr Marchant summarised the latest report, attached as Appendix 2.



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### PT18/215. Planning Inspectorate and Enforcement Appeals

a) 18/00548 – Land rear of 1&2 Shelleys Cottages, Manchester Road, Sway

**ACTION:** Cllr Marchant will draft the response for the Clerk to submit by 2<sup>nd</sup> January 2019.

b) 18/00173 – Land rear of 37&38 Set Thorns Road, Sway

**ACTION:** Cllr Seacombe will draft the response for the Clerk to submit by 2<sup>nd</sup> January 2019.

**ACTION:** The Clerk to share the previous application appeal response from Sway.

### PT18/216. NFNPA Planning Committee

The next meeting was scheduled for Tuesday 18<sup>th</sup> December with one application from Sway to be considered. Cllr Warden will represent the Parish Council in objection to 18/00736 Land at Quarr House.

### PT18/217. [Community SpeedWatch](#)

Cllr Marchant noted that both the monthly report for November and the annual report are available on the website. The next one in December falls on Christmas week and so there would be no activities during the month. He noted that the number of vehicles recorded at 35mph+ had dropped from 21% to 12% since 2015 which was an excellent reduction. He noted that he was waiting for clarification as to whether the escalation visits are being made by Hampshire Police and would update the Committee in due course.

### PT18/218. Flashing Speed Limit Reminder

The unit had been initially deployed to Durnstow where it was recording high numbers of speeding vehicles. After two weeks it would be relocated to the next location. The Clerk noted that the rolling agenda item would now be removed and any updates would be included as part of the Community SpeedWatch update to members.

### PT18/219. NFNPA Draft Local Plan Hearings

Cllr Marchant summarised a few points which Sway had raised and which were taken up by the inspectors and have subsequently been answered by the NFNPA following the hearings. He noted that everyone would now await further updates.

### PT18/220. Landscapes Review: Call for Evidence

An MotP noted that Empty Dwelling Management Order rules need to change to prevent existing housing stock from wasting away whilst new houses were being considered on valuable grazing land and by over developing small plots. The Committee agreed that each individual was free to submit their own individual response and there would be no formal submission from Sway Parish Council.

### PT18/221. Other items for discussion

Cllr Marchant noted that the first two Beat Surgeries attended by PCSOs from Hampshire Police were not being attended by any residents. Some discussion considered the reasons why and how to improve this, since the village had indicated an appetite for such access to the Police. The Clerk was asked to follow up with the PCSOs and to suggest that with the allocated time they could walk the village beat instead, enabling residents to see the Police presence.



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**ACTION:** The Clerk to discuss with PCSOs and report back.

**PT18/222. Agenda items for the next meeting**

None beyond the standard items were suggested.

**PT18/223. Date of Next Meeting**

The next meeting would take place at 7:30pm on Thursday 10<sup>th</sup> January 2019 at the Jubilee Field Pavilion hall.

With all business concluded, the meeting closed at 21:43 pm.

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

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## Appendix 1 Tree Report – December 2018

### New Applications

#### **1. Application No: TPO/18/1123**

Address: 18 Heron Close  
Works: Prune 1 x Oak - reduce & reshape  
SPC Tree Representatives Comments: No comments – Decision granted as per 11/12/18

#### **2. Application No: TPO/18/1167**

Address: Wistan, Brighton Road  
Works: Prune 1 x Oak  
Line of Western Cedar  
1 Hornbeam Tree  
3 x Sycamore  
Fell 1 x Sycamore – decayed  
Due to ODS and dominating surrounding trees

SPC Tree Representatives Comments: No objections

### Decisions

#### **Application No: TPO/18/1059**

Address: 21 Anderwood Drive,  
Works: Prune 1 x Oak  
Split decision – The Tree Rep reported concerns regarding this tree however I believe the work has been carried out.

#### **Application No : TPO/18/1063**

Address: 26 Cruse Close  
Works: Prune 5 x Oak Trees  
Decision Granted

#### **Application No : TPO/18/1023**

Address: 37 Stanford Rise  
Works: Prune 1 x Oak  
Decision Granted

#### **Application No: TPO/18/0920**

Address: 3 Peppercorn  
Works: Prune group of 3 x Horse Chestnut, 2 x Silver Birch , 1 x Oak  
Decision Granted



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### Appendix 2 Enforcements – October 2018

PARISH ENFORCEMENTS - Updated 3 December 2018

CASE NO.	RECEIVED	LOCATION	BREACH	STATUS	CLOSED	ACTION
QU/17/0153	31/07/2017	Land off North Common Lane, Sway, SO41 8LS	Multiple Concerns	Occupier has agreed to cease breach	26/11/2018	Breach ceased
QU/18/0113	19/06/2018	Land off South Sway Lane, Sway, SO41 6BL	Unauthorised Change Of Use (Other)	Retrospective Application Received		
QU/18/0165	13/09/2018	13 Hyde Close, Sway, SO41 6AJ	Unauthorised Operational Development	Retrospective Application Invited		
QU/18/0168	20/09/2018	STUD FARM COTTAGE, LOWER MEAD END ROAD, SWAY, LYMINGTON, SO41 6EL	Unauthorised Change Of Use (Other)	Occupier has agreed to cease breach		
QU/18/0172	25/09/2018	HILLTOP, PITMORE LANE, SWAY, LYMINGTON, SO41 6BW	Unauthorised Operational Development	Retrospective Application Received		
QU/18/0171	26/09/2018	GREENWAYS, PAULS LANE, SWAY, LYMINGTON, SO41 6BR	Not in accordance with approved plans	Occupier has agreed to cease breach		