



## Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 12<sup>th</sup> December 2019, at the Jubilee Field Pavilion

### Present:

Karen Marshall (KM)	P	Anthea Merchant (AAM)	P	Alex Pepper (AP)	NP
Lisa Thomas (LAT)	P	James Willis (JW)	P		

*Present (P) Not Present (NP)*

Also present: Katie Walding, Clerk & RFO

In attendance: 9 members of the public (MotPs)

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The meeting started at 7:00pm with a brief welcome from the Chair and a reminder that the meeting would be recorded for the purposes of verifying the minutes.

### **PT19/200. Apologies for Absence**

Received from AP.

### **PT19/201. Declarations of Interest**

None declared.

### **PT19/202. Minutes of the previous Meeting**

Minutes of the meeting on 14<sup>th</sup> November were signed by the Chair as a true record of the business transacted by the members who were present.

### **PT19/203. Transport**

Mr J Warden had sent apologies but noted steady figures on the Congo bus.

### **PT19/204. Community SpeedWatch**

Vera (the automatic speed limit reminder) had now completed a full year of service, moving across eight various positions around the parish, a total of 23 times. The B3055 at Arnewood Bridge and at Birchy Hill were the highest speeding points – probably as expected.

The Clerk reported an additional set of brackets had been purchased and this would enable Vera to return to Brighton Road – but the volunteer team recommended asking Hampshire County Council to install a taller post at the location – it is currently very short and enabled Vera to get damaged last time at that location. Any other locations could be suggested to the Clerk.

**ACTION:** The Clerk to write to HCC and request a replacement post to the Brighton Road location.

SpeedWatch has finished for the year and the latest report is available online.

The Clerk offered thanks, on behalf of the Council, to all the volunteers who tirelessly give up their time for both projects.



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### PT19/205. Trees

Cllr Bampton reported four new tree applications in the last month:

- **39 Stanford Rise:** to prune one oak in back garden – no issue
- **2 Peppercorn Way:** to prune 3 x silver birch/ 1 x Scott's pine/ 1 x beech – no issue
- **Gracewell, Church Lane:** to fell 1 x blue atlas cedar / pollard 1 x sycamore/fell 1 x eucalyptus – the correct paperwork had only just arrived from the NFNPA so no formal comments had been compiled yet, but on first look seemed somewhat extreme
- **Selborne, Manchester Road:** to prune 2 x beech/ 1 x oak – there had been some concern from neighbours, who have been advised to contact the NFNPA directly

### PT19/206. Roads, Hedges and Ditches, and Rights of Way (RoW)

Hampshire County Council Countryside Access Team had written, as usual at this time of year, to request the top five priority rights of way for vegetation clearing.

*They asked "Please can you add comments supporting why you wish one path to be cut over another – for example if a right of way is used as a route to school. Please can you also highlight any paths that have not been cut previously and indicate their condition as the contract only allows for seasonal vegetation to be cleared and if the path is heavily overgrown the contractors will refuse to cut it. If you do not provide us with a list there is the possibility that none of your footpaths will be cut next year."*

Cllr Karen Marshall, as appointed Rights of Way representative, would lead the review. Any suggestions were welcomed.

As reported to the main Council at its last meeting, the Clerk noted that the issue of perpetual flooding at Church Lane was brought to her again by a resident and the Clerk was pleased to report that she had made some progress. Following a suggestion by Cllr Pepper, and through the Clerk's local connections, she had been in contact with someone at the Environment Agency who had agreed to review the issues early in the New Year. The Clerk noted that the Council had given her an action to write to Cllr Keith Mans at HCC and ask him to look into the matter but she would wait for the EA meeting first, as it might be that they would take the lead on a resolution.

### PT19/207. Development at the site of Hatch Motors

It had been confirmed that the fuel tanks had been dug out and removed from the site. There would be virtually no activity there now until early in the new year.

The Clerk reported that the developer had held a competition for the Junior Parish Council (JPC) to submit designs for the hoardings, and at their meeting the previous week, a winner and three commended submissions had been announced. All four would appear on the hoardings and there would be an unveiling event when they were ready. In addition, the JPC had been informed that they would receive a donation to their funds and also would receive a donation on behalf of their chosen charities, which they had resolved would be the Sway Welfare Aid Group and the Sway Scout Group.



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- a. **Pedestrian Walkway** – to consider the proposed painted walkway for pedestrians  
The proposed design had been circulated to the committee previously.

Some discussion was held; the Committee noted that there was clearly a limit to what could be provided given the approved layout, and any proposed improvement was welcomed, but they still had particular concern at the narrow access to the houses at the rear of the store when a delivery vehicle was present. It had been previously noted that the gap was less than the width of an average man’s shoulders and children, pushchairs etc could not pass safely. The Committee felt that they would have liked to have seen something to show a clear path to the rear.

**ACTION:** The Clerk to write and thank the developer for their effort thus far; to suggest that for every delivery a banksman should be in attendance to supervise the vehicle reversing; and, on the grounds of safety, to ask the developer to create a permanent pedestrian access along the south eastern boundary to the corner of the proposed building. It is appreciated that this would increase the walking distance to the store and probable entail the relocation of the access ramp but it would provide a safe means of access at all times.

### PT19/208. Sway Village Design Statement

Following the resolution of the Council to update the Sway Village Design Statement as one of their session objectives, the Committee had been asked to consider what could be improved, added or removed in an updated version; and to agree who would lead collation of suggestions and an appropriate timeline. The Committee felt that a working group should be convened in the New Year and would ideally contain 3-4 people, of both Councillors and residents. KM and AAM were both willing to contribute, and JW agreed to lead.

### PT19/209. Clerk’s Correspondence

Nothing additional to report.

### PT19/210. New Planning Applications

Paddock to rear Laurel Cottage, Northover Lane, Tiptoe, SO41 6FS Ref. No: 19/00802 <a href="#">Field Shelter</a>	11 <sup>th</sup> December (ext. 13 <sup>th</sup> Dec)
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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 recent grant of planning consent for refurbishment and extension of this derelict dwelling was noted and accordingly it was considered that in the circumstances a strict interpretation of the test of necessity contained within Policy DP52 was not appropriate. The location, design, and materials specified for this proposal comply with the criteria set out in policy DP52 and the proposal will cause no harm either visually or in terms of amenity.



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Tramore Cottage, Kings Lane, Sway, SO41 6BQ Ref. No: 19/00850 <a href="#">Single storey extensions; 1no. new dormer and 2no. new rooflights to facilitate additional first floor habitable accommodation; flue</a>	30 <sup>th</sup> December
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The committee could not support the inclusion of roof lights in contravention of the dark skies policy particularly, so far as the upstairs bedroom is concerned there will be sufficient light from the two dormer windows into this room. The roof light into the WC (presumably a bathroom) is somewhat less of a concern given the more intermittent use of the space, but it was considered that an alternative design solution avoiding the roof light should be achievable.

The Committee offered a conditional response, encouraging the applicant to reconsider the inclusion of rooflights in such a rural location.

**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 committee seeks to support the NFNPA dark skies policy and is disinclined to permit the incorporation of rooflights if alternative design solutions which avoid them are available.

However, if the applicant amended the design to remove the rooflights, the Committee would recommend:

**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 proposed increase is within the 30% rule; the view from the road shows a fairly simple dormer above a porch, in keeping with neighbouring properties.

Torhaven, Pauls Lane, Sway, SO41 6BR Ref. No: 19/00872 <a href="#">Outbuilding</a>	23 <sup>rd</sup> December
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MotP spoke against the application, citing concerns about surface water run-off, and the likely over loaded soakaway in an area already suffering drainage problems. They also suggested that a living roof may help to reduce run-off.

It was noted that the applicant had taken pre-application advice following the previous refusal, and had made some minor changes to the scheme.



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

Whilst the committee recognised and appreciated the removal of roof lights and improvement in materials since the previous application, concern over the dimensions of the proposed building remain. The footprint area of this application is 60 square meters compared with 66 square metres previously (although the case officers report for the previous application stated that the footprint of that application was approximately 60 square meters), the depth of the building is now 6 metres, half a metre less than before, and the height is now stated to be 3.8 metres, 200mm less than before.

Notwithstanding these comparisons the committee were asked by the Chairman to consider the current application de novo, as if the previous application had not been made. The dimensions of the building were considered to be too great to be acceptable. It was noted that the floor area of the building was 60% of that stipulated in the local plan to be the maximum for a “small dwelling”.

There are real concerns about the disposal of surface water which risks over burdening the very high water table in an area of clay where drainage is already an issue.

Should the application be passed, the Committee would want to see a condition added, limiting future use so that this building cannot ever be used as a dwelling

Selborne, Manchester Road, Sway, SO41 6AS Ref. No: 19/00875 <a href="#">Outbuilding</a>	1 <sup>st</sup> January '20
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An MotP spoke against the location of the garage, not the garage itself. Another MotP spoke in favour. A third MotP spoke on behalf of the applicant and showed plans of the tree root protection area, noting that the garage would be situated outside of that area. Roof pitch the same as the dwelling and made from matching materials.

The Committee noted that there was so far no report from the NFNPA Tree Officer and felt that professional guidance was important with this application.

The Committee would recommend:

With the approval of the Tree Officer

**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)**

With dissatisfaction raised by the Tree Officer

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



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The Committee has concerns about the impact on the trees in the plot.

Idlecombe Cottage, Manchester Road, Sway, SO41 6AS Ref. No: 19/00876 <a href="#">One &amp; two storey extension; outbuilding</a>	30 <sup>th</sup> December
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**DECISION: 3. We recommend PERMISSION for the reasons listed below (unanimous)**

The committee considered this to be a well thought out and innovative design solution, providing an interesting juxtaposition of old and new, and a good example of high-quality design which is to be applauded. The inclusion of solar panels within the design is welcomed. The dwelling is within the defined village so limitations on the floor area do not apply and it sits on a large plot so overdevelopment of the curtilage is not an issue.

44 Anderwood Drive, Sway, SO41 6AW Ref. No: 19/00892 <a href="#">Single storey side extension; carport; porch; render</a>	2 <sup>nd</sup> January '20
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**DECISION: 3. We recommend PERMISSION for the reasons listed below (unanimous)**

This dwelling has remained unaltered since it was built in the 1960s. The proposal will provide improvements in energy efficiency and a more effective layout for the occupants. Concern was raised about the necessity for rendering the entire building but a number of dwellings in the vicinity are similarly rendered, and that is a matter for the applicants.

Plot 3, Beverley, Brighton Road, Sway, SO41 6EA Ref. No: 19/00849 <a href="#">Application for a Non-Material Amendment to planning permission 18/00493</a>	Info only
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No comment.

Barrow Cottage (formerly plot 1 Beverley) Brighton Road, Sway, SO41 6EA Ref. No: 19/00886 <a href="#">Application for Non Material Amendment to planning permission 18/00493</a>	Info only
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No comment.

**PT19/211. Outcome of planning applications considered at [previous meetings](#) (including those applications referred to the [NFNPA Planning Committee](#))**

- **Ref. No: 19/00785** – Willow Cottage, Manchester Road, Sway – **DECISION: Grant subject to conditions**  
**Sway response: 2 refusal, deferred to Planning Officer** (Single storey rear extension; removal of conservatory)
- **Ref. No: 19/00736** – Chumleigh, Arnewood Bridge Road, Sway – **DECISION: Grant subject to conditions**  
**Sway response: 1 permission, deferred to Planning Officer** (Single storey rear extension)
- **Ref. No: 19/0000733** – Busketts House, Brighton Road, Sway – **DECISION: Refused**



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**Sway response: 1 permission, deferred to Planning Officer** (First floor extension to existing outbuilding)

- **Ref. No: 19/00720** – Meadowbrook Lodge, Barrows Lane, Sway – **DECISION: Grant subject to conditions**

**Sway response: 1 permission, deferred to Planning Officer** (Single storey extension to existing garage)

- **Ref. No: 19/00713 & 714** – Tower Hall, Flexford Lane, Sway – **DECISION: Grant subject to conditions**

**Sway response: 1 permission, deferred to Planning Officer** (Insertion of 20 no. windows to existing window openings of tower)

- **Ref. No: 19/00665** – Stables adj. South Sway Farm, Flexford Lane, Sway – **DECISION: Refused**  
**Sway response: 4 refusal** (Partial change of use of building for 2No. holiday apartments)

- **Ref. No: 15/00767** – Shirley Holms Farm, Shirley Holms, Sway – **DECISION: Grant subject to conditions**     **Sway response: 3 permission**

(New Commoners dwelling; new agricultural barn; new stables)

- **Ref. No: 19/00747** – The Old Forge adj. Homestead Cottage, Marley Mount, Sway – **DECISION: Grant subject to conditions**

**Sway response: 3 permission** (Replacement of ruined former forge building to create artist's workshop; installation of cess pit)

- **Ref. No: 19/00174** – Laurel Cottage, Northover Lane, Tiptoe – **DECISION: Approve Conditionally (Legal Agreement)**

**Sway response: 2 refusal, deferred to Planning Officer** (Single storey rear extension; internal and external alterations; terrace; partial change of use of paddock to residential curtilage)

### **PT19/212. [Planning Enforcement](#) – an update**

The Clerk had previously circulated the latest updates received from the NFNPA which are attached as Appendix 2.

### **PT19/213. [Planning Inspectorate](#) and Enforcement Appeals**

- [APP/B9506/W/19/3231235](#) – Cherries, Crabbswood Lane, Sway (Not yet decided)
- [APP/B9506/W/19/3236857](#) – Hazelhurst Farm, Flexford Lane, Sway (Note yet decided)

### **PT19/214. NFNPA [Planning Committee](#)**

The next meeting was scheduled for Tuesday 17<sup>th</sup> December and would consider one Sway application: Retention of barn, 19/00799 Land at Arnewood Bridge Road, Off Barrows Lane. JW was now unable to attend the meeting and LAT would try to attend in his stead.

### **PT19/215. Other items for discussion**

Copies of the new Local Plan have been purchased from the NFNPA and the Clerk would lend them from the parish office, on request.

### **PT19/216. Agenda items for the next meeting**

David Williams had accepted the invitation from the PaTC to attend a meeting to discuss Enforcements and this was now confirmed for January. He advised that he would not be able to discuss any specific open cases but would give an overview and comment more generally on typical planning enforcement cases, and follow this with a short Q&A session.



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The Clerk asked that if there were any questions the Committee (or public) would like to ask him, then she would send them to him.

**PT19/217. Date of Next Meeting** – scheduled for Thursday 9<sup>th</sup> January 2020 at 7:00pm.

With all business concluded, the meeting closed at 20:20 pm.

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