



Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 13th February 2020, at the Jubilee Field Pavilion

Present:

Karen Marshall (KM)	P	Alex Pepper (AP)	NP	Lisa Thomas (LAT)	P
James Willis (JW)	NP	Peter Dance (PD)	P		

Present (P) Not Present (NP)

Also present: Katie Walding, Clerk & RFO

In attendance: 5 members of the public (MotPs)

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.

PT20/020. Apologies for Absence

Received from AP and JW.

PT20/021. Declarations of Interest

None offered.

PT20/022. Minutes of the previous Meeting

Minutes of the meeting on 9th January were signed by the Chair as a true record of the business transacted.

PT20/023. Transport

Mr J Warden was not present. LAT asked about the previous Cango Governance meeting and its outcomes.

ACTION: The Clerk to follow up on the actions with those present at the meeting

- a. To consider the addition of a replacement pole at Brighton Road for Vera (automated flashing speed limit reminder), at a cost of £116+VAT
The Clerk explained that previously when situated at this location, the unit had been damaged; it is positioned too low on the existing pole and easily accessible. HCC would replace the pole but at cost to Sway Parish Council.

Decision: PaTC recommend purchase of the pole at £116+VAT and asked the Clerk to bring forward to the next full Council meeting (unanimous)

PT20/024. Community SpeedWatch

Activities in January were reported at <https://swaycsw.weebly.com/home/january-2020-results>. There was a need for more volunteers in order that all available sessions could be delivered. There is a requirement to have three volunteers at each session.

PT20/025. Trees

KM noted just one application reviewed:



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Case Ref: TPO/20/0061
Proposed Works: Prune 1 x Scots Pine tree
Site Address: Smythe Gardens, Station Road, Sway, Lymington, SO41 6BF

PT20/026. Roads, Hedges and Ditches, and Rights of Way (RoW)

The Clerk reported that following further residents' complaints about the hedge outside Gracewell, a manager there had been spoken to about the problem. An online report had also been submitted to Hampshire Highways for their review, due to the poor visibility it was creating for anyone crossing the road and drivers in the direction of Station Road.

PT20/027. Development at the site of Hatch Motors

No updates to report; work was presumably stalled due to the weather conditions and its impact on the ground. Also no update on the hoardings posters or presentation to Junior PC.

PT20/028. Clerk's Correspondence

- Reminder of previous Notice that Amberon Ltd have requested a temporary road closure at the rail bridge in Shirley Holms Road, between 2230hrs Monday 17th February and 0730hrs Tuesday 18th February 2020, in order to carry out bridge inspection works.
- As part of the annual programme of works being undertaken by Operation Resilience Hampshire Highways will be undertaking carriageway resurfacing on Mill Lane, Sway. The works are programmed to start 19th February 2020 and are expected to last for 1 day, during which time the road will be closed to vehicular traffic between the hours of 07:30 – 18:00hrs. The road will be open during evenings. Information signs advising road users of the works have been erected and a letter sent to local residents.

PT20/029. Planning Applications

19/00951 14 Hyde Close, Sway SO41 6AJ Extension; porch; fenestration alterations	14 th February
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The applicant spoke on behalf. Pre-planning advice had been sought.

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 have concerns about both the flat roof (which contravenes the Sway Village Design Statement) and the associated surface water disposal; and the inclusion of the lantern on the porch due to the increased light pollution.

19/00967 The Wing, Little Arnewood House, Linnies Lane, Sway SO41 6ES Single storey rear extension	14 th February
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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



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their delegated powers (unanimous)

The Committee felt that this was not substantially different to the original application; but they uphold the same concerns about light pollution, which disappointingly this application does not address.

20/00003 Grid Reference SZ280978, Land Adj. Cottage Fields, South Sway Lane, Sway SO41 6DA New storage building; removal of field shelter and storage container	7 th February (ext. 14 th Feb)
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The applicant's agent spoke in favour. Neighbours spoke against.

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

The Committee were disappointed to note that the main issues with the previous application had not been addressed in this new application. Their concerns remain:

- For policy DP50 to be applicable it is a necessary condition that the proposed barn would be required for agricultural or forestry purposes. The land appears to be used purely for small scale horse keeping.
- The proposed building is still significantly larger than the aggregate storage available to the applicants prior to their selling the dwelling and barn they previously owned. If the proposed building were similar in footprint to the building the applicant wishes to replace, then the Committee would consider this to be entirely appropriate.
- The proposal would be severely detrimental to the amenity of Meadows Cottage both in terms of the visual impact of a large building in such close proximity to the dwelling and the noise and disturbance from the activities carried on in and around it. With approx. 5 acres of land, the siting of the building quite so close to the neighbouring dwelling, and also so far from the access at South Sway Lane is inappropriate. The height and scale of the proposed building would create a dominant and excessive building, in a prominent location and easily visible from South Sway Lane. Paragraph 8.46 of the Core Strategy states that the Authority seeks to limit the proliferation of buildings in The New Forest primarily because of their impact on the landscape.
- The choice of sheet metal cladding and roofing is unattractive and inappropriate for the context. The existing outbuildings adjacent are timber clad and blend more appropriately in the landscape. The Committee would wish to see a more sympathetic and in-keeping design.

20/00007 Land of Heather Cottage, Pitmore Lane, Sway SO41 8LL Manege	17 th February
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The Committee would like to see an NFNPA Ecologist's report, as there are a number of species which could be adversely affected by the proposed manege. If an Ecologist were to



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give a positive response, 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)

If the Ecologist is not in favour, then the Committee would recommend:

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)

In both recommendations the Committee would include a condition to stipulate that no floodlights could be added to the site.

20/00037 Sway Youth Centre, Station Road, Sway SO41 6BA Continued siting of outside store (Storage Container)	21 st February
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DECISION: 3. We recommend PERMISSION for the reasons listed below (unanimous)

The container is well hidden, situated inside the defined village, on hard standing and sympathetically painted.

The Lease will terminate in 2029 if it is not extended. Accordingly, it is necessary to make provision for the removal of the container in that event or in the event of the Robin Nursery ceasing to operate from this location. The Committee therefore recommends inclusion of the following condition:

Permission to be time limited to the duration of the Robin Nursery operation at the location or three months prior to the date of termination of the lease (as extended if applicable) whichever occurs first, at which date the container must be removed and the affected ground reinstated.

20/00032 Lakeside, Brighton Road, Sway SO41 6EB Single storey extensions; porch; cladding; render; chimney; window alteration; alterations and conversion of existing outbuilding to gym	27 th February
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The Committee noted:

- The extensive fenestration/doors which they feel makes the inclusion of skylights completely unnecessary
- Materials should be sympathetic and in line with SVDS – but no details have been supplied
- There are concerns about land drainage / surface water disposal
- The Committee would recommend removal of permitted development rights
- The Gym – the Committee urges a condition added that it should not be for commercial use or as a holiday let



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DECISION: LAT would draft a response for circulation to the Committee and asked the Clerk to seek the required extension and bring the application forward to the full Council meeting on 27th February for approval by the Committee at that time.

19/00962 Land Adj. Everglade Farm, Mount Pleasant Lane, Sway SO41 8LS Outbuilding	10 th March
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This application is very unusual and there is no Parish Briefing Note available as yet. The applicant references a work scheme agreed with Forestry England but no details were available. Due to the current lack of information, the Committee felt unable to make a proper consideration.

DECISION: The Clerk to seek an extension to 13th March so that the application can be considered at the PaTC meeting on Thursday 12th March. The Clerk to request a site visit.

PT20/030. Outcome of planning applications considered at [previous meetings](#) (including those applications referred to the [NFNPA Planning Committee](#))

- **19/00892 DECISION: Grant subject to conditions (Sway: permission recommended)**
44 Anderwood Drive, Sway, SO41 6AW
Single storey side extension; carport; porch; render
- **19/00880 DECISION: Grant subject to conditions (Sway: permission recommended)**
Forest Heath House, 6 Station Road, Sway, SO41 6BA
Change of use to financial professional
- **19/00876 DECISION: Grant subject to conditions (Sway: permission recommended)**
Idlecombe Cottage, Manchester Road, Sway SO41 6AS
One and two storey extension; outbuilding
- **19/00875 DECISION: Grant subject to conditions (Sway: permission recommended, defer to Officer)**
Selborne, Manchester Road, Sway SO41 6AS
Outbuilding
- **19/00850 DECISION: Grant subject to conditions (Sway: permission conditional, defer to Officer)**
Tramore Cottage, Kings Lane, Sway SO41 6BQ
Single storey extensions; 1no. new dormer and 2no. new rooflights to facilitate additional first floor habitable accommodation; flue

PT20/031. [Planning Enforcement](#)

The Clerk had previously circulated the latest updates received from the NFNPA which are attached as Appendix 1.

PT20/032. [Planning Inspectorate](#) and Enforcement Appeals

- [APP/B9506/W/19/3231235](#) – Cherries, Crabbwood Lane, Sway (Not yet decided)



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PT20/033. NFNPA [Planning Committee](#)

- The next meeting was scheduled for Tuesday 18th February. The agenda did not include any applications for consideration from Sway, but a previous appeal is included: <https://www.newforestnpa.gov.uk/app/uploads/2020/01/PC-APP-TPO-B9506-7432-Busketts-House-Brighton-Road-Sway-Hampshire-SO41-6EB.pdf> against a refusal to grant consent to undertake work to trees protected by a Tree Preservation Order. Under Appeal, consent has been granted.

PT20/034. Sway Village Design Statement

No update.

PT20/035. New Committee member

Due to the resignation of AAM, there was only four on the Committee currently. The Clerk recommended the appointing of a new Committee member; PD volunteered to join the Committee.

DECISION: The Committee asked the Clerk to bring the recommendation that another councillor be appointed to the Committee forward to Council at its next meeting.

PT20/036. Amendment to Terms of Reference

To consider the following addition: "8. To appoint substitute members, to be called upon where the Clerk receives advance apologies which would otherwise render the Committee inquorate."

DECISION: The Committee approved the inclusion of the proposed wording to the Terms of Reference.

PT20/037. Other items for discussion

None were offered.

PT20/038. Agenda items for the next meeting

None were offered.

PT20/039. Date of Next Meeting – scheduled for Thursday 12th March 2020 at 7:00pm.

With all business concluded, the meeting closed at 20:41 pm.

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

PARISH ENFORCEMENTS - Updated 4 February 2020

CASE NO.	RECEIVED	LOCATION	DESCRIPTION	BREACH	STATUS	CLOSED
QU/17/0153	31/07/2017	Land off North Common Lane, Sway, SO41 8LS	Stationing of horse box for residential purposes; erection of stable block; horse keeping	Multiple Concerns	Occupier has agreed to cease breach	
QU/18/0193	26/10/2018	STUD FARM, LOWER MEAD END ROAD, SWAY, SO41 6EL	Unauthorised change of use - Shepherds Hut (holiday let at Stud Farm)	Unauthorised Change Of Use (Other)	Further investigation being conducted	
QU/18/0227	11/12/2018	THE SILVER HIND, STATION ROAD, SWAY, SO41 6BA	Unauthorised change of use; use of part of former kitchen as residential accommodation; use of A3 restaurant as A4 Public House; Breach of condition 5 of planning permission 12/97636 (opening or windows / doors)	Unauthorised Change Of Use (other)	Further investigation being conducted	
QU19/0087	01/04/2019	Land off Mount Pleasant Lane, SO41 8LS	Creation of new access; Change of use of land; Erection of various structures; Unauthorised works to trees	Unauthorised Change Of Use (Other)	Site being monitored	
QU/19/0178	01/07/2019	Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN	Holiday letting of Cowmans Cottage as residential accommodation; use of land/buildings for events	Unauthorised Operational Development	Occupier has agreed to cease breach	
QU/19/0219	12/08/2019	Coombe Grange, Coombe Lane, Sway SO41 6BP	Breach of condition 8 of 16/00457 (installation of services); retention of outbuilding	Breach of Condition	Occupier has agreed to cease breach	
QU/19/0224	14/08/2019	Old Turkey Farm, Barrows Lane, Sway SO41 6DD	Unauthorised open storage of timber; Unauthorised change of use of Nissen Hut Right 3 / Plot F ; Unauthorised flue on Nissen Hut Right 3 / Plot F; Unauthorised external lighting in breach of condition.	Unauthorised Change Of Use (Other)	Further investigation being conducted	
QU/19/0243	16/09/2019	Land rear of Arnewood Manor Farm, Arnewood Bridge Road, Sway SO41 6ER	Use of agricultural land for arboricultural contractors yard	Unauthorised Change Of Use (Other)	Retrospective Application Invited	
QU/19/0260	18/09/2019	Tiptoe Lodge Farm, Middle Road Tiptoe, SO41 6FX	Use of site for the storage, repair and sale of motor vehicles (Breach of Enforcement Notice dated 13 January 1993); Use of building for non-agricultural purposes in breach of condition 1 of planning permission 12/98029; Conversion of outbuilding to self-catering holiday accommodation.	Unauthorised Change Of Use (Other)	Further investigation being conducted	
QU/19/0247	19/09/2019	Agrumi Ltd, Meadow Farm, Sway Road, Tiptoe SO41 6FR	Unauthorised banner advertisements at entrance	Unauthorised Advertisements	Occupier has agreed to cease breach	
QU/19/0249	23/09/2019	Stud Farm Cottage, Lower Mead End Road, Sway SO41 6EL	Use of barn as a dwelling	Unauthorised Change Of Use (Other)	Planning refusal appealed	
S106/19/0254	25/09/2019	Builders Yard, Station Road, Sway, SO41 6BA	Outstanding financial contributions - condition 14 of PP 18/00608	Compliance Monitoring	Site being monitored	
CM/19/0262	03/10/2019	Sway Youth Centre, Station Road, Sway SO41 6BA	Compliance monitoring: Temporary Planning Permission check - PP 16/00958 (storage container)	Compliance Monitoring	Retrospective Application withdrawn and resubmitted	
QU/19/0299	20/11/2019	Yewtree, Crabbswood Lane, Sway, SO41 6EQ	Enlarged access and associated hardstanding; erection of fence in excess of 1m adjacent to the highway.	Unauthorised Operational Development	Breach Identified	
S106/19/0306	26/11/2019	Hatch Motors of Sway, Station Road, Sway SO41 6BA	Outstanding Section 106 Agreement payments	Compliance Monitoring	Breach Identified	
QU/19/0259	18/09/2019	The Hunters, Middle Rd, Tiptoe SO41 6EJ	Addition of flue to outbuilding; use of outbuilding as habitable accommodation in breach of condition 3 of planning permission 16/00202; development not in accordance with approved plans of planning permission 16/00202 (fenestration).	Multiple Concerns	Request made to cease breach	
QU/19/0258	18/09/2019	Arnewood Rise, Middle Road, Tiptoe SO41 6FX	Creation of balcony on outbuilding; use of outbuilding as self-contained holiday accommodation	Multiple Concerns	Planning Contravention Notice Issued	
QU/19/0287	05/11/2019	Woodcutters Cottage, Crabbswood Lane, Sway SO41 6EQ	Use of outbuilding as self-catering holiday accommodation (Woodcutters Lodge)	Unauthorised Change Of Use (Other)	Further investigation being conducted	

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CASE NO.	RECEIVED	LOCATION	ACTION	OFFICER
QU/17/0153	31/07/2017	Land off North Common Lane, Sway, SO41 8LS		Lucie Cooper
QU/18/0193	26/10/2018	STUD FARM, LOWER MEAD END ROAD, SWAY, SO41 6EL		David Williams
QU/18/0227	11/12/2018	THE SILVER HIND, STATION ROAD, SWAY, SO41 6BA		Lucie Cooper
QU19/0087	01/04/2019	Land off Mount Pleasant Lane, SO41 8LS		Lucie Cooper
QU/19/0178	01/07/2019	Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN		Lucie Cooper
QU/19/0219	12/08/2019	Coombe Grange, Coombe Lane, Sway SO41 6BP		Lucie Cooper
QU/19/0224	14/08/2019	Old Turkey Farm, Barrows Lane, Sway SO41 6DD		Lucie Cooper
QU/19/0243	16/09/2019	Land rear of Arnewood Manor Farm, Arnewood Bridge Road, Sway SO41 6ER		Lucie Cooper
QU/19/0260	18/09/2019	Tiptoe Lodge Farm, Middle Road Tiptoe, SO41 6FX		Lucie Cooper
QU/19/0247	19/09/2019	Agrumi Ltd, Meadow Farm, Sway Road, Tiptoe SO41 6FR		Lucie Cooper
QU/19/0249	23/09/2019	Stud Farm Cottage, Lower Mead End Road, Sway SO41 6EL		David Williams
S106/19/0254	25/09/2019	Builders Yard, Station Road, Sway, SO41 6BA		Naomi Stone
CM/19/0262	03/10/2019	Sway Youth Centre, Station Road, Sway SO41 6BA		Naomi Stone
QU/19/0299	20/11/2019	Yewtree, Crabbswood Lane, Sway, SO41 6EQ		Lucie Cooper
S106/19/0306	26/11/2019	Hatch Motors of Sway, Station Road, Sway SO41 6BA		Naomi Stone
QU/19/0259	18/09/2019	The Hunters, Middle Rd, Tiptoe SO41 6EJ		Lucie Cooper
QU/19/0258	18/09/2019	Arnewood Rise, Middle Road, Tiptoe SO41 6FX		Lucie Cooper
QU/19/0287	05/11/2019	Woodcutters Cottage, Crabbswood Lane, Sway SO41 6EQ		Lucie Cooper