

Sway Parish Council Planning and Transport Committee

A meeting of the Planning and Transport Committee was held at the Jubilee Field Pavilion, Station Road, Sway on Thursday 10th September 2015.

Present

Councillor Name		Councillor Name	
Stephen Tarling (Chair)	P	Kevin Cripps (Vice Chair)	P
Peter Dance	P	Hugh Marchant	P
Alex Pepper	P	Melanie Seacombe	

P = Present

Also in attendance: Susan Brayley (Parish Clerk), John Warden (Transport Representative), Len Thomas (Community SpeedWatch Representative), David Illsley (NFNPA Planning Policy Manager); Deborah Slade (NFNPA Senior Planning Officer); a member of the press and eight members of the public.

PT15/69 – Apologies

Cllr. Seacombe.

PT15/70 - Declarations of Interest

Cllr Marchant declared his membership of the New Forest Association (NFA) Planning Committee and Cllr Tarling his membership of the NFA.

PT15/71 - Minutes of the Meeting held on the 13th August 2015 and Matters Arising

The minutes of the meeting held on the 13th August 2015 were unanimously agreed after some minor amendments, and then signed by the Chair.

Cllr Dance raised the issue of the new close boarded fence at Holly Bank, Station Road. Advising that he had reported the 2m replacement fence to NFNPA Planning Enforcement and been advised that it was not considered expedient to pursue; Cllr Dance stated his concern at this response, particularly in view of the enforcement orders on the 2m close boarded fences at two properties on Station Road. The Chair advised he had spoken to Paul Hocking, Head of Enforcement, stating Sway P&TC's dismay at an inconsistent approach and also provided evidence that the new 2m fence had replaced a 1m fence. Mr Hocking had promised to discuss with the Enforcement Officer concerned on her return from vacation.

The Chair also reported that Hordle Parish Council were having similar problems with 2m fencing. Cllr Dance reported a large fence on the corner of Adlams Lane / Mead End Road. The Chair responded was a more open structure, and further back from the road.

PT15/72 – Presentation, discussion and Q&A session led by David Illsley (NFNPA Policy Manager) and Deborah Slade (NFNPA Senior Planning Officer) on the initial stages of the NFNPA Local Plan Review and related Development Control matters.

The Chair gave a brief outline and then introduced David Illsley, NFNPA Policy Manager to the meeting. Mr Illsley gave an informative talk, outlining the existing plan which had been in place since 2010, its role in the planning decision making process and emphasised that the Planning Inspectorate actually back two thirds of the decisions made by the NFNP Authority. Advising that although five years old and still standing up well, the current plan needed to be updated to reflect the latest policy changes which could be undermining current policies; and also noting that the NFDC were undergoing a similar exercise - so it was logical for the two authorities to work together on key issues. Explaining that there were a number key changes brought in with the Government National Planning Policy Framework (NPPF), Mr Illsley reassured the meeting that NPPF fully recognised and upheld the National Park Authority's need for protection.

Mr Illsley then introduced the NFNPA Local Plan review document, explaining that the plan was in its initial stage which required full review and consultation, advising that the NFNPA aims were to consult as widely as possible as they were keen to get the plan right. Mr Illsley advised the document was available to view on the NFNPA website and paper copies were also available. The NFNPA had made details as public as possible: at the New Forest Show, had been in contact with

local land agents, and also been in close contact with the relevant Town and Parish Councils: the next stage was to get as widely publicised as possible in order to get as much input from all those who could be affected.

Deborah Slade, NFNPA Senior Planning Officer endorsed the information given by Mr Illsley adding that as a Planning Officer, she was required to work with the policies within the plan. Both then indicated they would welcome questions from the meeting.

The Chair thanked both NFNPA Officers and then stated that he considered the document to be an excellent start - setting out the framework to work on. The Chair advised of the pressures in Sway including the defined village with the problems of a lack of small market and affordable housing stock. Stating that the 23rd October deadline gave time for the Clerk to collate responses in time for consideration at the next P&TC meeting on the 8th October, the Chair then opened up the floor to questions and/or comments from Cllrs.

Cllr Cripps observed the plan should be circulated to full Council for comment, Cllr Marchant raised concerns that Sway was losing its retail premises due to positioning, and Cllr Dance raised the issue of the current refugee crisis.

Mr Illsley advised the need for small housing stock was recognised in the current plan, Ms Slade agreed with all points raised and advised of the DP12 restriction on outbuildings. Mr Illsley explained it was important for the Officers to be advised what was working well in the current plan to ensure such items were kept in the new Local Plan.

The Chair then opened the discussion up to the public. A member of the public raised concerns about the supply and retention of retail/commercial property, and went on to emphasise the need for more affordable housing; stating there wasn't a need for large expensive properties, but for smaller housing to provide for young people and essential workers who could frequently no longer live in the villages in which they had been born.

Mr Illsley advised that NFNPA Planning was currently only able to stipulate the size of dwellings on the large development sites which generally were not available in the defined villages; Ms Slade observed the current small dwellings policy could be expanded to new developments. Cllr Cripps raised the issue of providing smaller "high end" housing stock to accommodate those wishing to downsize, thereby freeing up family sized properties, a point endorsed by a member of the public. Mr Illsley advised this was difficult under current policies.

A member of the public raised the issue of lack of input from HCC Highways, raising the recent approval of the old school site with potentially dangerous access. The Chair observed that although often consulted, Highways rarely responded.

The Chair then drew the session to a close, thanking both Officers for their presentations and explanations of the difficulties raised. The Chair also stated that the engagement would be widened to the full Council and a combined response agreed.

Mr Illsley emphasised that both good and bad comments were equally welcomed and thanked the Chair for the opportunity to speak at the meeting.

PT15/73 - Outcome of Planning Applications Considered at Previous Meetings

The Chair introduced a report of the decisions made by the NFNPA Planning Officers detailing applications discussed at previous meetings. *The list of Outcomes of Planning Applications considered at previous meetings is appended to these minutes as Appendix 1.*

PT15/74 - New Tree Preservation Orders

None

PT15/75 – Applications for Tree Works / New Planning Applications

1) Applications for Tree Works

TPO/15/0881 - Fell 1 x Eucalyptus tree - High Forest, Manchester Road, Sway:-

Based on the recommendation of the Sway Tree Representative, the P&T committee considered that the felling of this non-native tree seemed a reasonable proposition and would be of benefit to the mature trees surrounding it.

TPO/15/0895 - Prune 2 x Oak trees - Kyrie, Westbeams Road, Sway:-

The Sway P&TC are happy to leave the decision to the Tree Officer.

2) New Planning Applications

15/00560 Fyre Stychen, Mount Pleasant Lane SO41 8LS Replacement kennels; associated parking.

The applicant gave a brief history of the Kennels business previously established at the site and run by a close family member, an overview of the application, the consultation with neighbours, the impact on the close public right of way and the intention to provide employment to local people. Points raised by Cllrs included concerns over poor visibility of the current access; support of local businesses and employment; support of rural types of business; concerns of proximity of kennels/exercise area to the public footpath. The concerns of the Planning Officer, however all were broadly in favour of the application and the following response was unanimously agreed:-
Option 1 with the following comments:-

Sway Parish Council are supportive of opportunities for local employment. However there are some material planning considerations which we feel are not sufficiently addressed, and more planning would be appropriate. Most of those are as outlined by the planning case officer.

Sway are particularly concerned over:

- The impact on public Rights of Way Sway footpaths 7 and 6 which form two boundaries to this plot – in particular footpath 7 which forms the southeast boundary of the proposed kennels. We have strong concerns over the noise and other environmental impacts here.
- The safe disposal of asbestos, given that demolition has already started.
- The intensity of development: we feel that CP14 may be more applicable than DP16.
- The application is insufficiently detailed: hard standing should all be permeable (as per Guidelines in the Sway Village Design Statement SPD); soft landscaping should be required – particularly adjacent to Sway Footpath 7; and screening from Sway Footpath 6 would be required – especially given the lie of the land.
- The impact on neighbours from vehicle movements as well as noise, odour and other environmental factors.
- Provision of sufficient parking
- The avoidance of disruption to trees and hedgerows of amenity value.

We are also concerned that an incorrectly completed application form was allowed to be registered.

15/00628 Meadow Farm, Sway Road, Tiptoe SO41 6FR Extension to existing workshop.

After a brief discussion the following response was unanimously agreed:-

Option 1, with the following comments:-

Sway Parish Council supports the development of local businesses. We feel this will have little impact on the wider National Park or neighbours. We do, however have some concerns over tree protection and we would ask that the officer ensures that they are confident that granting permission is necessary for increased employment on site.

15/00576 Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN Replacement Stables.

Cllrs discussed the business and its potential impact on the local area. Whilst wanting to support local businesses, the main area of concern was the surface water impact on Flexford Lane itself and the observation that the proposed soakaways would not work in such a heavy clay area. The following response was then unanimously agreed:-

The Sway P&T Committee are always keen to support local businesses, but had major concerns regarding the surface water disposal methods proposed on the application and therefore formed the following conclusions:-

Conditional options 4 or 1 with the following comments:-

General Comments

Sway Parish Council support this impressive local business and are pleased to see an appropriate equestrian venture thriving. The proposal is appropriate for the business, would not engender any adverse impact on the wider area or adjacent properties, and is broadly in line with policies, appropriate for the outer parish area of Sway, and mostly in compliance with the Sway Village Design Statement SPD.

Sway P&TC Recommendation based on Surface Water Disposal as described in Application – Option 4

Sway P&TC do have serious concerns over the surface water and waste liquid drainage – particularly in light of the current deterioration of the adjacent surface of Flexford Lane. The application as it stands contravenes the Sway Village Design Statement SPD Guidelines (page 21), DP22 a) and CP6 and we would therefore recommend refusal with an Option 4 on this basis.

Sway P&TC Recommendation based on alterations to proposed Surface Water Disposal as suggested below – Option 1

However we note a proposed soakaway on the plans; and if a condition were to be added, and approved, to ensure that an appropriate method of surface water disposal (in a clay-rich area where a soakaway may not be effective) is specified to be certain that the run-off into Flexford Lane is noticeably less than it has been recently, such that the application would fully comply; then, and only then, we would recommend approval with an Option 1.

15/00577 Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN Replacement roof; raise ridge and eaves height to implement store.

After a brief discussion the following response was unanimously agreed:-

Option 1 – with the following comments:-

Sway Parish Council support this impressive local business and are pleased to see an appropriate equestrian venture thriving. The proposal is helpful for the business, would not have any adverse impact on the adjacent buildings – if anything it would improve to look of the courtyard, and is broadly in line with policies and appropriate for the outer parish area of Sway. We applaud the plans to re-use the existing roof tiles and suggest that a condition is added to ensure that if the existing roof tiles are not used, then approved matching tiles are used, and hence the work conforms to the Sway Village Design Statement.

15/00664 St Dominic's Priory, Shirley Holms, Sway SO41 8NH Storage Shed.

After a brief discussion the following response was unanimously agreed:-

Option 3, with the following comments:-

This is a minor outbuilding, to go on a pre-existing base; it will be well screened, appropriate to the curtilage, of good design, and supported by the Sway Village Design Statement SPD.

15/00563 Land to the Rear of The Laurels, Manchester Road, Sway, SO41 6AS - Replacement stable block; hardstanding.

After a discussion the following response was unanimously agreed:-

Option 5; with the following comments:-

Sway Parish Council have some concerns over the lack of existing plans and the application form that indicates an increase of 111m² in floor area – but we suspect these may be errors. We would ask that if this is to be granted the officer checks that there is no significant increase in floor area, that any comments from the occupants of Rowan are considered, and that the stables are for incidental private use only (not for commercial equestrian or other purposes).

We are also concerned that an incorrectly completed application form was allowed to be registered; and with the tight deadline of 17th September being added to a Parish Briefing Note not even issued until 08th September.

PT15/76 Update on Planning Enforcement

The Chair reported that Sway had started the month with seven enforcement investigations, one had been declared as a “no breach” and two had been added, and hence eight investigations are carried forward

List of Current Enforcement cases has been appended to these minutes as Appendix 2.

PT15/77 Planning Inspectorate and Enforcement Appeals –

The Chair reported that there were currently six appeals against NFNPA planning decisions relevant to Sway, including two for one site that covered both Hordle and Sway.

List of Current Inspectorate and Enforcement Appeals has been appended to these minutes as Appendix 3.

PT15/78 NFNPA Planning Development Control Committee –

The Chair reported that there were no Sway applications listed for the 15th September meeting. Cllr Cripps asked when the Heathey Lodge Fence application would be heard; the Chair advised that this would probably be listed for the October meeting.

PT15/79 Other Planning Issues

PT15/80 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG Local Plan Review. –See minute PT15/72

PT15/81 Report by the Parish Council’s Transport Representative

John Warden (Transport Representative), reported the CANGO numbers continued to be good with 73 users the previous day. Concerns were raised that the A&T report had suggested that this service was only available to the elderly and that he would take that up with the paper direct. He was also pleased to report that County Cllr Thornber had advised him that the preparation work was progressing well.

PT15/82 Roads, Hedges and Ditches

The Clerk advised that the fast track action system for trialled in the New Forest for problem hedges had been such a success had now been rolled out Countywide, and also that she had to report that Sway had lost its excellent HCC Highways contact, as he had been promoted and relocated.

PT15/83 Community SpeedWatch (CSW)

Len Thomas (CSW Representative), advised there was still no response from the assigned Hants Police contact, however he had met a very helpful stand-in contact at a recent meet and greet at a local Police Station.

PT15/84 Correspondence and Any Other Business

Cllr Dance queried the colour used to paint the render at a Barrows Lane Farmhouse - and a member of the public advised that this had been given permission. Len Thomas (CSW Representative), enquired when the Lengthsman would be attending Sway. The Clerk advised the contract had been signed and returned to the managing Parish Council, Brockenhurst, and she was just waiting confirmation from the Brockenhurst Clerk that all was OK to proceed.

PT15/85 Date of Next Meeting

The next P&TC meeting will be held at Jubilee Field Pavilion at 7.30pm on Thursday 8th October 2015.

There being no further business, the meeting closed at 9.42pm.

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Chair of Committee

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Date

Appendix 1 to the 10th September 2015 meeting of Sway Planning and Transport Committee

Outcome of Planning Applications Considered at Previous Meetings (last updated 12noon Thursday 10 Sep 2015)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
15/00531	Former Sway Social Club, Westbeams Road SO41 6AE	4No. semi-detached dwellings; 1No. detached dwelling; associated landscaping, access and parking; Demolition of existing social club (Revised scheme to Planning Permission 14/01035).	4	The Committee feel this proposal is a detrimental step. The Sway Village Design Statement guidelines discourage a terrace like appearance and discourage garages from being built towards the front of properties. The Sway VDS also seeks to maintain spacious plots, and new building in similar styles to the immediate vicinity. The previous application 14/01035 introduced a degree of suburbanisation which was acceptable but it is considered that the enlarged garages with higher ridges and also moved closer to the road, contravene CP8 and DP9, and not be supported by the Design Guide SPD	Withdrawn	Withdrawn
15/00505	Wilverley View, Adlams Lane SO41 6EG	Two storey extension; new porch; detached garage; demolish single storey extension and garage.	3	Recommend permission subject to surface water drainage being agreed and adequate tree protection being in place.	Grant subject to conditions	External facing roof tiles, and render to match existing; and timber cladding for house and outbuilding to be approved.
Appeal 3132914	Westwards, Birchy Hill SO41 6BJ	2 metre high fence and gates. (Appeal against the refusal of 15/00313)	2	We would prefer the guidance of the Sway Village Design Statement be followed. We have concerns that a 6ft high boundary fence would obscure views of oncoming traffic. And if the exact Sway VDS guidelines are not appropriate we suggest native planting where the current or demolished fence is, and to erect a fence further back from the road. Post and rail would be appropriate to match opposite. This would then also allow reasonable splays from the bell-mouth.	Refuse	Siting, height, solid appearance and overall scale out of keeping, contravenes DP1, CP6, CP8 and Design Guide. Dangerously inadequate visibility splays contravening CP19.

15/00532	Shallfleet, Mount Pleasant Lane SO41 8LS	Single storey extension; conservatory; retention of detached garage; cladding.	5	We would ask that the officer and applicants check the plans, and would recommend the following if approved:- The landscaping proposals 4.02 of the Design Statement are followed. That surface water drainage is agreed (the applicant notes waterlogging at the back of the property). Further permitted development rights to be removed.	Grant subject to conditions	Matching facing materials; further permitted development rights removed; outbuildings for incidental use only. Advisory note on surface water drainage.
15/00543	18 Gilpin Hill SO41 6DT	Single storey extension.	1	<i>(no further comments)</i>	Grant subject to conditions	Matching facing materials.
15/00499	Avon Wood, Arnewood Bridge Road SO41 6DA	Single storey rear extension.	5	Provided the proposed extension is within DP11. Attention is given to surface water disposal.	Withdrawn	Withdrawn
15/00574	Shirley Down, Shirley Holms SO41 8NH	Single story <i>[sic]</i> rear extension.	1	Note the flat roof on the small side extension. Would suggest that sufficient parking within the curtilage be provided so that there would be no further need to park on the open forest.	Grant subject to conditions	Matching facing materials
15/00562	Lower Mead, South Sway Lane SO41 6BL	Completion of two storey front extension; render.	3	Is a very small change to existing.	Grant subject to conditions	Removal of further permitted development rights. Matching facing materials.

**Appendix 2 to the 10th September 2015 meeting of
Sway Planning and Transport Committee**

Sway Enforcement Investigations

Number	Location	Address	Investigation item	Notes
QU/15/0180	Pots of Colour	Pitmore Lane	Unauthorised hardstanding	<i>(new)</i>
QU/15/0138	One Oak	Middle Road SO41 6BB	Development not in accordance with approved plans - Planning Permission 15/00329	<i>(new)</i>
QU/15/0154	Land off North Common Lane	North Common Lane SO41 8LS	Unauthorised change of use - use of land for tented camping	
QU/15/0153	Avon Wood	Arnewood Bridge Road SO41 6DA	Unauthorised development - various outbuildings, structures and pond	
QU/15/0138	Coopers Croft Farm	Flexford Lane SO41 6DN	Multiple concerns: Garage conversion; Breach of Condition 2 of PP 91837 (use of manege); Erection of agricultural buildings	
QU/15/0128	Land opposite The Lodge	Pitmore Lane SO41 6BW	Breach of PP 14/00176 - non-agricultural use of agricultural building	
EN/14/0157	Stables adjacent South Sway Farm	South Sway Lane	Residential use of stables	
QU/13/0236	Heathey Lodge	Station Road	Front fence adjacent highway more than 1m	
Cases closed this month				Outcome
QU/15/0108	Gablemead	Manchester Road SO41 6AS	Development not in accordance with approved plans - garage (PP 14/00261)	No Breach

**Appendix 3 to the 10th September 2015 meeting of
Sway Planning and Transport Committee**

Sway Planning Inspectorate Appeals

(last updated 12noon Thursday 10 Sep 2015)

URL	Address	Title
Appeal 3070029	Nordic Farm, Silver Street (Hordle) SO41 0FN	Without planning permission the material change of the use of the land affected from agricultural to a mixed use for agricultural and for the stationing of a caravan and for the stationing of a porta-loo for non-agricultural purposes.
Appeal 3070026	Nordic Farm, Silver Street (Hordle) SO41 0FN	Without planning permission the erection of 3 outbuildings and fence shown on the plan
Appeal 3006387	Land of Limolands Farm, Vaggs Lane, Hordle SO41 0FP	Construction of a 14 hectare solar farm, to include solar panels to generate electricity, associated plant buildings; perimeter fencing; cctv cameras; landscaping and associated works. (Appeal against the refusal of 14/00817).
Appeal 3006490	South Sway Farm House, South Sway Lane SO41 6DL	Change of use to equestrian holiday centre; conversion [sic] of barn 5 to incorporate 5 No. Holiday lets; Barn 4 to be used as ancillary staff accommodation.
Appeal 3002901	South Sway Farm House, South Sway Lane SO41 6DL	NFNPA Enforcement Case EN/14/0157: Without planning permission the material change of use of the land affected from a livery yard with associated commercial use of manege to a mixed use comprising the aforementioned and for residential purposes and the storage of caravans.
Appeal 3135677	14 Anderwood Drive SO41 6AW	Addition of two dormer windows and a roof light to facilitate first floor habitable accommodation.