

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 8th October 2015.

Present

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

P = Present

Also in attendance: Susan Brayley (Parish Clerk), John Warden (Transport Representative), Len Thomas (Community SpeedWatch Representative), a member of the press and seventeen members of the public.

Announcements: The Chair opened the meeting by inviting Cllr Gresham-Hale to make an announcement concerning the Sway's entry to the Hampshire and Isle of Wight Village of Year competition, the presentations for which had been held in Bembridge IOW the previous evening. Cllr Gresham-Hale reported she was pleased to announce Sway had achieved third place in the Village of the Year competition, beaten by two very strong entrants; had achieved second place in the Economic Development category, and that the Chair of Sway Parish Council, Cllr Barry Rickman's long service of 37 years, had been recognised with a lifetime achievement award.

PT15/86 – Apologies

None

PT15/87 - Declarations of Interest

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

PT15/88 - Minutes of the Meeting held on the 10th September 2015 and Matters Arising

The minutes of the meeting held on the 10th September 2015 were unanimously agreed after some minor amendments and signed by the Chair.

Matters arising:- New close boarded fence at Holly Bank, Station Road. Despite both the Chair and Cllr Dance reporting the fence to Planning Enforcement, and Paul Hocking, Head of Enforcement, having promised to discuss with the Enforcement Officer concerned on her return from vacation, nothing further had been heard from the team. It was unanimously agreed that the Clerk should write to Mr Hocking on behalf of the P&TC.

Cllr Seacombe suggested that a copy of the Sway VDS be sent to the developer concerned.

PT15/89 - Outcome of Planning Applications Considered at Previous Meetings

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

PT15/90 - New Tree Preservation Orders

None

PT15/91 - To Review Proposal that the Parish Council Tree Representative be given delegated authority to respond to NFNPA Applications for Tree Works on behalf of the P&TC.

The Chair explained that due to a change in regulations, if the Tree Officer had not made a decision within six weeks of receipt of the application, the applicant was permitted to go ahead with works unchecked. This change was making it increasingly difficult to achieve agreement in the P&TC meeting in time for consideration by the Officer. Observing that Sway were unusual in having a Tree Representative with the exceptional experience that Cllr Seacombe had, the P&TC had an opportunity to sensibly manage the problem by delegating the authority of replying to the Tree

Representative whilst Cllr Seacombe held the role. This was formally proposed by Cllr Cripps (seconded Cllr Marchant) and unanimously agreed.

Resolved

PT15/92 – Applications for Tree Works / New Planning Applications

1) Applications for Tree Works

TPO/15/0976 15 Heron Close, Sway, - Prune 1 x Oak

The Sway Tree Representative, Cllr Seacombe advised the work was reasonable and beneficial and advised work went ahead in line with Tree Officer's recommendation. Members unanimously agreed Cllr Seacombe's recommendation.

2) New Planning Applications

15/00678 - Boundway Gate, Boundway Hill, Sway, SO41 6EN - Replacement Dwelling; Garage Block

The applicants attended and advised that having submitted the plans, they realised that there were problems with them and were submitting revised plans that were reduced in size, made alterations to the window placement and the siting of the dwelling on the plot.

The Chair both congratulated and thanked the applicants for recognising and acting to answer the problems the original plans posed, however as the revised plans had not yet been presented by the Planning Department, the committee were required to make a decision on the current application.

The Chair suggested delaying submitting comments until the revised plans were in place. and advising the Officer of the reasons for this. This was unanimously agreed by the members.

Cllr Marchant advised the applicants to withdraw the current plans and then resubmit as the amendments.

Comments subsequently submitted to NFNPA Planning Officer:-

At our meeting last Thursday (8th October) the application as it stood had a 41% floor space increase contravenes DP10 and DP11. Sway have consistently recommended refusal of all such applications in an effort to prevent more, larger dwellings and a reduction in the stock of less large ones. However the applicants talked to the meeting, said they had realised the error and were re-submitting the application in a form that would be within the core policies. For this reason Sway Parish Council would like to wait until we receive the updated plans and then look at them afresh. Please would you therefore be sure to forward the amended application to us. Our next Planning & Transport Committee meeting is on 12 November and please let me know as soon as possible if you would not be prepared to accept our comments on the amended application then (and let us know your revised final date for Sway's comments).

15/ 00682 - Forest Haven (Formerly Crisdene), Jordans Lane, Sway, SO41 6AR - Front and rear dormer windows; porch

Members agreed the following recommendation on a 3:2 majority vote:-

Option 1. We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:- This is a far better application than the recent ones at this site, however the disgraceful lack of dimensions and details are still a matter of concern, and the extensive dormer windows, the flat roof at the rear, and the lack of a full soft and hard landscaping plan respecting the SPA boundary at the rear, are disappointing. We are unsure whether any garage is to be included – we would suggest that if granted then further permitted development rights are removed. This application is not completely compliant with the Sway Village Design Statement – we would particularly like to see adherence to the boundary treatment guidelines. In any case, if granted, we would also want to be assured that there will be no increase in ridge height and that the neighbour's views are all fully considered.

15/00617 - Gablemead, Manchester Road, Sway, SO41 6AS - Replacement outbuilding for use as ancillary annexe to the main dwelling; 13 No. roof mounted photovoltaic solar panels

Members unanimously agreed the following recommendation:-

Option 4. We recommend REFUSAL, for the reasons listed below

Comments:- This site is already over-developed. In respect of the previous application (14/00261) Sway suggested the removal of further permitted development rights and that is what the case

officer wisely did. To enlarge and convert the old shed to yet further accommodation would be inappropriately large in scale, unreasonable in siting and layout, and would adversely affect neighbours in terms of intrusion (and possibly overlooking and/or shading). Neighbours express their strongest concerns over the height, and the potential creation of a separate dwelling. The development would not be accessible - and hence contravene DP6 c); and would not maintain the spacious plots referred to in DP9. DP12 c) suggests that outbuildings should not provide habitable accommodation. The Sway Village Design Statement also says overcrowding of plots should be avoided (page 18)

15/00652 – Sway Social Club, Westbeams Road, Sway, SO41 6AE - Application to vary condition 12 of application 15/00656 to allow a minor material amendment to planning permission reference 14/01035

Members unanimously agreed the following recommendation:-

Option 4. We recommend REFUSAL, for the reasons listed below

Comments:- This would contravene DP1 as being inappropriate in terms of scale, appearance and form, not sympathetic to the local built environment, adverse impact on traffic and visual intrusion; CP7 in terms of the local vernacular, and CP8 in terms of suburbanisation. And this would appear too terraced, which the Sway Village Design Statement SPD says should be avoided, and has garages further forward - thus leaving less parking space (and parking has been the major concern of neighbours).

15/00703 - 4 Bond Close, Sway, SO41 6DR - Single storey rear extension

Members unanimously agreed the following recommendation:-

Option 1. We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:- This is mainly a modest infill ground floor extension, appropriate to the curtilage, and neither intrusive to neighbours, nor visible from the street. We are pleased to see plans already in place to deal with additional surface water disposal. We have just a minor concern as to whether the rear will use excessive glass – which is not considered appropriate in the Sway Village Design Statement.

15/00737 - 41 Heron Close, Sway, SO41 6ET -Single storey extension

Members unanimously agreed the following recommendation:-

Option 1. We recommend PERMISSION, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:- This is a modest side extension, should not affect neighbours and is appropriate to the dwelling and curtilage. The sloping roof is consistent with Sway Village Design Statement guidelines. Along with granting of permission Sway would want to see an agreed method of surface water disposal and soft landscaping – for instance with native hedging (and no further high fence or wall) to soften the view from the road.

15/00733 - Church Cottage, Church Lane, Sway, SO41 6AD - Two storey extension; demolition of conservatory

Members unanimously agreed the following recommendation:-

Option 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.

Comments:- Whilst not visible from the highway we are not convinced that this extension, added to the previous one, is appropriate for the original dwelling. The Sway Village Design Statement Guidelines suggest that dormer windows with pitched roofs are preferred, that boarding should be natural or stained black, and that extensions should be visually subordinate. We feel this application could be improved to better match the local style, the Design Guide and the Sway Village Design Statement SPD.

15/00666 - The Well House, Boundway Hill, Sway, SO41 6EN - Application for a Certificate of Lawful Development for Existing use of stable building as ancillary accommodation to the main house in breach of Condition 1 of planning permission reference 87/35502

Members unanimously agreed the following recommendation:-

Option 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.

Comments:- There is insufficient evidence that these stables have been used as ancillary accommodation over the previous 10 years, excepting for extremely occasional use. These stables have, however and as far as we know, not been used for animals over the previous 5 years or so. There seems to have been some deliberate obfuscation on the use and Sway are most disappointed that anyone might be rewarded for intentionally breaking the planning rules.

15/00697 - Knight Bridge Farm, South Sway Lane, Sway, SO41 6DP - Application for a Certificate of Lawful Development for Existing use of stables as ancillary accommodation

Members could not add any insights to this application, so unanimously agreed the following recommendation:-

Option 5. We are happy to accept the decision reached by the National Park Authority's Officers under their delegated powers.

PT15/93 Update on Planning Enforcement

The Chair reported that Sway had started the month with eight enforcement investigations, three had been added, and therefore, eleven were carried forward to next month.

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

PT15/94 Planning Inspectorate and Enforcement Appeals –

The Chair reported that there was no change to the previous month's report of 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.

PT15/95 NFNPA Planning Development Control Committee –

The Chair reported that the Heathey Lodge Fence application would be heard at this meeting, Cllr Seacombe would be representing Sway P&TC at the meeting and requested that as he had purposely removed himself from the discussion of the application at the 13th August 2015 meeting, that Cllr Seacombe be fully briefed by Cllr Cripps who had stepped in to Chair the discussion in this case.

PT15/96 Other Planning Issues –

The Chair advised that he, Cllr Dance and the Clerk had attended the Planning Briefing Meeting run by the NFNPA Planning and Enforcement Department. The meeting had been most enlightening and was encouraging to discover that the Planning Inspectorate found in favour of NFNPA decisions in the majority of cases that went to appeal.

PT15/97 Reviewing New or Amended Policies from External Bodies such as the NFNPA, NFDC, DCLG

The Chair advised that amendments suggested by Cllr Marchant re commercial properties were being incorporated into the final draft of Sway Parish Council's response to the NFNPA Local Plan Review prior to submission.

PT15/98 Report by the Parish Council's Transport Representative

John Warden (Transport Representative), reported the first week of the new CANGO flexible booking system had gone well although numbers had been disappointing.

PT15/99 Roads, Hedges and Ditches

- i. To discuss and agree if the P&TC should make a recommendation to full Council that Sway Parish Council explores further options that might lead to a reduction in vehicle speeds within parish boundaries**
- ii. To discuss and agree if the P&TC should make a recommendation to full Council that Sway Parish Council request Hampshire County Council take action to alert HGV drivers of the unsuitability of Kings Lane and other small lanes in the vicinity.**

Cllrs Cripps and Tarling gave brief explanations of items i and ii, it was agreed that these should be included on the Agenda of the next full Council meeting, where they could be presented to County Cllr Thornber

PT15/100 Community Speedwatch (CSW)

The latest CSW report had been circulated to members prior to the meeting. Len Thomas (CSW Representative), advised there was no change in the position reported the previous month.

PT15/101 Correspondence and Any Other Business

A member of the public raised the problems of the parking issues in Westbeams Road and Church Lane during the "School Run" periods, observing this was getting markedly worse and now exacerbated by the building works at the old Social Club site. It was observed that the building contractor was attempting to organise site traffic via a one way system and suggested this could be implemented for all traffic. Another member of the public also observed that the behaviour of some car drivers could result in a nasty accident before long and hopefully it would not involve a child. The Chair reminded the meeting that the Parish Council had no powers to do anything other than lobby the County Council as the responsible authority. It was agreed to forward the comments to both colleagues on the Parish Council and County Cllr Thornber.

PT15/102 Date of Next Meeting

The next P&TC meeting will be held at Jubilee Field Pavilion at 7.30pm on Thursday 12th November 2015.

There being no further business, the meeting closed at 9.35pm.

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Chair of Committee

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Date

Appendix 1 to the 08 October 2015 meeting of Sway Planning and Transport Committee

Outcome of Planning Applications Considered at Previous Meetings (last updated 5pm Thursday 08 Oct 2015)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
15/00626	5 Cruse Close, Sway, SO41 6AY	Application for a Certificate of Lawful Development for Proposed single storey extension [For information]	N/A	N/A	Raise no objection	Not a small dwelling, extension is within lawful permitted development.
15/00656	Former Sway Social Club, Westbeams Road SO41 6AE	4no. semi-detached dwellings; 1 no detached dwelling; garages; access; associated landscaping (demolition of existing building) (Application for a non-material amendment to planning permission reference 14/01035). [For information]	N/A	N/A	Raise no objection	New drawings, changes considered insignificant
15/00551	Glenwood, Crabbswood Lane SO41 6EQ	New outbuilding for use as storage for machinery; 16 No. roof mounted solar panels; demolition of lean-to	1	Sway PC are always keen to support local businesses. Would recommend that screening from the adjacent public right of way be considered.	Grant subject to conditions	Facing and roofing materials, surface water disposal to be agreed; no lighting without permission;
15/00583	Kings Hyde House, Kings Hyde SO41 8LT	Two storey extensions; creation of bay windows.	3	Application would have no detrimental impact on neighbours (but would improve their local amenity). The application has clearly taken cognisance of the Sway Village Design Statement and falls within the guidelines in every way, and is a better proposal than the previous application. Comments - would recommend that the guidelines of the Sway VDS are followed.	Grant subject to conditions	Facing and roofing materials, and window details to be first agreed; demolition as agreed before development starts; removal of further permitted development rights.

15/00581	Birch Barn, Flexford Lane SO41 6DN	Creation of new access; brick wall, brick piers and gates.	3	Proposal is a little further away from the junction with Barrows Lane, and a little wider both of which are improvements. New gates are no higher than existing; new brick piers are slightly higher, but are in keeping with the local scene, (would welcome being brought within Sway VDS Guidelines).	Grant subject to conditions	Matching materials, existing entrance to be closed before new one is started.
15/00552	Conifers, Manchester Road SO41 6AS	2No. semi-detached dwellings; 2No. detached garages; creation of new driveway (demolition of existing dwelling).	5	The Parish Council are supportive of the development of small dwellings. Would request consideration of the neighbour's comments. Surface water details should be agreed.	Grant subject to conditions	Subject to agreed matching facing and roofing materials, surface water disposal, full soft and hard landscaping, full joinery details, agreed parking and turning areas, south east and north west first floor windows obscured and fixed shut, ecology report to be followed and garages for incidental use only.
15/00628	Meadow Farm, Sway Road, Tiptoe SO41 6FR	Extension to existing workshop	1	Sway Parish Council supports the development of local businesses. 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.	Grant subject to conditions	Facing and roofing materials, no external lighting without permission; tree protections as arboricultural report.
15/00664	St Dominic's Priory, Shirley Holms SO41 8NH	Storage Shed	3	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.	Grant	Stick to the plans

Appendix 2 to the 08 October 2015 meeting of Sway Planning and Transport Committee

Sway Enforcement Investigations

Number	Location	Address	Investigation item	Notes
QU/15/0201	Green Pastures	Pitmore Lane SO41 8LL	Multiple: unauthorised storage of cars, working outside permitted hours.	New
QU/15/0196	Passford House Hotel	Mount Pleasant Lane SO41 8LS	Unauthorised floodlights	New
QU/15/0190	Land adjoining Lepe House,	Flexford Lane SO41 6DN	Unauthorised business use of site	New
QU/15/0180	Pots of Colour	Pitmore Lane	Unauthorised hardstanding	
QU/15/0138	One Oak	Middle Road SO41 6BB	Development not in accordance with approved plans - Planning Permission 15/00329	
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	

Appendix 3 to the 08 October 2015 meeting of Sway Planning and Transport Committee

Sway Planning Inspectorate Appeals (last updated 5pm Thursday 08 Oct 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.