



Sway Parish Council

Planning and Transport Committee

Minutes of the meeting of the Sway Planning and Transport Committee held at the Jubilee Field Pavilion, Station Road, Sway; on Thursday 11th February 2016.

Present

<i>Councillor Name</i>	
Stephen Tarling (Chair)	P
Peter Dance	P
Alex Pepper	
Len Thomas	P

<i>Councillor Name</i>	
Kevin Cripps (Vice Chair)	P
Hugh Marchant	P
Melanie Seacombe	P

P = Present

Also in attendance: John Warden (Transport Representative), Sway News and twelve members of the public.

PT16/018 – Apologies

Received from Cllr. Alex Pepper

PT16/019 - Declarations of Interest

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

PT16/020 - Minutes of the Meeting held on the 14th January 2016 and Matters Arising

The minutes of the meeting held on the 14th January 2016 were unanimously agreed, and were signed by the Chair. They would be added to the web soon.

Matters arising: PT16/003: Cllr. Marchant is continuing to work on drafting suggested updated Terms of Reference. PT16/014: HCC Highways had responded to requests to arrange repairs to the cattle grids, so there was no need to remind them.

PT16/021 - Outcome of Planning Applications Considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee or on appeal to the Planning Inspectorate) and related matters.

The list of outcomes, having been previously circulated, was noted and is appended to these minutes as Appendix 1.

PT16/022 - New Tree Preservation Orders

None

PT16/023 – Applications for Tree Works

Cllr. Seacombe's report having been previously circulated was approved and is appended to these minutes as Appendix 2. The committee were disappointed with a Tree Work Application with little supporting information. In respect of NFNPA Tree Team decisions the committee was pleased to see conditions added, stipulating that where trees are felled there should be a replacement planted.

PT16/024 New Planning Applications

16/00016	Aloma, Kings Lane SO41 6BQ	2 No. single storey side extensions.	22 Feb 2016
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Cllrs. Thomas and Marchant declared non-pecuniary interests as residents of the neighbouring lane. The committee listened carefully to the applicant, were pleased to see this application falls within the DP11 limits and on a vote: five councillors supported option 1, and one councillor supported option 3. Our majority decision was therefore:

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; and we would add:

Sway are pleased to see that this falls within the DP11 guidance. These modest extensions generally fall within the Sway Village Design Statement guidelines. Although the conservatory has a flat roof it is modest and there is no obvious alternative. We have concerns over the additional rooflight and would want to encourage any condition that would maintain this property within the DP11 limits – including no further floorspace in the loft, and the removal of further permitted development rights. We recommend that surface water disposal capacity is improved if possible.

16/00023	Driftwood, Middle Road, Sway SO41 6BB	Retention of decking.	24 Feb 2016
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The committee listened to a neighbour and saw photographs. Because of the sloping nature of the ground this is difficult to visualise without visiting the site. On a vote: three councillors supported option 4, two councillor supported option 2, and one councillor abstained. The majority decision of the committee was therefore:

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

The higher section of the decking in particular has a serious detrimental impact in terms of the visual intrusion and overlooking of the neighbours and thus clearly contravenes DP1 d) - and also CP8. Although neighbours also have decking none is as high or overbearing as this example; and we felt the awning would add to the overbearing nature. Furthermore we have concerns that the application is not accurate in terms of what has already been constructed, and we urge the officer to view the adverse effect on the amenity of the neighbours.

16/00051	Kings Hyde Farm, Kings Hyde SO41 8LT	Orangery; two bay carport; cladding; replacement windows.	26 Feb 2016
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The committee listened carefully to the agent who reviewed the application in three parts: orangery, carport and cladding & windows. Discussions with the planning officer were ongoing, but at the latest analysis the officer was clear that the orangery would significantly exceed the DP11 limit. The committee supported the cladding and windows; felt the design of carport was excellent, but its position right at the front of the plot was inappropriate and contravenes the Sway Village Design Statement; and unanimously agreed that the overarching issue was the contravention of DP11. It was therefore the unanimous decision that:

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

In response to the wishes of residents as revealed in surveys, Sway Parish Council has always been keen to support DP11 – to prevent the outer parish from becoming more suburban (and also to maintain small dwellings within the defined village), and will always recommend refusal where we know an application contravenes this rule. The Sway Village Design Statement SPD guidelines

page 22 say “Garages, outbuildings or carports should not be positioned in front of the house” and should be detached or at the side of the house, and incorporate materials used in the main building. This proposal for a carport positioned at the front of the property and adjacent to the quiet lane with boundaries of hedge and trees is clearly inappropriate, although the design is entirely suitable.

16/00014	Avon Wood, Arnewood Bridge Road SO41 6DA	Single storey rear extension.	26 Feb 2016
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The committee listened carefully to the agent who explained that there was to be a meeting on the following day (12 February 2016) with the planning agent to try to find a suitable option which would fall within DP11 and also provide the applicant with the extension space they desire. The committee agreed with the agent that this is a complicated set of applications, permissions, calculations and legal agreements; and hoped that the forthcoming meeting could come to a solution to suit all parties. As it stood the committee unanimously agreed:

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

In response to the wishes of residents as revealed in surveys, Sway Parish Council has always consistently supported DP11 – to prevent the outer parish from becoming more suburbanised. For this reason we feel that the best option would be one which keeps the overall extension to floorspace within DP11. The officers’ observation that: *“Unless all permitted development extensions are rescinded, and a condition is attached to ensure the garage is not converted in future, the proposal would be contrary to Policy DP11.”* is paramount and that would probably be the best option. If a solution within DP11 can be found we would then have further concerns over contraventions of the Sway Village Design Statement guidelines in respect of the flat roof (page 19), and the style and fenestration of the proposed extension not being in keeping with the main building (page 20), and we would want to see those improved.

16/00030	Sway Tower, Barrows Lane SO41 6DE	Installation of 3 No. replacement antennas; 6 No. Mast Head Amplifiers; associated ancillary development; Removal of 3No. existing antennas.	24 Feb 2016
16/00031	Sway Tower, Barrows Lane SO41 6DE	Application for Listed Building Consent: Installation of 3 No. replacement antennas; 6 No. Mast Head Amplifiers; associated ancillary development; Removal of 3No. existing antennas.	24 Feb 2016

The committee were pleased to see this improvement on the previous application and unanimously agreed:

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; and we would add:

This is a Grade II* listed building in a conservation area so special care should be required with development here. Sway support the recommendations of the Building Design & Conservation Area Officer and would add that we feel a far better colour match to the building should be found than that of the existing antennae, and that the bracketry should be designed so that there is an absolute minimum offset of the antennae from the building; and that every effort should be made to remove any redundant bracketry and make good any previous work in a conservation manner. These measures will further help alleviate the impact of this development, thus conserving the important view noted on page 15 of the Sway Village Design Statement.

15/01015	14 Widden Close SO41 6AX	Side extension; cladding to gable ends.	19 Feb 2016
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The committee studied the paperwork and plans and unanimously agreed:

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; and we would add:

Sway share the officer's concerns over the rooflights and would want to encourage any condition that would maintain this as a small dwelling – including the removal of further permitted development rights, and insistence that the plans are followed. Although a large extension which could crowd the plot, this application broadly falls within the guidelines of the Sway Village Design Statement with a few concerns. Cladding is not in alignment with the Sway Village Design statement – which says “Boarding should be natural in colour or stained”. This development would result in a large increase in roof area and therefore we recommend that surface water disposal capacity is upgraded.

16/00026	Quarr Lodge, Manchester Road SO41 6AS	First floor extension	24 Feb 2016
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This may be modest, but it is extremely visible as one enters Sway from the open forest to the north. The committee unanimously agreed:

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; and we would add:

This is a modest extension, but as the officer points out this is in a sensitive and highly visible location directly opposite the SPA boundary. Sway would therefore recommend that particular care is taken to ensure exactly matching facing and roofing materials are used, and would suggest that construction vehicles are not to be parked on the soft verge on the opposite side of the road, which verge is adjacent to the SPA.

16/00061	The Old School House, Church Lane SO41 6AD	Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission reference 15/00376 .	04 Mar 2016
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The committee addressed the question of whether this is a minor amendment; and completely agreed with the officer: this is far from minor. The committee thus unanimously agreed:

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

Sway thank the officer for including Sway in this consultation. We totally agree with the officer that this is by no means a ‘minor’ set of amendments – being effectively an application for five 16m² extensions, as well as changing porches and windows on the front elevations and moving a parking plot with access off a different road. We emphasise that at this stage we are only opining on the issue of whether these amendments can be considered minor; and we strongly feel these are far from minor and should be the subject of a full planning application.

16/00035	Drumduan Farm, Barrows Lane SO41 6DE	Internal alterations (Application for Listed Building Consent)	08 Mar 2016
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Since this is an application for internal alterations (in a listed building in a conservation area) this is an issue where the views of the Building Design & Conservation Area Office are paramount. The committee unanimously agreed:

3. We recommend PERMISSION, for the reasons listed below. *

Since this is an application for internal alterations (in a listed building in a conservation area) this is an issue where the views of the Building Design & Conservation Area Office are paramount. We agree with that officer and the applicant: that replacing dry-lining with lime plaster would be a wise move. This is in good alignment with the Sway Village Design Statement – preserving listed buildings, use of appropriate and matching materials etc., and also as recognised in the Conservation Area Character Appraisal.

16/00065	Gablemead, Manchester Road SO41 6AS	Replacement dwelling and garage with storage over; Demolition of existing dwelling and garage (Application for a Non Material amendment to planning permission 14/00261).	(19 Feb 2016)
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The committee noted that although this is an application for a non-material amendment; not only are there papers on the web with a 'Consultation Period Expires' date but also a letter from a neighbour is already posted. The committee heard from neighbours. Given the committee's previous response to matters on this site, the committee unanimously decided to reply to the officer – emphasising that this is a significant material amendment, that we have serious concerns over the accuracy and thoroughness of the plans, and the overbuilding and incorrect positioning; and we feel neighbours should have an opportunity to comment on a full planning application. The resulting development has turned out to be in stark contrast to the officer's original observation. We suggested the external staircase should be turned around. It was unanimously agreed that the Chair would draft an E-mail along those lines and circulate it to all committee members for their comments and amendments before sending it to the officer.

Resolved:

The Chair to forward these responses to NFNPA Planning, or to circulate a draft E-mail, as indicated above.

PT16/025 Update on Planning Enforcement

The list of current Sway Enforcement investigations, having been previously circulated and also being available on the NFNPA website, was noted.

The Chair reported that Sway had started the month with thirteen enforcement investigations, four of which had been resolved and two have been added, and thus therefore eleven investigations carried forward to next month.

The committee was disappointed to see one investigation had been closed as 'non-expedient' as this means that there can be no consideration of comments from neighbours or the Parish, as there will be no planning application.

PT16/026 Planning Inspectorate and Enforcement Appeals –

The list of current Sway planning and enforcement appeals lodged with the Planning Inspectorate, having been previously circulated, was noted. The appeal decision for 14 Anderwood Drive had just arrived on the day of the meeting, so beyond noting that the appeal was upheld, it was agreed that further discussion would be held over until the March meeting.

There were then five pending appeals against NFNPA planning decisions relevant to Sway, including two for Nordic Farm (in both Hordle and Sway), and one each for Limolands Solar Farm; Laurel Cottage, Northover Lane, Tiptoe; and 10 Heron Close.

PT16/027 NFNPA Planning Development Control Committee (PDCC)

One Sway application came before the 19th January PDCC meeting:

15/00854	Gablemead, Manchester Road SO41 6AS	Replacement Annex for Ancillary use, and 12 roof mounted solar panels.
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The Sway Planning and Transport Committee were pleased to note, as reported in Appendix 1, that the PDCC agreed with Sway, and unanimously refused permission.

One Sway application is to come before the 16th February PDCC meeting:

15/00767	Shirley Holms Farm, Shirley Holms SO41 8NH	New Commoners dwelling; new agricultural barn; new stables.
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The Sway Planning and Transport Committee had unanimously recommended granting the application, the officer concurred; but all applications under the Commoners Dwelling scheme need to come before the PDCC. In view of the unanimous recommendation to grant this application, and the weight of support from neighbours and residents, the Chair had provisionally registered to speak because the deadline for registration had been before the meeting. The Sway Planning and Transport Committee members unanimously agreed that Sway should be represented by the Chair who would put the case for Sway's support around the themes of this being:

- A good location: edge of SPA, direct forest access, Sway supports commoning and neighbours are all in favour;
- A good applicant: local knowledge recognises a genuine dedicated commoner – and young so hopefully here for a long time;
- A good development: dwelling ideal, more than sufficient outbuildings, we'd also recommend screening from Jealous Lane (as also recommended by the Landscape Officer); and
- A good recommendation: the Commoners Dwelling Scheme Panel and the Planning Officer have been thorough, careful and professional and we strongly support the conditions recommended by the officer.

PT16/028 Other Planning Issues

a. The Wootton Riverine Woodland Wetland Restoration – report on the site visit.

Cllr. Marchant had kindly attended the site meeting at short notice to represent Sway, and he was thanked for that. His report having been circulated was noted and he outlined that the project is aimed at re-introducing the meanders to the Avon Water. Phase 1 will be from Wootton Bridge 1.5 km to the west and subject to planning permission should take place this summer (work must be carried out in the driest months). Phase 2 from Wootton Bridge east to the Boundway / Mead End footbridge is planned for summer 2017. The intention is to slow down the flow of flash-flooding and hence ease flooding downstream. Crossing points will be maintained. There is a workshop for invited stakeholder to meet the project team on Monday 22nd February from 1pm to 4pm at Bashley Football Club followed by a public session from 4:30pm to 7pm. Details were already posted on the Sway Parish Council website. Some concerns over HGV movements were expressed – some 20 or so lorries per day will be going in

and out via the south west side of Wootton Bridge. The planning application will go to Brockenhurst Parish Council for consultation – but of course anyone may comment.

b. Review any reply from NFNPA on the absence of dimensions on planning drawings.

The committee noted a full and helpful reply from Mr. Steve Avery; and noted that many of these issues follow government (DCLG) rules, and all NFNPA can do is ask and recommend to applicants. The Chair was asked to thank him and express our understanding, whilst also asking NFNPA to emphasise how helpful it would be to see dimensions. Sway will pursue this at the Quadrant meeting and through the revised local plan proposals.

c. Items for the NFNPA SW Quadrant meeting on Tuesday 23 February 2016 at 7pm at Sway Jubilee Pavilion.

The provision list (including the item in b. above) having been circulated, and there being no further suggestions, Sway's representatives: Cllrs. Marchant, Seacombe and Tarling will refine the list and bring appropriate items to the meeting.

d. Applications for information only.

This is also on the list for the NFNPA SW Quadrant meeting.

PT16/029 Report by the Parish Council's Transport Representative

John Warden (Transport Representative) reported that bus use is always lower in winter. County Cllr. Ken Thornber was following up the idea that the Congo bus could also act as a shuttle between Sway Jubilee Pavilion and Sway St. Luke's School.

PT16/030 Roads, Hedges and Ditches

There were no matters that were not reported to HCC in the usual way – which is the preferred route – as detailed on the Sway Parish Council website. White markings around some of the worst potholes in Station Road have been noted.

PT16/031 Community SpeedWatch (CSW)

Cllr. Thomas said hopefully the updating of the Police computer system to effectively deal with recorded input should be ready soon.

PT16/032 Correspondence and any agenda items for the next meeting

Land adjacent to South Sway Farm: an error in an address stated by NFNPA and repeated by Sway Parish Council Planning and Transport Committee and reported by Sway News.

This error was noted and it was agreed that a fuller explanation be added as an appendix to the minutes: please see Appendix 3.

PT16/033 Date of Next Meeting

The next PaTC meeting will be held at Jubilee Field Pavilion at 7.30pm on Thursday 10th March 2016.

There being no further business, the meeting closed at 9:15pm.

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Chair of Committee

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Date

Appendix 1 (of the 11 February 2016 meeting of the Sway Planning and Transport Committee)

Outcome of planning applications considered at previous meetings (as at 14:00 09 February 2016)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
15/00812	Land to the rear of Toby Cottage, Back Lane SO41 6BU	Manege.	2	Sway recognise that the proposal is widely within the "Guidelines for Horse Related Development", that it is the appropriate maximum size and would be conditioned so that it would be for private use only, and there would be no lighting. However we feel there could be a better location and we urge the applicant and neighbours to discuss and come to some mutually agreed repositioning.	Grant Subject to Conditions	Conditions: surface water disposal to be agreed; manege only to be used for horses belonging to the owner and not for any commercial, training or show use; no lighting; hedge on northeast boundary to be maintained in perpetuity with a minimum height of 2m and width 1m; construction as drawings; excavated soil to be landscaped and seeded.
15/00854	Gablemead, Manchester Road SO41 6AS	Replacement Annex for Ancillary use, and 12 roof mounted solar panels.	4	This site is already grossly 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. Unfortunately that could not extend to allowing only incidental (and not ancillary) use for the large outbuilding. 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, overlooking and/or shading. We note the petition of some 16 names and the number of letters expressing the objections of neighbours, along similar lines. The planning and enforcement officers have checked the site and confirmed that the maximum height of the existing annex is just 2.5m and not the 3m indicated on the previous plans - hence the significance of the 'amended existing full plans' which were added the day after public consultation ended. The amended proposed elevations (added on the day that public consultation ended) and floor plans are grossly inconsistent and a retrograde step - the elevations revert to an extended building with a veranda, but the layout plan is not at all consistent. This site is well within the zone of ecological importance within 400m of the SPA and as such is especially sensitive to over-development. This 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 SPD guidelines also say that the overcrowding of plots should be avoided (page 18).	Officer Recommend Granting; PDCC refused	Application went to PDCC 19 Jan 2016; where it was refused. The proposed development, by virtue of its overly domestic design and introduction of habitable accommodation, would result in a self-contained additional residential unit resulting in a cramped layout and overdevelopment of the site to the detriment of neighbouring amenities which would be contrary to policies DP1, DP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).

15/00908	Forest Way, Brighton Road SO41 6EA	Single storey extensions; dormer window; roof alterations; creation of new access.	2	<p>Before this could be granted a number of issues need to be addressed:</p> <ul style="list-style-type: none"> • The Sway Village Design Statement Guidelines on Rooflines and Chimneys say on page 19 that dormer windows with pitched roofs are preferred and “Flat roofs in future developments or extensions should be avoided”; • The Sway Village Design Statement Guidelines on page 22 says that excessive use of glass should be avoided – this may apply to the proposed rear elevation; • The loss of parking space in the garage is a disappointment and the Sway VDS (page 22) Guidelines say “Driveways should have sufficient space to accommodate off street parking.”; • Trees and splays from the new crossover should be checked; • Surface water disposal must be satisfactorily agreed – the new driveway area must be permeable and the culvert and/or ditching alongside the property in Brighton Road must be able to cope with very heavy rainfall. This is needed to both maintain the neighbours’ amenity and to comply with the Sway VDS Guidelines on Boundaries on page 21. 	Grant Subject to Conditions	Conditions: External facing materials to be agreed; surface water disposal to be agreed; front soft landscaping to be maintained hedge at least 2m high and 2m wide; development only in accordance with drawings.
15/00964	Cheriton Cottage, Manchester Road SO41 6AS	Replacement dwelling; detached garage.	4	<p>On the whole this is an improvement on the previous withdrawn application. The plot is narrow – but deep - and the current building is modest and well sited in the plot, with a rear garage, although the building does extend to the south boundary. Nevertheless Sway still have serious concerns:</p> <ol style="list-style-type: none"> 1. The garage at the front is not compliant with the Sway Village Design Statement (VDS) Guidelines. The Sway VDS is adopted as a Supplementary Planning Document and the Guidelines are “express specific design criteria that will influence planning decisions”. Most front garages in Sway were built before the current guidelines came into force. 2. The overlooking and shading (policy DP1 d) refers) of adjacent properties may be an issue as the proposed building would be both higher and/or closer, and with further fenestration. 3. DP10 says a replacement dwelling can only be on a new footprint where there is a clear environmental benefit. In this case there is a benefit in moving it away from the southern boundary, but probably a greater dis-benefit by moving it far closer to the northern boundary and blocking the driveway to the back – there would be no dis-benefit attached to extending the building further back. 4. There are grave misgivings over a number of serious inconsistencies in the drawings, which drawings lack clear dimensions; and we would want to be far surer of the exact position and dimensions of any subsequent proposal. 5. We feel the bulk and overbearing nature of this proposal is still unacceptable, as is the dominance across the width of the plot. 6. As always in Sway: and in any future application, surface water disposal would need to be fully managed and kept within boundaries – as noted in the Sway VDS Guidelines on page 21. 	N/A	Withdrawn

15/00783	Avon Wood, Arnewood Bridge Road SO41 6DA	Retention of tree house, decking and pond.	1	There would be little detriment to the health of the tree (which does not currently benefit from a TPO). Insufficient information to comment on the pond. There was run-off from the back entrance of this property, and onto the highway and this might be exacerbated by overflow from the pond.	Grant Subject to Conditions	Surface water disposal methodology to be agreed and followed.
15/00914	Grid ref SZZ27389959, Sway Reservoir, Brighton Road SO41 6EA	Replacement sample water kiosk and hardstanding.	1	Whilst the proposed kiosk is considerably larger than the current one, we appreciate that since the new kiosk is a walk-in shed, this will mean the accuracy in testing the drinking water supplied to Sway will be improved, because the samples will no longer be open to the elements. Hence we support this application, and we request that the new kiosk, which is so much taller, is positioned in an area where it will be well screened.	Grant Subject to Conditions	Development in accordance with drawings and work (in the SPA) to be carried out in accordance with the Habitats Regulations Assessment dated 11 December 2015 (in particular pages 12 and 13).
15/00949	8 Cruse Close SO41 6AY	Single storey extension; alterations to existing side extension; removal of chimney.	3	This is a modest proposal which the Parish Council fully supports. The application is mostly in alignment with the Sway Village Design Statement, but the Parish Council would want to be sure that surface water disposal from the rear extension is managed as per the Sway VDS guidelines.	Grant Subject to Conditions	Matching facing materials
15/00576	Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN	Replacement Stables	1	The PC raised concerns over the disposal of surface water, and would seek the addition of a condition ensuring an appropriate method is specified preventing increased run-off into Flexford Lane - then option 1 to leave the decision to the NPA. Other comments: keen to support local businesses.	Grant Subject to Conditions	Development in accordance with drawings and facing materials specifications. Surface water disposal methodology to be agreed and followed.
16/00015	Woodslee, Sway Road SO41 8LR [Lymington & Pennington]	One and two storey extensions; roof alterations; alterations to fenestration.	N/A	Withdrawn	N/A	Withdrawn

Appendix 2 (of the 11 February 2016 meeting of the Sway Planning and Transport Committee)

Tree Report relating to PaTC Agenda 11 Feb 2016

(SPC= Sway Parish Council)

TPO/16/0059 21 Anderwood Drive, Sway

Description: Fell 1x Oak tree

Reasons: T1 Oak (left corner of garden) - Fell, due to rot/decay at base / lower part of trunk. Tree could potentially fail.

SPC Tree rep notes:

No supporting information supplied on the application to confirm diagnosis other than the agent is from a Tree Surgeon company named Westbeams Ltd.

The Oak tree can be seen over the roof top of the house and is within a block of trees that have only recently been afforded a TPO. However due to the Oak being in the rear garden, I was not able to verify its condition.

SPC's comments

Sway Parish Council accept that where there are safety issues to this tree, we are happy to accept NFNPA tree officer's recommendations.

Decisions since last PaTC meeting

TPO 15/1273 6 Highfield Close Sway

Description: Prune 1 Oak

Decision: Grant. The tree works permitted in this decision are considered reasonable routine management, enabling the ongoing retention of the tree as a positive amenity feature to the area

TPO 15/1322 Meadows Cottage Arnewood Bridge Road Sway SO41 6DA

Description Fell 1 Oak

Decision: Grant. This tree has an estimated safe life expectancy of less than 10 years and its removal and replacement at this time is considered the most reasonable option.

Conditions: A total of 1 replacement English Oak to be planted before 29/12/2016 within curtilage of Meadow Cottage, Arnewood Bridge Road, Sway, SO41 6DA in the same vicinity of the original tree. The replacement tree is to be of minimum stock size 8-10cm girth at 1m above ground level when planted.

TPO/15/1318 Sway Manor, Station Road SO41 6BA:

Description Fell 1 x Cypress tree Fell 1 x Pine tree Fell 1 x Poplar tree Prune 1 x Oak tree

Reasons: T1 - Lawson cypress- fell to ground level due to excessive splits in main unions T2- Maritime pine- fell due to excessive leaning

T3-poplar- fell to a 5m habitat pole and leave lowest large limb at 3m long T4- English oak- reduce crown growing towards hotel making a 2m clearance

Decision: Grant. This proposed work is reasonable to address health and safety concerns.

Conditions: A total of 2 replacement trees selected from the following species Magnolia grandiflora and Scots pine to be planted before 30/12/16 within curtilage of Sway Manor Hotel in the same vicinity as the original trees. The replacement tree is to be of minimum stock size 8-10cm

Appendix 3 (of the 11 February 2016 meeting of the Sway Planning and Transport Committee)

Correction to address for application 14/01029 and subsequent appeals: this should have read 'Land adjacent to South Sway Farm'

Helpful correspondence from a resident has brought to our attention an error in an address that appears in an NFNPA paper, and which error Sway have unfortunately propagated, and passed on to Sway News as well. The original Parish Briefing note for application 14/01029 dated 14 Jan 2015 has the address as "South Sway Farm House, South Sway Lane, Sway, Lymington, SO41 6DL":

Planning Application No: 14/01029	
NEW FOREST NATIONAL PARK AUTHORITY DEVELOPMENT CONTROL PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION	
PARISH: SWAY	PARISH CONSULTATION 22 January EXPIRES: 2015
APPLICATION NUMBER: 14/01029/FULL	
ADDRESS:	South Sway Farm House, South Sway Lane, Sway, Lymington, SO41 6DL
PROPOSAL:	Change of use to equestrian holiday centre; conversion of barn 5 to incorporate 5 No. Holiday lets; Barn 4 to be used as staff accommodation

This is *not* correct. The address should be "**Land adjacent to South Sway Farm**, South Sway Lane, Sway, Lymington, SO41 6DL" or refer to Stables adjacent to South Sway Farm. Unfortunately as this application progressed through to appeal as well, that original error was carried forward. Sway Planning and Transport Committee (PaTC) apologise for not spotting this error and are pleased to make it clear that in all references to planning application 14/01029 and the subsequent appeals, any reference to "South Sway Farm House" should have been to "Land adjacent to South Sway Farm".

In particular this applies to:

- PC 15/85 of 26 November 2015 Sway Parish Council meeting;
- Appendix 5 to the minutes of the 12 November 2015 Sway PaTC meeting;
- Appendix 3 to the 08 October 2015 Sway PaTC meeting;
- Appendix 3 to the 10 September 2015 Sway PaTC meeting;
- Appendix 4 to the 13 August 2015 PaTC meeting;
- PT 15/41 of 09 July 2015 PaTC meeting;
- PT 15/10 of 28 May 2015 PaTC meeting;
- PT 234/14 of 19 March 2015 PaTC meeting;
- PT 213/14 and PT 217/14 of 19 February 2015 PaTC meeting;
- PT197/14 application 14/01029 in 22 January 2015 PaTC meeting.

Sway PaTC apologise to Sway News and ask them to also highlight this correction.