



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 14th April 2016.

Present

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

<i>Councillor Name</i>	
Len Thomas	P
Hugh Marchant	P
Melanie Seacombe	P

P = Present

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

PT16/051 Apologies

Received from Cllr. Alex Pepper

PT16/052 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.

PT16/053 Election of Vice Chair

Cllr. Marchant was proposed by Cllr. Dance and seconded by Cllr. Thomas. There were no further nominations and Cllr. Marchant was unanimously elected vice chair of the committee.

PT16/054 Minutes of the Meeting held on the 10th March 2016 and Matters Arising

The draft having been previously sent out and posted on the web, the minutes of the meeting held on the 10th March 2016 were unanimously agreed, and were signed by the Chair. The agreed minutes would be added to the web soon. There were no matters arising not otherwise covered on the agenda.

PT16/055 - 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 or Secretary of State) and related matters.

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

PT16/056 - New Tree Preservation Orders and Applications for Tree Works

Cllr. Seacombe's report having been previously circulated was unanimously approved and is appended to these minutes as Appendix 2.

PT16/057 New Planning Applications:

16/00130 Amended	Cheriton Cottage, Manchester Road SO41 6AS	Replacement dwelling; outbuildings. AMENDED PLANS
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This concerns the amended plans and amended Parish Briefing Note – all dated 24 March 2016 on the web. The Committee listened carefully to the applicant and the neighbours. The committee were most pleased to see both a major improvement in respect of the Sway VDS and a wise compromise; and thanked the applicant, the planning officer and the immediate neighbours for getting together to come to such a pragmatic solution. The committee unanimously agreed that the recommendation of Sway would be:

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

The amendments: with no garage at the front, and with the proposed development on a similar footprint to the core of the current cottage, are great improvements. The amended proposals comply with the Sway Village Design Statement (provided suitable facing and roofing materials and finishes are used). Sway are confident that the officer will add the usual conditions appropriate for a new house and Sway would hope that those would include, inter alia: Removal of further permitted development rights without specific permission; Landscaping and boundary treatments to be agreed (in line with the recommendations of immediate neighbours where reasonable – including location of new trees and appropriate fencing and screening); Modified bathroom obscured fenestration as agreed; Maintain the amenity of the neighbours in terms of visual intrusion and shading; Mains drainage; and Surface water disposal from all impervious areas to be agreed.

16/00188	44 Heron Close SO41 6ET	Conservatory.
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The committee considered this minor proposal and it was unanimously agreed that the recommendation of Sway would be:

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

This modest conservatory is in keeping with the dwelling, curtilage and area. This complies with the Sway Village Design Statement (provided suitable facing materials are used). The only possible impact would be on the neighbours at number 43 – so any comments from them should be considered. Surface water disposal will need to be agreed.

16/00238	Tower View Saw Mills, Crabbswood Lane SO41 6EQ	Application under Part 15 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the design and external appearance of a substation.
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The committee perused this brief application, noted that this would support employment at the site and unanimously agreed that the recommendation of Sway would be:

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

This is a sensibly located and modest substation and Sway Parish Council understand that the substation exterior will have a green finish, which is most suitable.

16/00230	Highcroft Plot 1, Land adjoining High Forest, Manchester Road SO41 6AS	Two storey extension; single storey link between garage and dwelling; porch.
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The committee recognised that this is a large plot within the defined village and felt that the only effect on the amenity of neighbours would be those to the north: High Forest and Forest Corner. There was extended discussion concerning the possible use of the garage for accommodation, and the extent of overlooking. In recognising that we had not seen the comments from neighbours and there was sufficient time before the end of consultation the committee, at this stage, unanimously

agreed a 5 and that the final wording would be decided in light of neighbours' comments, but would be along the lines of:

This is a large plot but within the 400m zone, and the trees that would have been affected by this development have been felled previously. Sway feel that the comments of the neighbours to the north should be considered, and have a minor concern over the garage being used for ancillary accommodation. If this were to be granted then conditions should include: suitable screening, the removal of further permitted development rights and the use of the garage for incidental use only.

16/00202	The Hunters, Middle Road, Tiptoe SO41 6EJ	Retention of outbuilding.
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The committee had concerns over the use of this outbuilding which is well hidden; and unanimously agreed that the recommendation of Sway would be:

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

Sway have concerns over the possible use of this large outbuilding and would suggest a condition that it is strictly only for incidental use; and would suggest the removal of further permitted development right.

16/00268	Glenrosa, Brighton Road SO41 6EA	Single storey side extension.
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The chair declared a non-pecuniary interest because the spouse of the applicant is Sway Parish Cllr. Graham Turner, and noted that Cllr. Turner is not a member of the Planning and Transport Committee, was not present, and had not made any comment on this application. After discussion the committee unanimously agreed that the recommendation of Sway would be:

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.

This is a simple like-for-like replacement, with improved insulation, a sloping roof, adjacent to a substantial hedge and a driveway, and mostly complies with the Sway Village Design Statement. However the committee felt that the front elevation could be made a better match in terms of the facing materials to match the house or the garage frontage, perhaps with a top glazed wooden door to match the front door, so that it thus appear as less of a lean-to.

Resolved:

The Chair to forward these responses to NFNPA Planning (or draft notes for agreement as appropriate).

16/00242	Wootton Riverine Woodland, Avon Water, Wootton Bridge	Restoration of Avon Water to a meandering stream course; infill redundant sections; new and replacement crossing structures
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Cllr. Marchant outlined this project to re-instate the meanders in the Avon Water from up by Holmsley Station Tea Room down to the Mead End footbridge – adjacent to where the Avon Water comes into Sway Civil Parish. This work is proposed in two phases: phase 1 from Holmsley to Wootton Bridge in summer 2016 and phase 2 from Wootton Bridge to Mead End in summer 2017. There were few concerns over the outcome of the work, and the committee noted that the HGV route would be via the A35 and then from Holmsley down the road that follows the route of the disused railway to Wootton Bridge.

There were concerns that the site meeting for phase 2 is currently scheduled for after the end of consultation, but alternative, earlier, dates are being sought. And there were concerns over access across the Avon Water and the integrity of paths and tracks leading through and across this area,

given that the added meanders may well mean the adjacent flood plain becomes more marshy and difficult to negotiate for walkers, cyclist and on horseback. The only crossing points in phase 2 are the isolated Mead End footbridge which involves wading across one meander to get to or from the bridge, and the narrow hump-backed Wootton road bridge. Although the works are not in Sway Civil Parish, Sway has been added to the list of consultees.

The committee unanimously agreed that Cllr. Marchant would start a doodle to find some suggested dates for the phase 2 site visit, and continue to pressure the contractors and planning officer to either find a convenient date or postpone the end of consultation date until after the phase 2 site visit. Cllr. Marchant also agreed to draft comments from Sway along the lines discussed and send those round to committee members in good time so that our comments arrive by the end of consultation date (04 May 2016).

Applications for Certificates of Lawful Development - for information only.

The chair outlined the four applications for Certificates of Lawful Development and noted that the committee had anticipated that such applications might become more prevalent and had discussed the matter with Mr. Steve Avery (NFNPA Executive Director). Such applications are not usually open for comment and not usually posted online. However neighbours and others can usually view the paper file at the NFNPA offices in Lymington having given at least 24 hours' notice.

PT16/058 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 started the month with 12 investigations, and four had been resolved: two where there was no breach and two where action had been taken so that the breach had ceased. Three new investigations are added: unauthorised use; breach of planning condition and overbuilding. So 11 investigations were carried forward. At least two of these should soon be resolved as a result of action taken or retrospective planning applications.

PT16/059 Planning Inspectorate and Enforcement Appeals –

The two appeal decisions linked below are also detailed further in appendix 1

[3139400 - Appeal Decision](#) 10 Heron Close SO41 6ET.

[3006387 - Appeal Decision](#) Limolands Farm, Vaggs Lane SO41 0FP

Both were dismissed, as recommended by Sway submissions to the Planning Inspectorate; and the Secretary of State's support for the protection of the National Park was warmly welcomed.

This then left just one appeal decision awaited: [Appeal 3138389](#) against the refusal of [15/00563](#) at Laurel Cottage, Northover Lane, Tiptoe SO41 6FS

PT16/060 NFNPA Planning Development Control Committee (PDCC)

Two Sway applications came before the 15th March 2016 PDCC meeting and the outcomes – which were both as recommended by Sway, are noted in Appendix 1.

No Sway items are due to come before the 19th April 2016 PDCC meeting.

PT16/061 Other Planning Issues

a) Response to the DCLG “Implementation of planning changes: technical consultation”;

The draft had been circulated and responses received had all been taken on board. Additionally it was suggested that we note how valuable the free pre-application advice offered by NFNPA is, and

our fears that that would be lost should planning services be outsourced. It was agreed that the chair would respond accordingly.

b) Conserving the Forest Fringe project

It was unanimously agreed that the chair would circulate a draft response expressing Sway's possible interest for the year 2017/18 and inviting the project officer to come and address us in due course. The increasing issues of fly-tipping and littering were noted. Anyone witnessing such an incident should note the registration number of the vehicle and report it via 101. NFDC deal with fly-tipping. The committee also noted the current [HCC consultation on Household Waste Recycling Centres](#) and encouraged everyone to reply suggesting that Efford Tip remains open with long opening hours lest the New Forest gets used as a tip instead, should Efford close. The consultation closes at midday on 25th May.

PT16/062 Report by the Parish Council's Transport Representative

John Warden (Transport Representative) reported that CANGO use is recently lower, and we do need more people to use it. The A&T (Lymington Times) reporter said on Monday 11th April they would like a photo of the CANGO queue in time for the Wednesday 13th deadline, so people had responded to that on Tuesday 12th April. John Warden would attend the New Forest Passenger Transport Forum on 19th April on our behalf.

PT16/063 Roads, Hedges and Ditches

Progress on issues such as the water seeping across Middle Road is slow. Building contractors whose work damages verges, footways or roadways should re-instate them. The short duration of the filling of potholes before they reappear is disappointing. For all Sway highways issues Hampshire County Council is the responsible body, so all residents are encouraged to contact Hampshire Highways and/or their County Councillor.

Councillor Marchant's report on the most recent 'Wiggle' time trial cycle ride would be relocated under his web page on the Sway website, and the Wiggle rides were perhaps a matter for the full Parish Council to discuss.

PT16/064 Community SpeedWatch (CSW)

Cllr. Thomas's report had been circulated and was on the website. He was pleased to report that the response from the police was far more prompt this month.

PT16/065 Housekeeping items:

The committee generally felt that when minutes have been circulated, corrected and posted on the web in a timely manner it was sufficient to assume they have been read, as indicated in Standing Orders and therefore we need not go through them page by page, but just ask for any further corrections.

In order to facilitate cross-reference with the agenda the committee felt that reporting individual planning items in the order they appear in the agenda would be easier.

The committee noted the possibility of site visits (for instance where a site is hidden from the highway) or inviting a planning officer to our meeting where such an approach might be helpful.

Appendices currently included planning outcomes and tree reports and this was generally felt appropriate. If these were added to the web as appendices to the agenda there would be less requirement to go through them item by item. However it was appreciated that not everyone uses the internet and even those who do, are not in the habit of frequently checking sources.

Members of the public noted that having a screen to display plans was an advantage; however the current TV screen is far too small to be seen from the audience, by applicants and neighbours. The chair reported that we did carry forward a budget item for a data projector and screen, but that since the pavilion had no curtains it would need a far brighter and more expensive projector in order for it to be seen on longer summer evenings. An additional large TV screen or two mounted around

pavilion might be an alternative to consider. The chair would report the comments to the Finance Working Group.

PT16/066 Correspondence and any agenda items for the next meeting

Dates for the Annual Parish Assembly and the Annual Meeting of the Parish Council are awaited but in all likelihood these would be after the next Committee meeting.

PT16/067 Date of Next Meeting

The next PaTC meeting will be held at Jubilee Field Pavilion at 7.30pm on Thursday 12th May 2016.

There being no further business, the meeting closed at 9:30pm.

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Chair of Committee

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Date

Appendix 1 (of the 14 April 2016 meeting of the Sway Planning and Transport Committee)

Outcome of planning applications considered at previous meetings (as at 5pm 14 April 2016)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
16/00035	Drumduan Farm, Barrows Lane SO41 6DE	Internal alterations (Application for Listed Building Consent)	3	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.	Grant	Granted with just the standard 3-year condition.
16/00023	Driftwood, Middle Road, Sway SO41 6BB	Retention of decking.	1	PROVIDED that a suitable condition can be added - along the lines of: [Condition] 2. Following agreement between the applicant and neighbours: suitable and appropriate trellising shall be added on both sides of the applicant's property and be in place before the decking is first used, and be maintained in place. Reason: To ensure the amenity of neighbours is preserved without overlooking; in accordance with policy DP1 of the adopted New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010). Sway Parish Council are delighted to hear that the applicant and the neighbours on both sides have reached what we feel is an excellent compromise for all parties and we most strongly commend this for consideration to the officer; and ask for such a suitable condition to be added to reflect this.	PDCC: Grant Subject to Conditions	Added Condition: Within 6 weeks of the date of this permission, details of trellising to be erected on both sides of the property shall be submitted to and approved in writing by the Local Planning Authority. The approved trellising shall be instated prior to the first use of the decking, and shall be retained in perpetuity. Reason: To protect neighbouring amenity in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).
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.	4	The PCC [<i>sic</i>] were disappointed to see late changes to the application. Agree that these are not "minor" changes, and should be the subject of an application.	Withdrawn	Withdrawn
16/00107	11 Widden Close SO41	Roof alterations including raising ridge height and box dormer window to facilitate	2	The near full-width dormer is not appropriate to the current dwelling, nor sympathetic in terms of	Withdrawn	Withdrawn

	6AX	additional first floor accommodation; 3no rooflights.		scale or form, and does not fit within policies DP11 or DP1. The Sway Village Design Statement (SPD) guidelines on page 19 that say “Flat roofs in future developments or extensions should be avoided.” and “Dormer windows with pitched roofs are preferred” are not followed.		
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).	4	Sway Parish Council recommended refusal on the basis that the location is inappropriate inside a National Park, adjacent to an Ancient Woodland, over a watercourse, and not far from a public right of way. The parish considered that the development is not small scale and it would have an adverse effect on the landscape character and local ecology. There had been insufficient local consultation within Sway and the development was not supported by the Sway Village Design Statement (not submitted in evidence). It would therefore contravene various development plan policies and paragraph 115 of the Framework.	Recommend Refusal	Appeal dismissed by Secretary of State: conflicts with CP4 and CP5. Not small scale, adverse impact on National Park, loss of agricultural land.
Appeal 3139400	10 Heron Close SO41 6ET	New dwelling	4	Proposal is on far too small a plot, not respecting the built environment of a New Forest village character by special residential plots. Too dense and bring too great a degree of suburbanisation. Contravenes NPNFA Core Policies DP1, CP7, CP8 and DP9, and the Design Guide and the Sway VDS. Concerns over the rear hedge. Would set a precedent which would erode the character of a New Forest village.	Refuse	Appeal dismissed: harmful to the character and appearance of the area,
16/00075	Meadowbrook Lodge, Barrows Lane SO41 6DD	Double garage/utility with office/storage over; balcony to main house.	2	The proposed balcony would be acceptable. The proposed outbuilding (garage, internal staircase, office, boot room, WC etc.) is overlarge in scale and form, visually intrusive to the detriment of the amenity of neighbours and the conservation area, and is an over-intensive development too close to the road. This contravenes DP1, CP7, CP8 and DP6 and	Refuse	The size, scale, form and siting of the proposed garage would add unacceptably to the impact of built development across the site. The proposals would have a harmful urbanising impact upon the site and views from the wider area and

				is not in alignment with the NFNPA Design Guide or the Conservation Area Character Appraisal. This proposal contravenes the Sway Village Design Statement (VDS) guidelines (page 22) that “Garages, outbuildings or carports should not be positioned in front of the house”; and the Sway VDS guidelines that direct us to avoid overcrowding and maintain space between properties.		would therefore be contrary to the requirements of Policies DP1, CP7, DP6 and CP8 of the New Forest National Park Core Strategy along with the requirements of the Sway Village Design Statement and the Design Guide Supplementary Planning Document.
16/00143	Kings Lane Nursery, Kings Lane SO41 6BQ	Application for a Certificate of Lawful development for proposed use of land for the siting of 2 No. existing mobile homes	Wrote in anyway	Sway: brought to the attention of the officer: the history of the site and the special conditions and the officer confirmed that the requirements of the 2010 Enforcement Notice apply.	Raise no objection	Lawful
16/00144	Kings Hyde Farm, Kings Hyde SO41 8LT	Cladding; replacement windows; roof alterations	2	The construction and overall proposal is acceptable – including the changes to the roofing which would enhance the property. The committee had some concerns over the cladding in terms of the style, finish and colouring of the proposed changes which we feel do not chime with the Design Guide SPD, or the Sway Village Design Statement SPD. The Sway Village Design Statement guidelines page 19 say “Boarding should be natural in colour or stained black” and suggests brick work should match the locality, and that wall finishes should be compatible with those of “adjacent buildings” – not those of one or two dwellings in distant seaside towns. The Building Materials section of the Design Guide SPD goes a long way to explain why light grey artificial cladding and a white building is inappropriate within the New Forest National Park. Perhaps this could be addressed with a condition, and the agent was amenable to such a suggestion.	Grant Subject to Conditions	Development according to agreed drawings - no changes without permission
16/00174	Forest Haven (formerly Crisdene), Jordans Lane SO41 6AR	Application for a Certificate of Lawful Development for Proposed detached garage; replacement roof tiling to main house.	N/A	N/A	Raise no objection	Falls within the GPDO
16/00145	The Swallows, Kings Lane SO41 6BQ	Single storey rear extension.	1	The extension is within policy DP11 and the Sway Village Design Statement provided matching facing materials are used. Would welcome a condition restricting the use of the	Grant Subject to Conditions	Conditions: development in accordance with drawings, facing materials to be agreed, garage for incidental use only

				garage and removing further permitted development rights.		and further permitted development rights removed.
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Appendix 2 (of the 14 April 2016 meeting of the Sway Planning and Transport Committee)

Tree Report relating to PaTC April 2016

SPC (Sway Parish Council)

TPO 16/0296 Cokes Green Mead End Road Sway SO41 6EE

Description: T1, 1 Scots Pine - Prune due to one sided crown, T2 1 Scots Pine - Prune in order to retain safe retention.

SPC Tree representative notes:

Wessex Tree Surgeons are recommending the following

T1 Reduce crown to the east by 1.5 m and Crown thin by 20%

T2 Tree growing at an acute angle with a longitudinal crack on the upper surface of the stem. Reduce 3/4 Mts back to suitable growth point in order to retain tree.

The trees are not of high amenity value other than to the owner of the property and a neighbouring house on Oakenbrow.

The work seems reasonable in order to save both these trees. It was noted on my visit that a large freshly fallen Scots Pine had topple to the west of the property smashing a fence and landing in part of the formal garden.

SPC's Comments

Sway Parish Council recognise that the two Scots Pine trees are not of significant amenity value but are keen to retain trees where possible. Judicial pruning as outlined in the application to help retain these trees would seem prudent, especially as another Scots Pine within the grounds appears to have toppled in recent high winds. SPC have no objections to this work taking place although the trees should remain well balanced in shape.

Decisions since March 2016 P&TC meeting:

TPO/16/0132 Carbery Manor, Adlams Lane, Sway, Lymington, SO41 6EG

Description: Prune group of Beech and Oak trees

SPC's comments

Sway Parish Council recognise that the fine row of mature trees are of HIGH amenity value to those that live and walk in the area. However judicial pruning to avoid damage to the overhead cables would not be to the detriment of the trees and have no objections to this work taking place although the trees should remain well balanced in shape.

Decision : Grant - Line of Beech trees (marked as being within G1 of TPO 21/98 on notification) - Reduce branches to give a clearance of up to 2m from power line
Line of Oak trees (marked as being within G1 of TPO 21/98 on notification) - Reduce branches to give a clearance of up to 2m from power line

Conditions and Reasons 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 while ensuring a safe distance is maintained between the trees and utility lines.

Cllr. Melanie Seacombe, Sway Parish Council Tree Representative