



Sway Parish Council

Planning and Transport Committee

Minutes of the meeting of the Sway Planning and Transport Committee held at Jubilee Field Pavilion, Station Road, Sway on Thursday 12th May 2016.

Attendance:

Councillor Stephen Tarling (Chair)

Councillor Peter Dance

Councillor Alex Pepper

Councillor Len Thomas

Councillor Hugh Marchant

Councillor Melanie Seacombe

Italics indicates not present

Also in attendance: David Edwards (Clerk and Responsible Financial officer) John Warden (Transport Representative), Sway News, and 10 members of the public.

PT16/068 Apologies

Apologies were received from Councillor Pepper.

PT16/069 Declarations of Interest

Councillor Marchant declared his membership of the New Forest Association (NFA) Planning Committee. The Chair declared his membership of the New Forest Association.

PT16/070 Minutes of the Meeting held on 14th April 2016 and Matters Arising

The Minutes of the Meeting held on 14th April 2016 were approved as a correct record of the Meeting and signed by the Chair.

With regard to Item PT16/057 from the previous meeting, Councillor Seacombe reminded the meeting that there had been a further discussion of Application 16/00203 (Highcroft Plot 1, Land adjoining High Forest, Manchester Road) at the full Parish Council Meeting as a consequence of now having received some additional responses to the application (not available at the time of the previous Planning and Transport Committee Meeting). Taking these into account, the Council had decided to change its response from a 5 to a 2 and the Chair had been asked to notify NFNPA of this.

There were no other matters arising.

PT16/071 Outcome of Planning Applications considered at Previous Meetings (including those applications referred to the NFNPA Planning Development Control Committee) and related matters

The list of outcomes having previously been circulated, was noted and is appended to these minutes as Appendix 1. It was noted that of the eight applications previously considered, five had been decided in accordance with the Committee's recommendations, one had been decided against the Committee's recommendations, and of the other two, one was not the subject of consultation and the other had been decided before the meeting.

PT16/072 New Tree Preservation Orders and Tree Work Applications

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

PT/16/073 New Planning Applications

16/00290	Gablemead, Manchester Road SO41 6AS	Retention of garage with revised external staircase
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The applicants were present at the Meeting and were asked by the Chair if they wished to say anything in support of their application. The applicants confirmed that it was not their intention to use the space above the garage for habitable accommodation but acknowledged that they had installed a WC there. Neighbours of the applicants were also present and they expressed concern that their property would be overlooked from the external staircase and storage area. The Committee acknowledged that there were legitimate concerns regarding the application and accordingly unanimously agreed that the recommendation of the Committee would be;

2. REFUSAL – for the following reasons:

- The application is contrary to the Sway Village design Statement which opposes inappropriate high density development;
- The application is not consistent with the requirement that extensions to existing properties should maintain space between existing properties to avoid overcrowding;
- There remains a risk that this application is contrary to DP12 which prohibits outbuildings which provide additional habitable accommodation;
- The application contravenes DP1 as a consequence of its overbearing nature and adverse impact on neighbours; and
- The application contravenes DP9 in that it amounts to over development and compromises the character of the local area of spacious residential plots.

If the NFNPA is not minded to accept the Parish Council's recommendations, the Committee would prefer an internal staircase or additional screening of the proposed external staircase to the satisfaction of the neighbours.

If planning permission is granted the Committee would also like to see rigorous conditions imposed to prevent habitation.

16/00297	Knights Bridge Farm, ¹ South Sway Lane, SO41 6AD	Dwelling, 3 stable blocks, one building for use as an office and new entrance gates.
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The Committee recognised that following an earlier application which had been withdrawn, a number of improvements had been made. At the suggestion of the Chair, the applicant outlined the changes that had been made. Notwithstanding the improvements that had been made, a number of concerns remained. In particular, the Committee were concerned to understand the impact on Knightbridge House but noted that they did not appear to have responded to the consultation. The Chair also noted that the design for the proposed gates was not consistent with the Sway Village Design Statement. After carefully considering the application the unanimous recommendation of the Committee was:

1. PERMISSION to be granted for the following reasons:

- The application was a considerable improvement on the previous application and had clearly been made following consultation with the planners.
- The concerns which had been raised could be addressed through the imposition of conditions and the Committee's recommendations were that the following conditions should be made:
 1. An additional tree should be planted between T8 and T9 to provide screening for Knight Bridge House.
 2. Special care should be taken in relation to the surface and foul drains to ensure there was no danger of flooding to Knight Bridge House.
 3. There should be provision for additional parking.

¹ Correct name is Knight Bridge Farm

4. The gates should be consistent with the Sway Village Design Statement.

16/00319	Arnewood Court Farm House, Barrows Lane, SO41 6DD	Detached garage with home office over. (Application for a non-material amendment to planning permission reference 15/00249)
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The Committee noted with concern that the case officer has decided this application before the end of the consultation period and has also ignored the request from the Chair for an extension of the consultation period to 16th May. The Chair reminded the Committee that the Council had previously recommended refusal with a 4 of 15/00249. It was also noted that there are no details provided of the brick walls and gates. Whilst it was recognised that as a decision had been made it could not be retracted, the Committee unanimously agreed that the Chair should write to the NFNPA to formally register the Committee's concerns regarding the circumstances in which this application had been approved.

16/00242	Wootton Riverine Woodland, Avon Water, Wootton Bridge	Restoration of Avon Water to a meandering stream
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Councillor Marchant explained that the Avon Water had been straightened sometime in the 19th century, possibly in connection with the construction of the railway line. The proposal to restore the meanders was in two parts with the first due to commence in July 2016 and the second in July 2017. NFNPA had already received a number of objections on the grounds that restoration of the meanders might lead to increased flooding.

The Committee were pleased to note that the construction traffic will be routed to/from the A35 to the North of Wootton Bridge. This is far more acceptable than the alternative of having the traffic following longer forest roads to the South. Concerns were, however, expressed that Hampshire County Council have to at some time perform repairs to the steel bridge carrying the A35 across Station Road at Holmesley. Assurance would be appreciated that all relevant Highway authorities have been informed and there will be no clash of dates.

The Committee also noted that the restoration of the meanders is expected to reduce the flow of water further downstream during flood events and the adjacent flood plains between Mead End and Flexford are areas which should benefit from this.

Finally, the Committee raised a concern regarding the footbridge at Mead End which is currently virtually cut off by a meander. The Committee would like to see work undertaken to improve pedestrian access there. After carefully considering the application the unanimous recommendation of the Committee was:

1. PERMISSION but the Committee would accept the decision reached by the NFNPA's officers under their delegated powers.

The Committee also requested that consideration be given to including the following two conditions in the final decision

- a) It is noted that consideration is being given to ensure continued access across Avon Water at several crossing points. These appear to be suitable for use by ponies, cattle and other depastured livestock, horse riders and even cyclists. However there does not appear to be much if any consideration of the needs of walkers apart from at Wootton Bridge itself, which is rather busy with vehicular traffic and hence dangerous for those on foot. Older OS maps indicate the presence of one or more footbridges upstream from Wootton Bridge near to the underpass at around label point 9 on the "PROPOSED SITE PLAN PHASE 1-537060". Therefore it would be considered advisable for a footbridge to be constructed during phase 1 for the benefit of walkers preferably at or near to the location of the underpass (label 8 on the plan). This would be fully in line with **Core Strategy Policy CP19 The Authority will promote safer access and more sustainable forms of transport to and within the National Park for**

enjoyment, health and well-being, where appropriate by supporting .. c) improvements to make existing paths, tracks and roads safer and more user friendly;

Providing such a facility would also benefit the surrounding SSSI by reducing the amount of trampling of more sensitive areas.

b) Substantial efforts need to be made to advertise this project in advance to those who may be adversely affected during the two construction phases. Warnings should not be limited to just the usual Forest Operations notices. Notices need to be posted at all the car parks in the vicinity of the site, plus at the campsites such as Setthorns and at other strategic locations as well as on the National Park website. These should be both to publicise the works in advance, and to advise alternate routes during the operations.

Councillor Marchant was asked to draft a letter to NFNPA explaining the Committee's position in detail.

16/00311	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 permission 15/00376
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By way of background the Chair reminded the Committee that this application had been made following the withdrawal of an earlier application - 16/00061. The Committee was pleased to see the improvement on the previous application and unanimously agreed:

1. PERMISSION recommended but the Committee would accept the decision reached by the NFNPA's officers under their delegated powers.

It was also agreed that the Chair should advise that the new application had not completely resolved that Committee's concerns regarding parking and there should be additional planting along Westbeam Road.

16/00295	Kings Hyde Farm, Kings Hyde SO41 8LT	Single story side extension
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The Committee were disappointed to see that the opportunity of seeking free pre-application advice had not been taken up.

The Committee unanimously agreed that the recommendation of the Council would be:

4. REFUSAL for the reasons listed below:

1. The application fails to comply with DP11. In response to the wishes of the residents of Sway Parish Council, the Council has always been keen to support DP11 to prevent the outer parish from becoming more suburban and to maintain small dwellings within the defined village.

16/00349	11 Widden Close SO41 6AX	Roof alterations to facilitate additional first floor accommodation
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This application follows on from 16/00017 which was previously withdrawn. The new application did not comply with the Village Design Statement. In particular, the proposed extension had a flat roof.

The Committee unanimously agreed that the recommendation of the Council would be:

2. REFUSED although the Committee would accept the decision of the NFNPA's officers.

It was unanimously agreed that that the responses set out above should be forwarded to NFNPA.

Applications for Certificates of Lawful Development – for information only

The Chair outlined the two applications for certificates of lawful development provided for information only.

PT16/074 Update on Planning Enforcement as at 01 May 2016

The list of current Sway Enforcement investigations having previously been circulated, and also available on the NFNPA website, was noted. Two breaches have now ceased but there are two new breaches added to the schedule.

PT/075 Planning Inspectorate and Enforcement appeals

3138389 – Appeal Decision Laurel Cottage, Northover Lane, Tiptoe, SO41 6FS.

The Committee were pleased to note that this appeal has been dismissed. There are now no appeals pending.

PT/076 NFNPA Planning Development Control Committee (PDCC)

No Sway items are due to come before the 17th May meeting.

PT/076 Other Planning Issues

Councillor Seacombe queried if any decision to impose a one way system in Sway would come before the Committee. The Chair clarified that this would almost certainly be the subject of a consultation but was not strictly speaking a planning issue.

PT/077 Report by the Parish Council’s Transport Representative

John Warden (Transport Representative) provided a brief update in relation to the Cango bus service.

PT/078 Roads, Hedges and Ditches

A new speed limit sign is to be erected on the Manchester Road.

PT/079 Community SpeedWatch Report

Councillor Thomas’ report dated 9/5/16 was noted. Disappointingly, improvements noted at the start of the survey period were not maintained and there was a deterioration towards the end of the survey period.

PT/080 Correspondence and any agenda items for the next meeting

There was no correspondence to report and no items were proposed for the next meeting other than the usual agenda items.

PT/081 Date of Next Meeting

The next meeting will be held at 19:30 pm on 9th June 2016 in the Jubilee Field Pavilion. There being no further business, the meeting closed at 21:00 pm.

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Chair of Committee

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Date

Appendix 1

Appendix to the 12 May 2016 Sway Planning and Transport Committee: Outcome of planning applications considered at previous meetings (at 12noon 12 May 2016)

Number	Address	Title	Sway No.	Sway notes	NFNPA	NFNPA Notes
Appeal 3138389	Laurel Cottage, Northover Lane, Tiptoe SO41 6FS	Two storey extension; garage; partial change of use of paddock to residential curtilage; creation of sunken terrace; removal of chimney.	4	Sway wrote a full case for the appeal, and that ended: <i>"In summary this proposal to add a totally inappropriate extension to a Listed Building is contrary to national policy, contrary to many policies of the Local Planning Authority – the NFNPA, contrary to the Design Guide SPD and contrary to local wishes enshrined in the Sway Village Design Statement SPD."</i>	NFNPA refused. Appeal dismissed.	A full report from the inspector saying <i>"the main issue in this case is the effect of the proposed two storey extension on the character, appearance, special interest and significance of the principal cottage building, and on local character and distinctiveness in the New Forest National Park."</i>
16/00154	9 Bond Close SO41 6DR	Single storey rear extension.	1	The modest extension planned is within the Sway Village Design Statement, provided matching facing materials are used. However given the size of the plot, further development might not be appropriate so perhaps further permitted development rights should be removed and an agreement made that no work under GPDO is to be started before the work of this application is complete (in order to comply with DP11).	Grant Subject to Conditions	Conditions include: development only in accordance with agreed drawings and external facing materials to match the existing building (unless otherwise agreed by NFNPA)

16/00130 Amended	Cheriton Cottage, Manchester Road SO41 6AS	Replacement dwelling; outbuildings. AMENDED PLANS	3	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.	Grant Subject to Conditions	Extensive conditions including prior agreement for: facing and roofing materials, surface water disposal, soft and hard landscaping (including trees, planting, boundaries and their maintenance). Removal of further permitted development rights; outbuilding for incidental use only; no further first floor windows and development in accordance with agreed drawings.
16/00208	14 Widden Close SO41 6AX	Application for a Certificate of Lawful Development for proposed single storey rear extension; 3 No. roof lights; front and rear windows to facilitate additional first floor habitable accommodation.	N/A	N/A	Permitted development	Falls within GPDO
16/00188	44 Heron Close SO41 6ET	Conservatory.	3	The modest conservatory would be in-keeping with the dwelling, curtilage and wider area. The design accords with the Sway Village Design Statement. Any comments from neighbours should be considered. Surface water disposal should be agreed.	Grant Subject to Conditions	External facing materials to be agreed, development only in accordance with agreed plans.

16/00238	Tower View Saw Mills, Crabbwood 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.	3	This is a sensitively sited and modest substation, and it is understood the exterior will have a green finish, which is most suitable	Raise No Objection	Falls within GPDO. Low-key, functional, with little impact and dark green
16/00319	Arnewood Court Farm House, Barrows Lane SO41 6DD	Detached garage with home office over; brick wall with entrance gates; window alterations (Application for a non-material amendment to planning permission reference 15/00249)		<i>[Note: this application was decided before the end of consultation date and before Sway had considered it]</i>	Raise No Objection	In this case the alteration to the approved scheme is considered to be sufficiently minor that it may be agreed as a non-material amendment.
16/00230	Highcroft Plot 1, Land adjoining High Forest, Manchester Road SO41 6AS	Two storey extension; single storey link between garage and dwelling; porch.	2	This is a large plot, within the 400m zone, and the trees which would have been affected have been removed. Proposed porch would be acceptable. Rear extension would not be appropriate. Concerned that the garage would be used for ancillary accommodation. Flat roofs contravene the VDS. If permitted, would need to be conditioned for suitable screening, the removal of permitted development rights and the garage to be used for incidental uses only.	Grant Subject to Conditions	External facing materials to be agreed.

Tree Report relating to P&TC May 2016

SPC (Sway Parish Council)

No tree applications since last meeting.

Decisions since April 2016 P&TC meeting:

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

Decision: Grant

Conditions or 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.

Decision: Scots Pine (marked as T1 on application and within G6 of TPO 24/02) - Reduce and reshape the crown by 1.5 m, thin the crown by 20% and remove all deadwood. Scots Pine (marked as T2 on application and within G6 of TPO 24/02) - Reduce crown by up to 4m.

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

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