



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 8th September 2016

Present

Councillor name	
Stephen Tarling (Chair)	P
Hugh Marchant (Vice Chair)	P
Peter Dance	P
Ted Fleat	P
Alex Pepper	NP
Melanie Seacombe	P
John Warden	P

P=Present NP=Not present

Also in attendance: Sway News, 4 members of the public and Councillor Thomas.

PT16/134 Apologies

Councillor Pepper sent her apologies.

PT16/135 Declarations of Interest

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

Councillor Seacombe advised that as she lived close to Peppercorn Cottage she did not feel it appropriate to comment upon their application to prune a conifer tree (Application No TPO/16/0778).

PT16/136 Minutes of the Meeting held on 11th August 2016 and Matters Arising

The Chair detailed some minor typographical changes and confirmed these by hand, and subject to these, the Minutes of the Meeting held on 11th August 2016 were approved as a correct record of the Meeting and signed by the Chair.

Councillor Marchant queried progress on the installation of a dog litter bin on the footway to Manchester Road and it was agreed that this should be raised at the next Parish Council Meeting for approval.

PT16/137 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 in relation to the planning applications considered at the previous meeting was noted. Amended plans had been submitted for Application No 16/00553 Fyre Stychen, and the time for submitting a response had been extended to 8th September 2016. The Chair advised the meeting that following a consultation with all members of the Committee the following response had been submitted:

“4. We recommend REFUSAL for the reasons listed below:

Generally, the Committee is supportive of local business but in this particular case is unable to support this application. In particular, the Committee took into account the fact that the site has not been used for a kennel for a number of years and any previous use had been on a much smaller scale.

The Committee also felt that the proposed development would have a harmful impact on the rural character of the surrounding area and noted that it had previously been used for agricultural purposes. It was also felt that the application did not satisfy the requirements of DP16 and CP14. Concerns remained that the issue of noise had not been adequately dealt with.

Road safety was also a concern. The kennel would generate increased traffic in an area of enclosed lanes with poor visibility splays. It was also the view of the Committee that the proposed parking arrangements were inadequate for a proposed venture of this size.

The Committee also felt the proposal lacked detail and were concerned that consideration did not appear to have been given to how the rights of way bordering the site could continue to be used without impediment.”

This had been unanimously agreed.

Application No 16/00579 (Moonrakers) had been granted subject to conditions in line with the Parish Council’s recommendation Application No 16/00569 (The Swallows) had been withdrawn; and Applications No 16/00211 (Sway Bowmen Archery Club) refused. The Chair also advised that the two applications for installation of antennae at Sway Tower (Application No’s 16/00559 and 16/00560) had been refused just before the meeting details had gone out. Decisions are awaited on the other applications previously considered.

PT16/138 New Tree Preservation Orders and Tree Work Applications

Councillor Seacombe advised that one of the properties on the latest tree report circulated by NFNPA (TPO/16/0778 Peppercorn Cottage) was very close to where she lived and accordingly she did not intend to comment. The remaining members of the Committee considered the application and decided there were no aspects of the application which concerned them. Councillor Seacombe’s comments in respect of Application No TPO/16/0779 set out in her written report were noted and approved. The Clerk was asked to write to the New Forest National Park Authority to advise them of the Parish Council’s deliberations.

PT/16/139 New Planning Applications

16/00553	Fyre Stychen, Mount Pleasant Lane, Sway SO41 6DN	Replacement kennels; associated parking	8 th September 2016
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As noted above, the deadline for a response was 8th September so the Parish Council’s response was sent in prior to the meeting.

16/00728	Shelley's Cottages, Manchester Road, Sway, Hampshire SO41 6AS	Two storey rear extension.	28 th September 2016
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The Parish Briefing for this application had not been published and in the circumstances, an extension of time had been obtained and it was agreed that consideration of this application would be delayed until the next Committee Meeting.

16/00676	Boundway Gate, Boundway Hill, Sway, Lymington SO41 6EN	Detached garage, summer house.	26 th September 2016
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As above, an extension of time had also been obtained this application will be considered at the next Parish Council Meeting.

16/00659	Durnston, Durnstown, Sway, SO41 6AL	One and two metre high brick boundary wall with brick piers, new entrance gate.	19 th September 2016
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The Chair noted that no consent was required for a wall up to one metre high. In this particular case, however, the wall was to be two metres high in places. The Committee were concerned that the construction of a wall of this height was not in keeping with the Sway Village Design Guidelines which state: "Picket fencing or low walls under 1 metre combined with native hedge planting should be encouraged." and also noted that there were some inaccuracies in the plans. The preference of the Committee was for picket fencing and hedging which was more consistent with the Sway Village Guidelines. The unanimous recommendation of the Committee was as follows:

4. We recommend REFUSAL for the reasons set out below:

The Committee are concerned that the wall is in a prominent position in the village and the design is not consistent with the Sway Village Design Guidelines.

16/00680	Mimosa, Manchester Road, Sway SO41 6AS	Cladding, render and replacement windows.	13 th September 2016
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The Committee had no objection to the replacement windows but were opposed to the cladding which was not consistent with Sway Village Design Guidelines. These state: "Boarding should be natural in colour or stained black". Sway is not a seaside village.

The unanimous recommendation of the Committee was:

2. We recommend REFUSAL for the reasons set out below but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

The Committee had no objection to the replacement windows but objected to the cladding on the basis that it was not consistent with the Sway Village Design Statement.

16/00675	45 Oakenbrow, Sway Lymington, SO41 6DY	Single and two storey extensions (Demolish existing conservatory)	15 th September 2016
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The Committee noted that the applicants had not availed themselves of pre-application advice. Notwithstanding this, no.45 was a generous plot and the proposed extension is within DP11 limits. Although there had been comments from no. 41, this was some distance away and the immediate neighbours – no.s 42 and 43 had not commented.

The unanimous recommendation of the Committee was as follows:

WE recommend PERMISSION for the reasons set out below but would accept the decision of the National Park Authority's Officers under their delegated powers.

The Committee were happy to recommend permission provided that matching materials were used which were consistent with the Sway Village Design Statement and also that any comments of the neighbours were taken into account.

16/00669	Peartree Cottage, Arnewood Bridge Road, Sway, Lymington SO41 6ER	Single storey side extension	9 th September 2016
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The Committee noted that the application was for a relatively modest single storey extension which increases the overall floor area by 30.4% which is within the requirements of DP11. The Committee also noted that the extension will have a pitched roof which is consistent with the Sway Village Design Statement. The unanimous recommendation of the Committee was as follows:

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.

Sway Parish Council's Planning Committee noted that the proposed extension represents a 30.4% increase in the floor-space. The Committee also recommended that it should be a condition that matching materials are used for the extension which are consistent with the Sway Village design Statement and also that the comments of the neighbours, particularly Arnewood Manor Farm should be taken into account.

Applications for Certificates of Lawful Development

16/00720	North Lodge barrows Lane, Sway, Lymington SO41 6DD	Use of an existing annexe as an independent dwelling.	22 nd September 2016
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The Committee noted the evidence lodged in support of this application. There were no grounds the Committee were aware of on which to dispute this evidence and in view of this the Committee have no comments to make in respect of the application.

16/00695	Merrifield, Flexford Lane, Sway SO41 6DN	Use of dwelling in breach of Condition 1 (agricultural occupancy)	14 th September 2016
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The Chair advised that he had visited this site and it did not have the appearance of a property that was actively being used as a holiday let. The entrance was overgrown and the property showed signs of neglect. A search on the internet had revealed only recent

advertisements and no evidence had been adduced of bookings over a ten year period. It was also noted that the 05 April letter from Ash Mackenzie does NOT say Merrifield has been ‘continuously advertised since 2004’ It claims it was (once) advertised in 2004 and between then and a few weeks ago it continued *“with all holiday lettings from then onwards being arranged between you and the enquiring customer on a “book direct with the owner” basis.”* The Committee did not find it credible that a property can be consistently let for more than 10 years based on just one advert in 2004.

In view of the concerns about the evidence presented the Committee unanimously agreed that its scepticism should be communicated to the National Park Authority’s Officers and unless more convincing evidence is forthcoming they should reject the application. The Committee also felt it appropriate to express its dismay at the potential loss of another agricultural worker’s residence in Sway. In the light of the above, the Committee’s recommendation was:

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

The Committee did not feel that sufficient evidence had been presented to demonstrate use as a holiday let over a ten year period. In particular, the Committee noted that no evidence had been provided of the number of lets or any information provided about who the property had been let to. No evidence has been provided about occupation levels or any rental income achieved. Furthermore, the only evidence of advertising was that the property was advertised in 2004 and again very recently. Prior to the meeting the Chair had also visited the property. He noted that it was very run down and appeared not to have been occupied recently. The garden and entrance were overgrown and there was a bird’s nest in the letter-box. The Committee recommends that the National park’s officers speak to neighbours of the property to see if they have observed any use of it.

16/00711	Dale Cottage, Lower Mead End Road, Sway, Lymington SO41 6EL	Proposed single storey rear extension	N/A
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The Committee noted that the Application for a Certificate of Lawful Development for a proposed single storey rear extension had already been granted.

PT16/140 Update on Planning Enforcement

The list of current Sway Enforcement investigations having previously been circulated, and also available on the NFNPA website, was noted. Since last month, one investigations had been closed - Gablemead but two new ones have been added. One is in relation to Moonrakers where complaint has been made about the use of a paddock as a garden and one in relation to the siting of an access way and mobile home by New Forest Growers Association Limited.

PT16/141 Planning Inspectorate and Enforcement Appeals

There were no outstanding appeals.

PT16/142 Consideration of Sway’s response to the NFDC Local Plan Review

The Chair advised that having considered the NFDC Local Plan Review, Sway’s biggest concern was the proposal to allow the construction of 1,500 new homes to the area south of Sway. This had the potential to impose an unacceptable strain on infrastructure within the area. The Committee supported this concern and it was agreed that representation to NFDC would be made to this effect.

PT16/143 Report by the Parish Council’s Transport Representative

Councillor Warden’s reported a slight increase in numbers of people using the Cango including some people who live in Sway who said they did not know the Cango existed until very recently.

PT16/144 Roads, Hedges and Ditches

The main concerns raised related to inappropriate parking. This will be kept under review although it is recognised that this is primarily a responsibility of the County Council. Councillor Seacombe reported the use of verges for advertising at Meadens Skoda dealers and the Clerk was asked to send a polite note to them asking them not to park on the verge opposite.

PT16/145 Community SpeedWatch Report

The Community Speedwatch report was noted. There was now considerable evidence of consistent speeding in some areas. It was agreed that this should be presented to the police with a request that they undertake additional enforcement action such as the use of police speed cameras.

PT16/146 Correspondence and any agenda items for the next meeting

Councillor Marchant reminded the meeting that the New Forest marathon would be taking place on Sunday 11th September.

The Chair advised that the applications for Coombe Grange (16/00457) and Lyndale (16/00551) were due to be considered by the New Forest National Park Authority planning committee on 20th September and he would be attending to represent Sway Parish Council’s views.

PT16/147 Date of Next Meeting

The next meeting will be held at 19:30 pm on 13th October 2016 in the Jubilee Field Pavilion. There being no further business, the meeting closed at pm.

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Chair of Committee

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Date