



Sway Parish Council

Jubilee Field Pavilion, Station Road, Sway, SO41 6BE
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Members of the Sway Parish Council Planning and Transport Committee are hereby summoned to attend a meeting **at the Jubilee Field Pavilion, Sway, SO41 6BE on Thursday 14th November 2019** commencing at **7.00pm** for the transaction of the business below.

KWalding
Katie Walding
Clerk & RFO

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Councillors are reminded to declare any interests on any item on this agenda in accordance with the Code of Conduct.

3. Minutes of the previous Meeting – to approve the Minutes from 10th October 2019 previously circulated and [on the web](#)

4. Javed Ditta, New Housing Project Manager, New Forest District Council

5. Pam Reynolds, Chair, New Forest Villages Housing Association

6. Church Lane Development – to discuss the paper submitted by Cllrs Tarling, Bampton and K Marshall; and to consider potential actions for recommendation to Council

7. Transport – receive an update on Cango and other transport related matters

8. Community SpeedWatch – to note the [latest report](#)

9. Trees – receive a report on Tree Works Applications and Tree Preservation Orders

10. Roads, Hedges and Ditches, and Rights of Way – receive any updates or concerns

11. Clerk's Correspondence

12. New Planning Applications

Response by:

Meadowbrook Lodge, Barrows Lane, Sway, SO41 6DD Ref. No: 19/00720 Single storey extension to existing garage (AMENDED PLANS)	Extension to 15 th November
Tower Hall, Flexford Lane, Sway, SO41 6DN Ref. No: 19/00713 and 19/00714 (listed building application) Insertion of 20 no. windows to existing window openings of tower	Extension to 15 th November
The Old Forge adjacent to Homestead Cottage, Marley Mount, Sway, SO41 6EP Ref. No: 19/00747 Replacement of ruined former forge building to create artist's workshop; installation of cess pit	21 st November

Willow Cottage, Manchester Road, Sway, SO41 6AP Ref. No: 19/00785 Single storey rear extension; removal of conservatory	21 st November
Land at Arnewood Bridge Road, Off Barrows Lane, Sway, SO41 6ER Ref. No: 19/00799 Retention of barn	29 th November
Land at former Arnewood Turkey Farm, Barrows Lane, Sway, SO41 6DD Ref. No: 19/00821 Alterations to existing B8 building comprising: cladding to walls; replace roof covering to include 8 no rooflights; new steel roller shutter doors	28 th November

13. Outcome of planning applications considered at [previous meetings](#) (including those applications referred to the [NFNPA Planning Committee](#)) and related matters

- **Ref. No: 19/00673** – 7 Durrant Way, Sway – **DECISION: Grant subject to conditions**
Sway response: 3 permission
(Two storey front extension; two storey side extension with integral double garage; conversion of existing garage to facilitate additional habitable accommodation)
- **Ref. No: 19/00699** – Land adjacent Quarr House, Manchester Road, Sway – **DECISION: Withdrawn**
Sway response: 4 refusal
(Application to vary Condition 2 of 18/00736 for 1no. new dwelling to allow minor material amendment)
- **Ref. No: 19/00661** – Marley Mount Farm, Marley Mount, Sway – **DECISION: Grant subject to conditions**
Sway response: 2 refusal, deferred to Planning Officer
(Replacement dwelling and outbuilding; demolition of existing dwelling and outbuilding)
- **Ref. No: 19/00643** – 7 Bond Close, Sway – **DECISION: Grant subject to conditions**
Sway response: 1 permission, deferred to Planning Officer
(Single storey extension)
- **Ref. No: 19/00556** – Torhaven, Pauls Lane, Sway – **DECISION: Refuse**
Sway response: 4 refusal
(Outbuilding)
- **Ref. No: 17/00091** – Hazelhurst Farm, Flexford Lane, Sway – **DECISION: Withdrawn**
Sway response: 4 refusal
(Creation of new access; driveway; drainage channel; gate; remove existing field gate)

14. [Planning Enforcement](#) – to note current enforcement cases

15. [Planning Inspectorate](#) and [Enforcement Appeals](#)

- [APP/B9506/W/19/3231235](#) – Cherries, Crabbswood Lane, Sway (Not yet decided)
- [APP/B9506/W/19/3236857](#) – Hazelhurst Farm, Flexford Lane, Sway (In Progress)

16. NFNPA [Planning Committee](#) – next meeting scheduled for Tuesday 19th November

17. Hatch Motors Development – to receive an update

18. Substitute Members – to consider recommendation for an addition to the Terms of Reference to state that no substitute member shall be asked to represent the Committee to the Planning Authority or Planning Inspectorate (Cllr Len Thomas)

18. Other items for discussion

19. Agenda items for the next meeting

20. Date of Next Meeting – Thursday 12th December 2019 at 7:00pm

Church Lane Development V3 08 Oct 2019

A discussion paper from Stephen Tarling, Dawn Bampton and Karen Marshall,
for PaTC 10 October 2019 for their recommendation to the full Parish Council

We assume that the development to the south of Church Lane of about 40 small houses in the top of the field (outside the 400m zone) and the use of the lower part of the field, will be by far the largest development in Sway Civil Parish in this session of the Parish Council. To some extent this will become the legacy of our tenure as Parish Councillors.

We note that in previous developments Sway Parish Council, and indeed local groups in some instances, have had to put enormous resources into trying to influence even minor details, and usually in response to the most over-optimistic of applications. Developers have enormous funds and a team of professionals to push their case; and to date Sway Parish Council has not chosen to allocate any resources to employing experts to aid its work, when in fact local residents have made significant personal cash contributions to employ professionals. However the Church Lane development will be an order of magnitude bigger than recent developments.

Furthermore, even after long and arduous successive inputs on series of applications and appeals (for instance on the Old School, the Land of High Forest, the Chicken Factory site, Beverley, The Silver Hind and Hatch Motors) residents of Sway will sometimes ask why the Parish Council didn't do anything to curtail the development!

If the Parish Council go ahead with a Neighbourhood Plan, not only will the Church Lane development surely be approved long before our Neighbourhood Plan is finally approved by local referendum, but also it is doubtful whether even if we had a Neighbourhood Plan in place that we would be able to influence that site using the Neighbourhood Plan.

The owners of the site (or ex-owners if they have, as some suggest, already sold the site to developers) are already limbering up in the battle over the viability of the provision of affordable housing, saying that since the site has been cut down from 90 dwellings with no size restrictions, to about 40 dwellings each of less than 100m², the developers will not be able to provide much affordable housing or S106 or CIL mitigation or civic amenity or infrastructure.

Government policy is to build housing first and let the infrastructure follow as required. We feel that Sway already has a rather strained infrastructure and that the Parish Council should at least lobby to ensure that meets the expanded need.

We therefore propose:

1. An initial budget of say £6500 should be allocated to the Church Lane development project.
2. A working group including councillors, local residents, and others, should be formed to try to influence the development – including the provision of affordable housing, and infrastructure and amenity provision including the use of the lower part of the field, within the 400m zone, to ensure a balance between natural local ecology and access.
3. An independent external assessor should be employed to carry out our own viability test and/or comment on what the developers and/or NFNPA produce.
4. A planning agent should be employed to help us make Sway's case more effectively.
5. The work of the Parish Council and Working Group should be widely publicised on the web, in Sway News, A&T etc., if necessary paying for advertising space and/or a professional external publicity agent.

PARISH ENFORCEMENTS - Updated 7 November 2019

CASE NO.	RECEIVED	LOCATION	BREACH
QU/17/0153	31/07/2017	Land off North Common Lane, Sway, SO41 8LS	Multiple Concerns
QU/18/0193	26/10/2018	STUD FARM, LOWER MEAD END ROAD, SWAY, LYMINGTON, SO41 6EL	Unauthorised Change Of Use (Other)
QU/18/0227	11/12/2018	THE SILVER HIND, STATION ROAD, SWAY, LYMINGTON, SO41 6BA	Unauthorised Change Of Use (other)
QU19/0087	01/04/2019	Land off Mount Pleasant Lane, SO41 8LS	Unauthorised Change Of Use (Other)
QU/19/0140	22/05/2019	Land at Arnewood Bridge Road, Sway SO41 6ER	Unauthorised Operational Development
QU/19/0170	21/06/2019	13 Hyde Close, Sway, SO41 6AJ	Unauthorised Operational Development
QU/19/0178	01/07/2019	Hazelhurst Farm, Flexford Lane, Sway, SO41 6DN	Unauthorised Operational Development
QU/19/0196	12/07/2019	Land of Quarr House, Manchester Road, Sway SO41 6AS	Not in accordance with approved plans
QU/19/0219	12/08/2019	Coombe Grange, Coombe Lane, Sway SO41 6BP	Breach of Condition
QU/19/0224	14/08/2019	Old Turkey Farm, Barrows Lane, Sway SO41 6DD	Unauthorised Change Of Use (Other)
QU/19/0243	16/09/2019	Land rear of Arnewood Manor Farm, Arnewood Bridge Road, Sway SO41 6ER	Unauthorised Change Of Use (Other)
QU/19/0260	18/09/2019	Tiptoe Lodge Farm, Middle Road Tiptoe, SO41 6FX	Unauthorised Change Of Use (Other)
QU/19/0247	19/09/2019	Agrumi Ltd, Meadow Farm, Sway Road, Tiptoe SO41 6FR	Unauthorised Adertisements
S106/19/0254	25/09/2019	Builders Yard, Station Road, Sway, SO41 6BA	Compliance Monitoring
CM/19/0262	03/10/2019	Sway Youth Centre, Station Road, Sway SO41 6BA	Compliance Monitoring

NOTE: Green is closed this month

NOTE: Red is new this month

PARISH ENFOR

CASE NO.	STATUS	CLOSED	ACTION	OFFICER	DESCRIPTION
QU/17/0153	Occupier has agreed to cease breach			Lucie Cooper	Stationing of horse box for residential purposes; erection of stable block; horse keeping
QU/18/0193	Further investigation being conducted			David Williams	Unauthorised change of use - Shepherds Hut (holiday let at Stud Farm)
QU/18/0227	Further investigation being conducted			Lucie Cooper	Unauthorised change of use
QU19/0087	Further investigation being conducted			Lucie Cooper	Creation of new access; Change of use of land; Erection of various structures; Unauthorised works to trees
QU/19/0140	Retrospective Application Invited			Lucie Cooper	Erection of barn
QU/19/0170	Occupier has agreed to cease breach			Lucie Cooper	Erection of shed to front garden and use of front garden for gardening/handyman business
QU/19/0178	Further investigation being conducted			Lucie Cooper	Holiday letting of Cowmans Cottage as residential accommodation; use of land/buildings for events
QU/19/0196	Retrospective Application Invited			David Williams	First floor level windows/rooflights not in accordance with approved plans for new dwelling
QU/19/0219	Occupier has agreed to cease breach			Lucie Cooper	Breach of condition 8 of 16/00457 (installation of services); retention of outbuilding
QU/19/0224	Further investigation being conducted			Lucie Cooper	Use of buildings on site for car specialist repair and testing, carpentry workshop and sawmill, addition of external lighting
QU/19/0243	Further investigation being conducted			Lucie Cooper	Use of agricultural land for arboricultural contractors yard
QU/19/0260	Further investigation being conducted			Lucie Cooper	Use of site for the storage, repair and sales of motor vehicles (Breach of Enforcement notice dated 13 January 1993)
QU/19/0247	Request made to cease breach			Lucie Cooper	Unauthorised banner advertisements at entrance
S106/19/0254	Condition awaiting discharge			Naomi Stone	Outstanding financial contributions - condition 14 of PP 18/00608
CM/19/0262	Condition awaiting discharge			Naomi Stone	Temporary Planning Permission check PP 16/00958 (storage container)

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