



Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 14th November 2019, at the Jubilee Field Pavilion

Present:

Karen Marshall (KM)	P	Anthea Merchant (AAM)	P	Alex Pepper (AP)	NP
Lisa Thomas (LAT)	NP	James Willis (JW)	P	Stephen Tarling (ST)	P

Present (P) Not Present (NP)

Also present: Katie Walding, Clerk & RFO

In attendance: 8 members of the public (MotPs)

The meeting started at 7:00pm with a brief welcome from the Chair and a reminder that the meeting would be recorded for the purposes of verifying the minutes.

PT19/179. Apologies for Absence

Received from AP and LAT. ST attended as a substitute member.

PT19/180. Declarations of Interest

ST: in reference to 19/00747 was a neighbour and had submitted a comment. ST: in reference to 19/00799 would recuse himself.

PT19/181. Minutes of the previous Meeting

Minutes of the meeting on 10th October were signed by the Chair as a true record of the business transacted by the members who were present.

PT19/182. Javed Ditta, New Housing Project Manager, New Forest District Council

Mr Ditta explained that his was a newly created post to support the NFDC's new housing strategy – aiming to build at least 600 new council homes over the next 8 years. He had worked in housing for over eight years. He was interested in any opportunities to work with the parish of Sway in terms of delivering new council homes. His colleague Tim Davis, Housing Development & Strategy Manager at NFDC, was also present.

There was a useful discussion with questions from the floor, included:

- What was the definition of 'affordable' housing? A subsidy to help those that can't meet their housing needs in the open market.
- What sort of arrangements were available to those in need? Various tenures could include reduced rent, or affordable rent (up to 80% of market rent) with shared ownership, allowing someone to purchase part of the property and rent the remainder.
- The new NFNPA local plan was already established and included a substantial development on Church Lane, Sway. The NFNPA has the 100m² limit for each dwelling and suggests that up to 50% should be 'affordable'. NFDC were working closely with NFNPA for all potential allocations across the forest. Priority is given in parishes for those people with a proven local connection. It was expected that there would be a mix of homes: 1, 2, 3 and 4 bedroom dwellings.
- Anybody with a housing need should be encouraged to register with NFDC.
- Did NFDC include any strategy for redeveloping existing stock? NFDC held good quality



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housing generally, and Mr Davis was not aware of any plans to redevelop it. The strategy focused on maintaining the existing stock and creating additional stock at new sites.

- The location of the existing Sway Scout Hut was a potential development for council homes – conversations being had in that regard.
- How are mixed tenures prioritised? The NFNPA local plan has a policy position which is reasonably prescriptive based on housing research carried out and NFDC must respect that. Local need was shown by the housing register.
- Does shared ownership end up being completely bought out privately? There was no precise answer, as it largely depends on the location of the housing. Mixed tenure is broadly 75% rent and 25% ownership. If it has designation as a rural protected area then legislation protects it in perpetuity and restricts ownership to 80% of market value. Homes England, as the regulator, set the rural protected areas. It was likely that Sway would be classed as a restricted rural area.

Finally, it was noted that NFDC would be interested in any working group that the Parish Council may convene in respect of the Church Lane development.

PT19/183. Pam Reynolds, Chair, New Forest Villages Housing Association

The NRVHA was formed in 1984 to address needs of the rural community in the New Forest, following the huge reduction in capacity with the right to buy scheme. There is still a chronic shortage.

Mrs Reynolds explained that, working closely with the NFDC, the NRVHA scheme was devised so that tenants come only from the housing register with strong local connections. They usually pay 60% equivalent to an open market rent. Tenants are local workers, some are unemployed or disabled, and on benefits. All have strong local connections to where they live. They are offered affordable rentals as opposed to just cheap to buy. There is no right to buy and all dwellings remain the property of the Association.

There are currently 47 properties in the portfolio and it is hoped that this will increase to 20 more in the next 5 years. New prospective sites are being investigated in rural exception sites in East Boldre and Copythorne.

The NRVHA has recently merged with English Rural, as a wholly owned subsidiary. Mr Ian Gillespie explained that English Rural were formed in 1992 and manage 1250 homes across 40 local authorities nationally. This gives NRVHA access to funding and expertise but with the same ethos – there are no large housing developments, and all rental properties respond to local needs.

English Rural works with developers building affordable homes on 'quota sites' where they are required to have a % of the scheme as affordable.

Local need is always prioritised and then expanded to adjoining parishes and as widely as required. Different sizes and types of homes are offered with mixed tenures. In a shared ownership arrangement there would be an equity purchase based on a price to cover the cost of building the house, say 75% market value, fixed in perpetuity.



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New dwellings have an energy performance certificate of B, and English Rural is aiming for an A rating in the next two years. Design included a reduced eco-footprint and low energy for heating and cooling. Developments use local contractors, with no standard site layout or house type. They are respectful of their locality, neighbouring buildings and local materials. Layouts exceed min standards for room size, light and air quality. Air source heat pumps where no gas is available.

A short Q&A followed, including:

- Do NFVHA cater for individuals as well as families? Yes, for example, there are 4 single apartments in Brockenhurst, and the East Boldre site will have 2 single flats and one 2-bed terrace. Downsizing is as much of an issue as young families needing starter homes.
- How is the percentage of shared ownership calculated? The Association looks to cover the cost of building the property and then considers where tenant affordability sits. They have to get a mortgage – it is not the cheapest way of getting on the home owning ladder. Usually schemes are around 50% shared equity, based on a value of 80% market rate. No rent is charged on the 20% retained, so rent would be 30%.
- If a tenant gradually bought equity up to the value of 80% could the stair casing then be reversed back to 50% for the next tenant, to make it more affordable? This would be reviewed on a case by case basis but out of the 47 properties in the current portfolio, no tenant has ever asked to buy the full 80%.
- Is it possible to move house within the scheme? Yes, there are tenants that have swapped to increase or decrease the property size, others have moved location.
- What is the basis of funding? [Homes England](#) (Government) funded.

PT19/184. Church Lane Development

- DECISION:** ST proposed, and KM seconded, that the Committee recommended the following points to the Council and this was unanimously approved.
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 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.



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PT19/185. Transport

Mr John Warden gave a brief update on Cango and noted that the figures remain consistent.

PT19/186. Community SpeedWatch

The latest report on activities and other useful statistics (<https://swaycsw.weebly.com>) were noted.

Following an action to ask the Police to look into the two incidents on the B3055 and provide more information, the Clerk had received a response as follows:

“Unfortunately, there is nothing documented in either incident to attribute speed as a contributory factor. As an ex Forensic Collision Investigator myself I can state that speed can be a difficult thing to calculate unless the scene has been forensically examined and even then this would often only provide an indication. In these circumstances and having due regard to the seriousness / level of injury such services were not called for. Sadly, it is very easy for people to quote speed as a factor when there are so many others that could be at play. To do so can be misleading and in the absence of evidence to the contrary I would suggest that to positively do so in these circumstances would be incorrect.”

PT19/187. Trees

DB had reported that there were no new applications. She was pursuing a problem for resident who wished to fell some conifers which do not have TPOs.

PT19/188. Roads, Hedges and Ditches, and Rights of Way (RoW)

Nothing to report.

PT19/189. Clerk’s Correspondence

Cllr Dawn Bampton had resigned from the Committee due to her other commitments for the Council, but would remain as Tree Representative and report to the Committee either in person or as a report via the Clerk.

The Clerk had followed up with the Planning Officer in respect of previously considered application 19/00661, to ask how the phase 2 bat survey could be legitimately carried out when the original phase 1 document had clearly stated it had to be in spring. She had received the following response:

“With regard your query about the surveys: from what I can tell, it wasn’t that the work hadn’t necessarily already been undertaken by the applicant, it was that insufficient detail had been submitted in order for our Ecologist to be in a position to be satisfied that the Authority was able to engage the relevant legal tests with regard the Habitat Regulations. The additional information provided has satisfied our Ecologist; I am therefore able to engage the relevant legal tests when assessing the application.”



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PT19/190. New Planning Applications

Meadowbrook Lodge, Barrows Lane, Sway, SO41 6DD Ref. No: 19/00720 Single storey extension to existing garage (AMENDED PLANS)	Extension to 15 th November
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DECISION: 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 (unanimous)

Sway notes that the amended plans include a pitched roof (previously a flat roof). Sway recommends the removal of any further Permitted Development rights, and use of materials for the roof should match those on the existing roof.

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
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Discussion noted that this was the small (trial) tower and not the main one. There was some slight confusion as a neighbour response refers to overlooking, yet the window openings are already present, and the application is only to infill them with glass to weather-proof the structure.

DECISION: 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 (unanimous)

Sway notes that the inclusion of filled windows will help to protect this building of significant historical value from long-term structural damage.

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
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The applicant spoke in favour.

DECISION: 3. We recommend PERMISSION for the reasons listed below (unanimous)

Sway PC notes:

- This is a well-considered and comprehensive application which provides a very high standard of architectural design which will sit happily in its context.
- Full cognisance has been taken of the Sway Village Design Statement
- The proposal enables the long-term continuance of a local business

Sway PC recommends the inclusion of a condition to prevent a future change to habitable use.



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Willow Cottage, Manchester Road, Sway, SO41 6AP Ref. No: 19/00785 Single storey rear extension; removal of conservatory	21 st November
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DECISION: 2. We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers (3 in favour, 1 against)

Members expressed concern at the large area of flat roof which is in direct contravention of the Sway Village Design Statement This roof would be clearly visible from Manchester road. They consider the inclusion the rooflights unnecessary, given the areas of vertical glazing proposed, and in contravention of the NFNPA's Dark Skies Policy, which is enshrined in the newly adopted Local Plan. The Committee has no problem with the principle of an extension to this dwelling but the extension proposed in this application is far from acceptable.

Land at Arnewood Bridge Road, Off Barrows Lane, Sway, SO41 6ER Ref. No: 19/00799 Retention of barn	29 th November
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ST recused himself and left the room. The Agent spoke in favour.

DECISION: 4. We recommend REFUSAL for the reasons listed below (unanimous)

- It was noted that this building was constructed without consent but that fact is not pertinent to the determination of a retrospective application.
- Policy DP50 permits the construction of buildings for agricultural and forestry purposes where there is a functional need for the building proposed. Accordingly, the proposal must pass the test of necessity before permission can be granted. It is also necessary for the building to be designed for the purposes of agriculture or forestry. No evidence relating to either necessity or design rationale has been presented with this application.
- Members were concerned at the location of the barn so close to the mature trees behind it and the effect this might have on the wellbeing of those trees, particularly in respect on their root zones. The Tree Officer should be asked to report on this.
- Notwithstanding that the agent reiterated that the barn could not be seen from the public road the barn is clearly visible from the bottom end of Barrows Lane and from the access to the field on the B3055.
- Members considered that the use of recycled corrugated cladding was not appropriate for this location. Timber weatherboarding would be preferable.
- Concern was expressed about the size of the structure relative to the drawings submitted with the application which show a footprint (scaled) of 9.3m long by 7.1m deep.



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ST returned to the meeting.

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
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DECISION: 2. We recommend REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers (unanimous)

- Sway PC continues to be concerned at the increased intensity of use of this site and the potential for further traffic intensification on a minor road if the storage facility were to be frequently accessed.
- It is unclear why rooflights should be necessary for a building that will be used only for storage. None of the other storage buildings on the site have rooflights.
- More sympathetic materials are recommended than the proposed steel cladding.
- Sway PC recommends the removal of further Permitted Development rights.

PT19/191. Outcome of planning applications considered at [previous meetings](#) (including those applications referred to the [NFNPA Planning Committee](#))

- **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)

ST offered his congratulations to the Committee; he noted that the majority of the recommendations made to the Planning Authority have been followed by their Officers.



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PT19/192. Planning Enforcement – an update

The Clerk had previously circulated the latest updates received from the NFNPA which are attached as Appendix 2.

PT19/193. 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)

PT19/194. NFNPA Planning Committee

The next meeting was scheduled for Tuesday 19th November.

PT19/195. Hatch Motors Development

An agreement with the developer meant that updates would now be received directly for reporting to this Committee. A new webpage with FAQ had been published by the Clerk and would be updated with news when appropriate. The developer had invited the Junior Parish Council to design artwork which would be selected for printing on the hoardings around the site. They were currently being collected by the Clerk and a winner or winners would be announced in due course.

Soldi had been confirmed as the contractor. Their manager had offered to meet the Parish Council onsite with an H&S manager. The ground had been cleared and the hoardings were in place. Nothing much would now happen until new year, whilst the ground contamination survey and report were carried out.

PT19/196. Substitute Members

The Committee considered a recommendation from Cllr Len Thomas for an addition to the Terms of Reference, and noted that it would be amended to state that *“No substitute member should be obliged to represent the Committee to the Planning Authority or Planning Inspectorate”*.

PT19/197. Other items for discussion

ST gave a reminder to Parish Councillors (only) about the meeting with David Illsley, Policy Manager, NFNPA in regard to neighbourhood planning – and asked that any further questions be submitted to ST in advance.

PT19/198. Agenda items for the next meeting

None offered.

PT19/199. Date of Next Meeting – scheduled for Thursday 12th December 2019 at 7:00pm.

With all business concluded, the meeting closed at 20:54 pm.

SIGNED:.....DATE:.....