



Sway Parish Council

Planning and Transport Committee

Draft

Minutes of the meeting of the Sway Planning and Transport Committee held at Jubilee Field Pavilion, Station Road, Sway on Thursday 10th November 2016

Present

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

P=Present NP=Not present

Also in attendance: Sway News and 14 members of the public.

PT16/164 Apologies

There were no apologies.

PT16/165 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.

PT16/166 Minutes of the Meeting held on 13th October 2016 and Matters Arising

The Minutes of the Meeting held on 13th October 2016 were approved as a correct record of the Meeting and signed by the Chair.

Councillor Marchant reminded members that he had circulated a draft letter for the Clerk to send to the NFDC Safety Advisory Group concerning mass cycling events in the New Forest. There were no additional comments and the Clerk agreed to send the letter.

PT16/167 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.

The application for a Certificate of Lawful Development of the existing use of a dwelling in breach of Condition 1 (agricultural occupancy) at Merrifield, Flexford lane SO41 6DN (16/00695) had been granted.

The following applications were all granted subject to conditions:

16/00815 for a replacement garage at Swaylett Farm, Arnewood Bridge Road SO41 6ER

16/00676 for a detached garage and summer house at Boundway gate, Boundway Hill SO41 6EN

16/00771 for three new rooflights at Moorlands, Middle Road, Sway SO41 6BB

16/00769 for a single storey extension and other alterations at Little Haven, Middle Road Sway SO41 6AT

16/00746 for a garage conversion and additional accommodation at Tarna, Brighton Road, SO41 6EB

16/00728 for a two storey extension at 2 Shelley's cottages, Manchester Road, SO41 6AS

Of these, the Parish Council had recommended refusing application no's 16/00815, 16/00676, 16/00771 and 16/00746.

Application No 16/00779 for a single storey infill extension at Jubilee Cottage, Chapel Lane SO41 6BS had been withdrawn.

Two applications had come before the PDCC. Application 16/00457 for part demolition of the former Coombe Grange Rest Home and construction of two semi-detached dwellings had been granted but with some quite stringent conditions regarding the semi-detached dwellings. The application for a revised design at the five houses being built on the site of the Old School House, Church lane SO41 6AD had been refused in line with the Parish Council's recommendation.

Councillor Seacombe briefly left the meeting and it was agreed to defer discussion on Item 5 of the agenda (New Tree Preservation Orders and Tree Work Applications) until she returned. Councillor Seacombe returned shortly after this.

PT/16/168 New Planning Applications

16/00830	Hunters Folly, Marley Mount, Sway, Lymington SO41 6EP	Dwelling	15th November 2016
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The previous property on this site had recently been demolished. The Applicant spoke briefly in favour of the application arguing that the proposals were an improvement on the previous building and application. The Clerk also advised that he had received a letter of support. The Committee noted that a previous application submitted prior to the demolition of the bungalow had been refused. Concerns were also expressed regarding the demolition of the previous property. The Committee also noted that an objection had been received from the Tree Officer and an up to date Arboricultural Report was required as the report submitted was out of date. Other issues had also been raised in the Parish Briefing. After carefully considering the Application, the recommendation of the Committee by a majority was as follows:

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

16/00842	The Silver Hind, Station Road, Say, Lymington SO41 6BA	Single storey extension, roof extension including 2 No. rooflights	21st November 2016
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The Committee heard from one neighbour who spoke against the application. He was concerned about the size of the extension and its impact on the amenities of adjoining residents. The Committee emphasised that they were keen to support local enterprises and applauded the success which the Silver Hind was enjoying. They also noted that there appeared to be some inaccuracies in the application, it was not clear to what extent the existing external drinking area would remain.

Having carefully considered the Application, the recommendation of the Committee by a majority was as follows:

4. We recommend REFUSAL for the reasons listed below:

The site of the Silver Hind was a small site which had already been the subject of several previous applications. Concerns had previously been expressed about the impact of the extension on the amenities of adjoining residents. There was also a concern that the extension would result in greater light pollution. The Committee expressed the view that they might be willing to look more favourably on an application for something smaller.

16/00879	Claywood House, Arnewood Bridge Road, Sway, Lymington SO41 6DA	Two storey side extension, single storey side and rear extensions, replacement windows.	2 nd December 2016
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The Committee noted that a previous application for this property had been withdrawn to address ecology issues. Although the proposed extension was large, this was a substantial property on an extensive site. All of the proposed extension was out of sight from the road. Having carefully considered the Application, the recommendation of the Committee by a majority 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:

The size of the extension had been reduced from the previous application. Although the extension was a large one it would nonetheless comply with the 30% floor-space restriction. The Committee noted that the ecology report that had been obtained made a number of recommendations and suggested that if permission is granted these should be made conditions of the consent.

16/00886	Land to the rear of 37 & 38 Set Thorns Road, Sway, Lymington SO41 6AG	New dwelling with terrace, detached outbuilding	28 th November 2016
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One member of the public spoke against this application. Concerns were expressed about the size of the proposed new dwelling as well as parking issues in Set Thorns Road. The Chair reminded the Committee about the approach the Committee had taken in relation to a similar application for a property in Heron Close. Having carefully considered the Application, the unanimous recommendation of the Committee was as follows:

4. We recommend REFUSAL for the reasons listed below:

The property is too large and would adversely impact the character and appearance of the area. The Committee were also concerned about the impact on neighbouring properties' amenities and highway safety.

16/00811	Land East of Woodside, Shirley Holms, Sway, Lymington SO41 8NL	Replacement stables	7 th November 2016 (extension agreed)
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The Committee noted that the old stables were in poor condition. The choice of materials met with the Committee's approval and there was no chance the new stables could be converted to residential accommodation. After carefully considering the application, the recommendation of the Committee by a majority was as follows:

3. We recommend PERMISSION for the reasons listed below:

The Committee were of the view that the proposed stables were of an appropriate scale and were to be constructed of appropriate materials in accordance with Policy DP22.

16/00832	Marlings Cottage, Mead End Road, Sway, Hampshire SO41 6EE	Single storey extension, demolition of existing conservatory	11 th November 2016
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After carefully considering the application, the recommendation of the Committee by a majority 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.

The Committee noted that the existing conservatory had previously been given permission. This application is for a replacement of the conservatory with an orangery occupying the same footprint with no net increase in floorspace.

16/00797	The Foxes, Highcroft, Manchester Road, Sway SO41 6AS	Orangery; porch	8th November 2016 (extension agreed)
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The Committee noted that this was a site that had been subject to a number of previous applications. The Committee also noted the objections of the neighbours.

After carefully considering the application, the unanimous recommendation of the Committee was as follows:

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.

The Committee felt that the proposed extension was too large and was not appropriate to the dwelling and curtilage. The Committee were also concerned about the possible increase in light pollution. The proposals were not consistent with the Sway Village Design Statement.

16/00696	Land to the rear of Toby Cottage, Back Lane, Sway, SO41 6BU	Retention of menage	9 th November 2016 (extension agreed)
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The Committee noted that a previous consent had been given to the menage but what had been constructed was not in accordance with that consent. The Committee were concerned that when the original consent had been considered, various assurances had been given at the meeting to neighbouring properties but the applicant appeared to have reneged on these. The Committee also noted the objections received from the neighbours. After carefully considering the application, the unanimous recommendation of the Committee was as follows:

4. We recommend REFUSAL for the reasons listed below:

The applicant has not complied with the terms of the original consent. As a consequence the menage which has been constructed has adversely impacted the visual amenity of the area to the detriment of the neighbours. Furthermore, the applicant has failed to respect the established landscape features such as the hedgerow along the north eastern boundary of the site in breach of condition 5.

16/00861	The Swallows, Kings Lane, Sway, Lymington SO41 6BQ	Render	17th November 2016
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Councillor Marchant declared an interest as a close neighbour to the property. He was of the view that the proposal was visually intrusive. After carefully considering the application, the recommendation of the Committee by a majority was as follows:

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

16/00849	Plovers, Station Road, Sway, Lymington SO41 6ER	Roof alterations, re-design of front dormer window, alterations to fenestration, addition of cladding.	16 th November 2016
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The Committee noted that amended plans had been lodged at a late stage. The main concern was that the proposed cladding should be in conformity with the Sway Village Design Statement. After carefully considering the application, 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:

The Committee did not feel that the proposals would adversely impact the character and appearance of the main dwelling house. The cladding should conform to the Sway Village Design Statement.

16/00836	Swaylet Farm, Arnewood Bridge	Replacement buildings (units 9-12 and stables) (Application	Not for consultation
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	Road, Sway, Lymington SO41 6ER	for non-material amendment to previous planning permission.)	
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The Chair advised that the amendment had already been adjudged to be lawful and as a consequence details of this application had been provided for information only.

16/00909	The Old School House, Church Lane, Sway, Lymington SO41 6AD	Application to vary condition 10 of planning permission 15/00987 to allow a minor material amendment to planning permission 15/00376	2nd December 2016
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This was the latest in a long running series of applications for this development. The Chair reminded the Committee that only the previous month they had unanimously recommended refusal of an application to add conservatory space and the Parish Council's view had been supported by the PDCC. The Committee were concerned that this application also amounted to over-development of the site.

Having carefully considered the Application, the recommendation of the Committee by a majority was as follows:

4. We recommend REFUSAL for the reasons listed below:

The use of the roof-space as rooms will increase the burden on the infrastructure and add to congestion in an area close to the school which already experienced parking issues. There was also a concern that it would result in increased light pollution.

16/00923	1 Dennett House, Brighton Road, SO41 6EB	Change of use of part of ground floor to office use (B1); storage sheds; bike store; hard standing.	6 th December 2016
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The Committee were pleased to note that the business which was the subject of this application appeared to be successful but were concerned that it was expanding in a predominantly residential area.

Having carefully considered the Application, the unanimous recommendation of the Committee was as follows:

1. 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:

The property is in a residential area with insufficient parking for employees and visitors. The Committee noted that a number of conditions had been attached to a previous application to protect the local amenity and it was felt that their value would be negated if this application were granted.

16/00874	Grid ref SZ289971, land at Mill Lane, Sway	Field Shelter	5 th December 2016
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The Chair advised that consideration of this application would be postponed until the following month.

PT16/169 New Tree Preservation Orders and Tree Work Applications

Tree Work Applications

TPO 16/1077	High Forest, Manchester Road, Sway, Lymington SO41 6AS	Prune 1 X Oak Tree	14th December 2016
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There was one application for tree works to be considered. Councillor Seacombe advised that the tree in question cannot be seen from Manchester Road but is visible to the owner of the property and neighbour. It is one of several mature oaks with a low crown and would benefit from sensitive pruning. Accordingly, it was agreed that NFNPA would be advised that Sway Parish Council have no objection to the removal of branches that might cause damage to the adjacent house and are happy with sensitive pruning to keep the shape of the tree balanced.

PT16/170 Update on Planning Enforcement

The list of current Sway enforcement investigations having previously been circulated, and also available on the NFNPA website, was noted. Three new matters have been reported and four have been resolved. Two of the new matters are in Hordle and one in Station Road.

PT16/171 Planning Inspectorate and Enforcement Appeals

There were no outstanding appeals. The Chair advised that the application considered the previous month for Boundway gate (Application No 16/00676) was due to come before the PDCC on Tuesday 15th November. It was agreed that the Chair should represent the Committee at the forthcoming PDCC and argue that the application should be refused on the grounds that it was not consistent with the Sway Village Design Statement.

PT16/172 Consideration of Sway's response to the New Forest National Park Local Plan Review

The draft New Forest National Plan has been published and is currently subject to consultation. There is a specific section on Sway and the Chair noted that the draft raises the possibility of giving permission for the construction of an additional ninety houses on land south of Church Lane. There was a public consultation in Sway on 2nd November when representatives from the NFNPA were present in the Village Hall to deal with questions. The Chair explained that at present the consultation was at a relatively early stage. Even if the property is designated for residential use it is likely to be some time before any planning proposal is submitted and at that stage the Committee would have the opportunity of recommending suitable conditions to deal with congestion etc. The Chairman asked if members of the public present wished to speak and thanked Ted Watts who expressed concerns

about the impact of such a large residential development. The Chair also reminded members of the public that they have until 28th November in which to respond to the consultation.

PT16/173 Report by the Parish Council's Transport Representative

Councillor Warden advised the meeting that he remained despondent about the numbers currently using the Cango bus service.

PT16/174 Roads, Hedges and Ditches

Councillor Seacombe asked if the Clerk could explore whether or not money from the Lengthsman Scheme could be utilised to cut back the hedgerow in Church Lane.

PT16/175 Community SpeedWatch Report

Councillor Marchant provided an update on recent activity. There appeared to be a reduction in the number of speeding drivers but this may be due to the fact that over the darker evenings the Speedwatch team are no longer monitoring the evening traffic. Councillor Marchant also advised that they would welcome additional volunteers and that speeding along Pitmore Lane was not as bad as it had been in the previous 2 months.

PT16/176 Correspondence and any agenda items for the next meeting

No additional items were suggested for the next meeting.

PT16/177 Date of Next Meeting

The next meeting will be held at 19:30 pm on 8th December 2016 in the Jubilee Field Pavilion.

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

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Chair of Committee

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Date

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