



## Minutes of the Meeting of the Sway Planning & Transport Committee held on Thursday 13<sup>th</sup> June 2019, at the Jubilee Field Pavilion

### Present:

Dawn Bampton (DB)	P	Karen Marshall (KM)	P	Anthea Merchant (AAM)	P
Alex Pepper (AP)	P	Lisa Thomas (LAT)	P	James Willis (JW)	P

*Present (P) Not Present (NP)*

Also present: Katie Walding, Clerk & RFO

In attendance: 9 members of the public (MotPs)

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

### **PT19/091. Apologies for Absence**

None received.

### **PT19/092. Declarations of Interest**

None received.

### **PT19/093. Minutes of the previous Meeting**

Minutes of the meeting on 23<sup>rd</sup> May were signed as a true record of the business transacted.

### **PT19/094. Transport**

Mr John Warden noted that last month was very positive for Cango passenger numbers. June so far showed a slight decrease. The bus had been repaired and passed its MOT but the paint work remained outstanding. Phil Dominey had still not responded to the Council's request to review parking prices at the rail station, despite two reminders from the Clerk.

### **PT19/095. Community SpeedWatch**

Mr Hugh Marchant confirmed that the new 40mph locations were now included and the first session had already taken place. He provided a report which is attached as Appendix 1. Additional volunteers will always be welcome.

### **PT19/096. Trees**

No new applications to consider.

### **PT19/097. Roads, Hedges and Ditches**

Nothing to report.

### **PT19/098. Rights of Way**

Nothing to report.

### **PT19/099. Clerk's Correspondence**

Nothing to report.



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## PT19/100. New Planning Applications

GRID REFERENCE SZ 280978, LAND ADJ. TO MEADOWS COTTAGE, ARNEWOOD BRIDGE ROAD, SWAY, SO41 6DA Ref. No: 19/00321 <a href="#">New storage building; removal of field shelter and storage container</a>	18 <sup>th</sup> June
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One MotP spoke in favour. Two MotPs spoke to object.

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

Sway notes the following:

- For policy DP20 to be applicable it is a necessary condition that the proposed barn would be required for agricultural or forestry purposes. The land appears to be used purely for small scale equestrian purposes. No evidence has been offered that the site is used for any business purpose.
- The proposed building is significantly larger than the aggregate storage available to the applicants prior to their selling Meadows Cottage. There is no evidence to support or demonstrate need or purpose for this area, nor for a 4.2m roof height when the uses listed could be accommodated in a building significantly less tall.
- The proposal would be severely detrimental to the amenity of Meadows Cottage both in terms of the visual impact of a large building in such close proximity to the dwelling and the noise and disturbance from the activities carried on in and around it.
- The height and scale of the proposed building would create a dominant and excessive building, in a prominent location and easily visible from South Sway Lane. Paragraph 8.46 of the Core Strategy states that the Authority seeks to limit the proliferation of buildings in The New Forest primarily because of their impact on the landscape.
- The choice of sheet metal cladding and roofing is unattractive and inappropriate for the context. The existing outbuildings adjacent are timber clad and blend more appropriately in the landscape.
- The means of access to the proposed building is not clearly stated in the documentation. The applicants' agent stated that access would be across the paddocks from South Sway Lane, which would make vehicular access difficult in winter unless some form of track was formed. There is another means of access to the land to the east of Meadows Cottage but the ownership of this is not known and, again, some form of track would be required.

THE CHIMES, ADLAMS LANE, SWAY, SO41 6EG Ref. No: 19/00366 <a href="#">Two storey front extension</a>	19 <sup>th</sup> June
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The applicant spoke in favour.

**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)**



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Sway notes the following:

- The proposal does not conflict with Policy or the Sway Village Design Statement
- No harm would be caused to the visual aspect of the property.
- The proposal would not be detrimental to the amenity value of adjacent properties. There are no objections from neighbours.
- Similar materials to the existing property are proposed.

LAND OFF AGARS LANE, HORDLE, SO41 0FL Ref. No: 19/00419 <a href="#">Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of an agricultural building</a>	26 <sup>th</sup> June
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No comment.

### PT19/101. Outcome of planning applications considered at [previous meetings](#) (including those applications referred to the [NFNPA Planning Committee](#))

- [19/00288](#) - 1 TEBOURBA COTTAGES, STATION ROAD, SWAY, SO41 6BG  
Single storey rear extension – Granted subject to conditions
- [19/00254](#) - GRID REF SZ 27129632 LAND TO THE NORTH OF SILVER STREET FARM, SWAY, SO42 0FN  
Retention of 3no. agricultural shelters and addition of hay store – Granted subject to conditions
- [19/00161](#) - LANCEWOOD HOUSE, BARROWS LANE, SWAY, SO41 6DE  
Outbuilding – Granted subject to conditions
- [18/00946](#) - HATCH MOTORS OF SWAY, STATION ROAD, SWAY, SO41 6BA  
Two storey building to include convenience store (Use Class A1); 4no. flats; 4no. new dwellings; associated parking; refuse/cycle stores and plant area; demolition of existing garage and associated outbuildings – Granted subject to conditions

### PT19/102. [Planning Enforcement](#) – an update

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

### PT19/103. [Planning Inspectorate](#) and Enforcement Appeals

- [APP/B9506/W/18/3219238](#) – Land of South Sway Orchard, South Sway Lane, Sway (DECISION: Allowed)
- [APP/B9506/D/19/3223045](#) – 7 Durrant Way, Sway (DECISION: Dismissed)
- [APP/B9506/W/18/3203501](#) - Restaurant The Silver Hind, Station Road, Sway (Not yet decided)
- [APP/B9506/D/19/3224156](#) – Merrifield, Flexford Lane, Sway (Not yet decided)

### PT19/104. NFNPA [Planning Committee](#)

To be considered: [19/00339](#) GREENWOOD, MANCHESTER ROAD, SWAY  
JW would attend to represent Sway Planning & Transport Committee.



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### PT19/105. Other items for discussion

AP noted that a number of properties with an agricultural tie were being split from the main holding and sold off separately – often with much smaller land curtilage.

She questioned the feasibility of running or supporting an agricultural business with so little land and felt that this then presented apparent justification for the removal of the tie.

**ACTION:** The Clerk to write, drawing attention to the concern, to the NFNPA as Planning Authority.

**ACTION:** The item to be brought to the attention of the next SW Quadrant Meeting, on Tuesday 18<sup>th</sup> June.

### PT19/106. Agenda items for the next meeting

Hatch Motors to be added as a regular agenda item.

**PT19/107. Date of Next Meeting** – Thursday 11<sup>th</sup> July at 7:00pm.

With all business concluded, the meeting closed at 7:46pm.

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

DRAFT