

Application No: 20/00799/FULL Full Application

Site: Coombe Grange, Coombe Lane, Sway, Lymington, SO41 6BP

Proposal: Formation of access

Applicant: Mr Hayter

Case Officer: Clare Ings

Parish: SWAY

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP7 Landscape character
DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Sway Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

Barry Rickman – application should be referred to the Planning Committee for a decision due to local interest.

7. PARISH COUNCIL COMMENTS

Sway Parish Council: Recommend refusal for the reasons listed below:

- Questioned the necessity for a new access, given that the existing access is not a material source of danger and that it was considered adequate when the starter homes received consent. It is the same as when the site was in use as a care home.
- Noted the objections in the consultations from the Landscape Officer relative to the withdrawn application 18/00869 as being pertinent

relevant to this application. The loss of the hedgerow would be most regrettable, even though it is in need of maintenance.

- The proposal shows just two parking spaces to the south of the starter home. If the driveway around the north of the wider site were to be removed, there would be no means of accessing the four spaces to the north of the outbuilding.
- The location of a parking area in full view of this section of Paul's Lane would be intrusive and in direct contravention of the statement about the visual impact of parking on page 6 of the Design and Access Statement submitted with application 16/00457.

8. CONSULTEEES

- 8.1 Highway Authority (HCC): Standing advice applies. Visibility splays recommended.
- 8.2 Landscape Officer: Verbal update to be provided at committee.

9. REPRESENTATIONS

- 9.1 Nine representations received objecting to the proposal on the following grounds:
- There have been previous refusals
 - Dangerous access point on to a well-used road, which is also used by walkers and horse-riders
 - Loss of hedgerow would affect the rural character of the lane; the hedgerow has gradually been diminished
 - There is already an access to the houses
 - Loss of hedgerow would impact on wildlife

10. RELEVANT HISTORY

- 10.1 Application for a Lawful Development Certificate for a proposed vehicular access (20/00519) determined planning permission required on 21 September 2020
- 10.2 Application for a Certificate of Lawful Development for the proposed creation of a vehicular access from Paul's Lane in association with a driveway and parking area lying within the curtilage of "House B", Coombe Grange (19/00352) determined planning permission required on 26 June 2019
- 10.3 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (application for non-material amendment to 16/00457) (19/00227) no objections raised on 10 April 2019
- 10.4 2 no. semi-detached dwellings; new access; 6 no. parking spaces; 1.8m and 2m high fencing (18/00869) withdrawn on 31 January 2019

- 10.5 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (application for non-material amendment to planning permission 16/00457) (18/00397) no objections raised on 3 July 2018
- 10.6 Part demolition of Rest Home to form 2 no. detached dwellings and 2 no. semi-detached dwellings; garage block; access and parking (16/00457) granted on 14 December 2016

11. ASSESSMENT

- 11.1 The site lies about 1km to the south-east of the defined village of Sway off Pauls Lane. The wider site (of the former care home) now comprises two large detached dwellings, a large breeze block shed, and a semi-detached pair of dwellings (the two starter homes permitted under 16/00457). The semi-detached pair of dwellings is currently accessed off Coombe Lane via a lengthy driveway running along the northern boundary of the wider site. The boundary with Pauls Lane comprises native vegetation and trees on a bank, with sparser patches. Within the vicinity of the site is linear residential development, concentrated along Pauls Lane, and adjoining the site, to the north, is a dwelling with equestrian uses to the rear.
- 11.2 The proposal is to form an access off Pauls Lane to serve the semi-detached pair. As part of the proposal, the current "northern" access would be removed and the area re-seeded. In addition, trees would be planted adjacent to the access and the remainder of the hedgerow replanted with native species.
- 11.3 The key consideration would be the impact of the proposal on the character and appearance of the area, and whether it would harm the safety of other road users.
- 11.4 The suggestion of a separate access has been the subject of several applications for a certificate of lawfulness (20/00519 and 19/00352 refer) and it has always been considered to require planning permission. In the case of 18/00869, the planning application was withdrawn as concerns were raised with this latter proposal. The key difference at the time of this application is that the semi-detached pair of dwellings approved under 16/00457 has been erected and their presence has had an impact on the character of Pauls Lane. However, it should also be noted that this permission required the submission of a landscape plan (which was approved) for the whole site which indicated the presence of trees along Pauls Lane.
- 11.5 The hedgerow along Pauls Lane is sparse, especially to the east, and, at the point of the proposed access, does not contain any trees and neither is the bank of any particular significance. It is proposed that trees would be planted within the site adjacent to

the access and the hedgerow to the east of the access point replanted with native species. In addition, the existing track within the site would be removed and re-seeded.

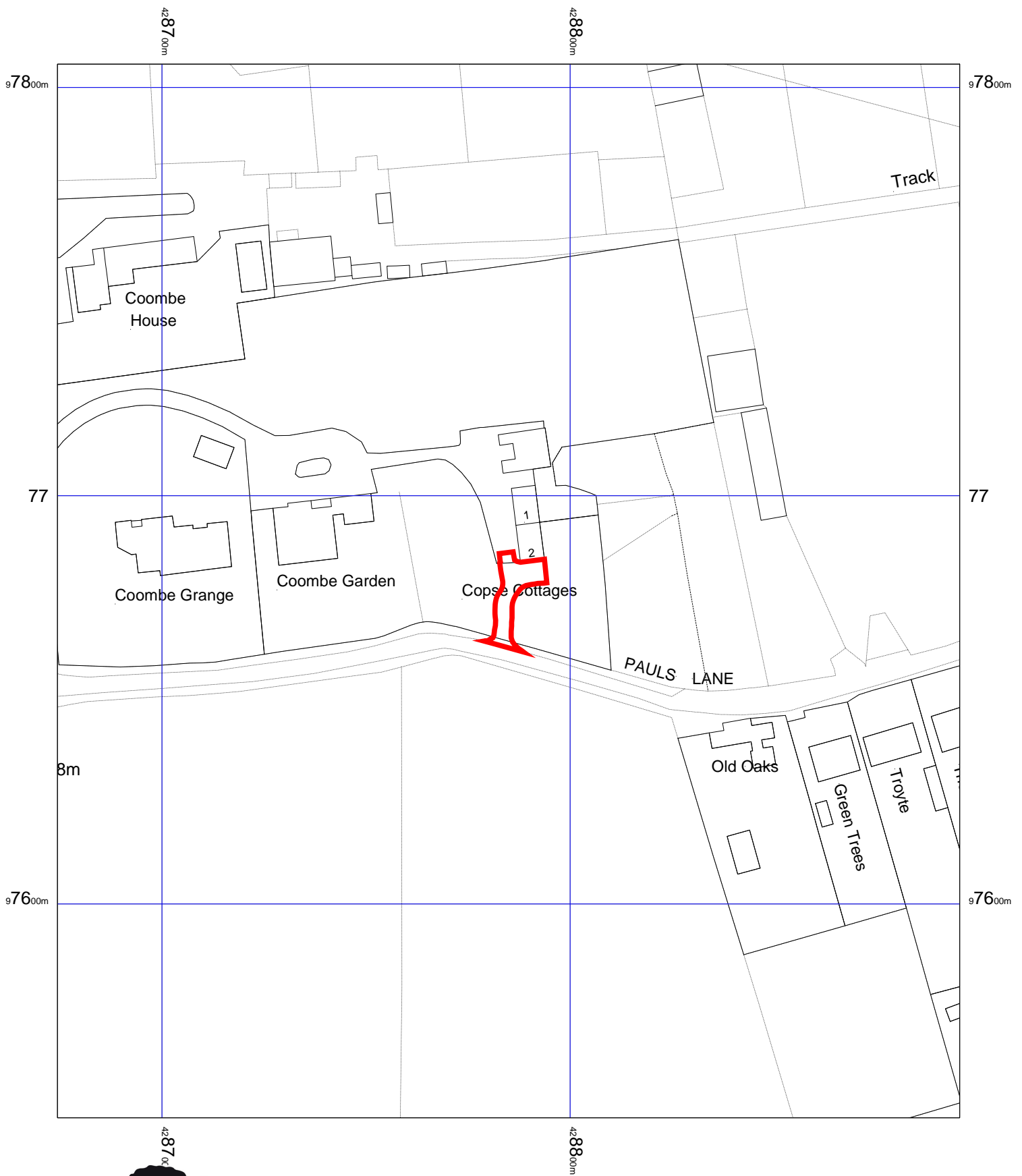
- 11.6 The New Forest National Park Landscape Character Assessment (LCA) (2015) illustrates that the site falls within Landscape Character Area 18: Sway Pasture and Residential Settlement and the Landscape Type of Ancient Forest Farmlands. In this document, 'Key positive landscape attributes' include, 'Ancient field patterns, with small wavy parliamentary fields surrounded by a dense hedgerow network' and also 'A network of winding leafy lanes', and this points to the importance of retaining hedgerows in the immediate and wider area, as an integral part of the local landscape character and historic landscape of traditional field patterns and boundaries.
- 11.7 Pauls Lane is narrow and informal with limited openings and simple verges especially in the vicinity of the site, and punching in additional access points can have a suburbanising impact on the rural character of the area, and would also be seen to fragment hedgerows which may be of value to nature conservation. The proposed loss of the hedgerow on Pauls Lane for the accommodation of a new entrance to the site would therefore be unacceptable and harmful to the rural landscape character of Pauls Lane. In addition, this proposal would represent the creation of an additional access where currently one already exists (albeit slightly lengthy). It is therefore considered that the proposal would be contrary to Policy SP17 through its suburbanising impact in a rural location and also contrary to the advice contained in the Design Guide which seeks to retain existing boundary treatments.
- 11.8 The proposed access also lies on the outside of a small bend, and, whilst the Highway Authority has not objected to the proposal in terms of its location, it has recommended that a visibility splay of 2.4m by 120m in both directions should be provided. Pauls Lane is unclassified, and whilst this is advice only, the inclusion of such splays is likely to significantly harm the rural appearance of the lane.
- 11.9 Therefore, due to the presence of the existing access and the impact the new access would have along Pauls Lane, the application is recommended for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed access and necessary loss of the hedgerow on Pauls Lane would result in a suburban form of development in a rural landscape at odds with the locally distinctive character of the New Forest National Park, contrary to Policies SP17, DP2 and DP18 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the adopted Design Guide.



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