

GRAFFHAM PARISH COUNCIL
MINUTES OF THE GRAFFHAM PARISH COUNCIL PLANNING MEETING
HELD ON THURSDAY 17TH DECEMBER 2020 AT 4.00pm, EMPIRE HALL, GRAFFHAM.

PRESENT: Cllr. S. Macqueen (Chairman), Cllr. P. Churchward and Cllr. J. Uphill
IN ATTENDANCE: Ms. Tracy Rowe, Clerk

The Chairman of this meeting, Cllr. Macqueen (Chair of Graffham Parish Council Planning Committee), welcomed all those present.

1. **Apologies**
Apologies been received and accepted from Cllr. H. Charman and Cllr. S. Mackie.
2. **Declarations of Interest**
There were none.
3. **Public Questions.**
There were no members of the public present.
4. **SDNP/20/20/04934/TPO Pin Mill House, Graffham Street, Graffham GU28 0NL**
Fell 1 no. Norway Maple tree (quoted as T1) and reduce 1 no. limb at 9m on the eastern section by 2-3m on 1 no. Walnut tree (quoted as T3). Both trees within Area A1 subject to 71/00541/TPO.
Following discussion, the Clerk was **UNANIMOUSLY** instructed to issue a **SUPPORT** response with no further comments.
Action: Clerk
5. **SDNP/20/05266/APNB Land South West of The Last Post, Graffham Common Road, Graffham GU28 0PU**
Proposed erection of a forestry building and construction of an access track.
The Chairman noted that at its meeting on 20 November 2020, GPC discussed the application SDNP/20/04628/LDP Wiblings Farm, Graffham Common Road (min 55a). That and this application appeared to be for the same purpose, of erecting an agricultural building but the address was different in both cases and the first was for a Lawful Development Certificate and the second for an Agricultural Prior Notification Building. Following discussion, the Clerk was **UNANIMOUSLY** instructed to submit the following response:
In accordance with its reply in connection with application SDNP/20/04628/LDP, GPC does not think it is in a position to comment on whether the current application qualifies as an Agricultural Prior Notification Building, but if it does, GPC considers the proposed building to be excessive in both height and size, in relation to the management requirements of the specified acreage of woodland and it is imperative that access is restricted to the proposed route.
Action: Clerk
6. **SDNP/20/04941/FUL Bluebell Wood, Topleigh Road, Graffham GU28 0PA Installation of a ground source heat pump array and use of existing outbuilding as a plant room to serve domestic needs of dwelling.**
GPC had previously discussed SDNP/20/03732/LDP (Min 37, 18.09.20) which it had supported, but the application had been refused as it did not fall within permitted development - the proposal was outside the curtilage of the dwelling house and therefore not to be permitted development. The current application was therefore a FUL application and appeared to be for the same installation on the same site. Following a recommendation from the Chairman, the Clerk was **UNANIMOUSLY** instructed to issue a **SUPPORT** response with no further comments.
Action: Clerk

Continues....

7. **SDNP/20/04942/HOUS Copse Farm, Woodcote Lane, Graffham GU28 0NZ Erection of summerhouse to replace former pigsties for use as home office.**

This application was to demolish a derelict pigsty in the front garden and construct a single storey summerhouse for use as a home office. No site visit had taken place as the proposed could be seen from the road. Following discussion it was **UNANIMOUSLY RESOLVED** that the Clerk be instructed to issue a **NEUTRAL** response with no further comments.

8. **SDNP/20/04748/HOUS 1 Guillods Cottages, Graffham GU28 0NR. Demolition of existing attached storey. Erection of a two storey side extension. Reconstruction of boundary fence and entrance gates.**

No site visit had taken place as this could be seen clearly from the road.

Following a recommendation from the Chairman, it was **UNANIMOUSLY RESOLVED** that the Clerk be instructed to issue a **SUPPORT** response with no further comments.

9. **To include any late or amended planning applications received.**

The Chairman noted that GPC had been informed that an Appeal Under S78, Town and Country Act 1990, had been lodged for **SDNP/20/02351/HOUS, The Laurels, The Street, Graffham, GU28 0QA**. The Planning Authority had advised that GPC was not permitted to submit any further comments (GPC had originally submitted an Object response with robust comments to this application, Minute 20a, 14.07.20).

The Chairman noted that the applicant had submitted a 17-page document with plans to support his case – again, GPC was not permitted to comment.

The Chairman noted that it was essential to ensure that in future GPC's comments in response to applications, including any recommendations it made, were clear and full.

The meeting ended at 4.20pm.

These minutes are an accurate record of the meeting.

Cllr. Sandy Macqueen, Chairman, GPC Planning Committee Date.....