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MINUTES OF THE GRAFFHAM PARISH COUNCIL PLANNING MEETING HELD ON MONDAY 5 AUGUST 2019 AT 4.00pm, EMPIRE HALL, GRAFFHAM.

PRESENT: Cllr. S. Macqueen (Chairman of Graffham Parish Council Planning Committee),
Cllr. P. Churchward and Cllr. J. Uphill

IN ATTENDANCE: Ms. Tracy Rowe, Clerk
1 Member of the public

The Chairman of this meeting, Cllr. Macqueen welcomed all those present and noted that the member of public was present in relation to Agenda Items 5: SDNP/19/02220/CND and SDNP/19/02221/CND, both Field East of Timbers, New Road, South Ambersham.

1. **Apologies**
Apologies had been received and accepted from Cllr. C. Ainley, Cllr. H. Charman, Cllr. T. Richardson and Cllr. S. Mackie.
2. **Declarations of Interest**
There were none.
3. **Public Questions.**
There was one member of the public present who wished to address the meeting in relation to Agenda Items 5: SDNP/19/02220/CND and SDNP/19/02221/CND, both Field East of Timbers, New Road, South Ambersham.

The Chairman re-ordered the agenda so that Agenda Items 5 and 6 could be dealt with first. The two separate applications were discussed at the same time but the comments have been separated out for the purpose of the minutes. The member of public present, being a parishioner from S. Ambersham had, prior to the meeting, sent to GPC a detailed document outlining her concerns. One of the GPC members present had spoken to the Ambersham Polo Manager to query some of the concerns raised.

4. **SDNP/19/02220/CND Field East of Timbers, New Road, South Ambersham, Ambersham Graffham.**
Change of use of part of arable field to allow for extension of polo practice ground. Removal of condition 3 from planning permission 09/02763/COU (see below for discussion)

The resident stated that Condition 3 was a removal of the condition which restricts the length of the pitch so the pitch would be changed from a practice pitch only to a competition pitch which requires a strip of arable land at the south end of the village being changed to equestrian use.

The resident stated that the proposed change from arable field to allow the extension of the polo ground went against two of SDNPA's policies: R6 Equestrian Facilities and B5 Rural Area – New Build and Extensions.

The resident stated that it was intended that the drive would be removed and that the portion of land would be incorporated into the pitch.

A Member of GPC present stated that he had spoken to Ambersham polo who disputed this and had stated that they would not lengthen the pitch. He agreed to recheck the facts concerning this situation.

Following clarification after the meeting the Clerk was instructed to submit the following response:

“Graffham Parish Council submits an OBJECT response to this proposal.” (We have subsequently been led to believe that this application might be withdrawn)

Continues....

5. **SDNP/19/02221/CND Field East of Timbers, New Road, South Ambersham, Ambersham, Graffham.** Retrospective permission for formation of a practice polo ground. Variation of condition 1 and 2 from planning permission 05/03159/COU. Condition 1 to be varied to read: The playing of polo shall be limited exclusively to the field identified on site plan. Condition 2 to be removed.

The resident explained that Condition 1 is a variation of the condition on the current planning permission which says that pitch six at the moment is a practice pitch only (to change to competition pitch on the current planning application.)

The resident stated that Condition 2 is the removal of the condition which says on the current planning permission that the Practice Pitch is allowed to be used by members of Cowdray club polo club only.

Tannoy: The resident stated that on 3 August 2019 a tannoy system had been used on pitch 6, which was a direct violation of the current planning permission. She requested that there be a condition of planning on the above application that there would be no tannoy on this pitch as it would be unacceptable from a noise environmental perspective.

A councillor present stated that the use of a tannoy on 3 August had been disputed by Ambersham Polo who also stated that there had been no possibility of amplified sound on pitch 6. Discussion ensued and it was thought that it had probably been just a hooter to mark the beginning and end of each chukka. It was noted that perhaps a bell, and not any form of amplified sound, could be used in future on pitch 6.

Helicopters The resident commented that on a regular basis, sometimes five times a weekend, and often on weekdays a helicopter can hover, land on, and take off on pitch 6, landing about 10 metres from the houses in S. Ambersham.

A Member of GPC present remarked that Pitch 6 is a low goal pitch and that some matches take place on pitch 6, if pitch 5 is chopped up in bad weather. He remarked that no helicopter would ever land on a match pitch.

The resident requested that, as a condition of planning, there should be a dedicated helicopter landing pad at the south end of the polo fields near the Brookfield Railway lane and sandpit which the estate has.

Traffic. The resident stated there has been traffic accidents where residents' cars have collided with polo vehicles. There have also been significant traffic jams.

She requested that there should be a planning condition requiring stewards with walkie talkies to be present at S. Ambersham and Selham to control the flow of traffic at peak times.

The GPC Members present queried whether the traffic would increase if the pitch were changed from a practice pitch to a competition pitch. This was thought unlikely.

Following clarification after the meeting, it was **unanimously RESOLVED** that the Clerk be instructed to submit the following response:

“Graffham Parish Council submits a **NEUTRAL** response to this proposal **PROVIDED THAT** in the event that the variation to Condition 1 is granted, the following be **IMPOSED AS CONDITIONS**:

1. **Helicopters.** These should not be allowed to hover, land or take off near the houses in S. Ambersham. There should be a dedicated helipad preferably on the North side of Brookfield Railway line.
2. **Traffic Management.** We would request that the applicant continues to seek ways of limiting the effect of additional traffic on the local community.
3. **Tannoy.** No tannoy for on pitch commentaries should be allowed on Ambersham Pitch 6 as per the current planning constraints.
4. **Subject to the above Graffham Parish Council submits a **NEUTRAL** response in connection with Condition 2.**

6. **SDNP/19/01999/HOUS 2 Hillside, Graffham Street, Graffham GU28 0NP**

The Chairman explained that this application was for a proposed front porch infill, side lean to, rear extension and new dormers and noted that the extension would have a flat roof.

A site visit had been conducted by Cllrs. Macqueen and Uphill, in conjunction with the plans. It was noted that the neighbours had no objections.

Following a proposal from the Chairman, seconded by Cllr. Uphill, the Clerk was **UNANIMOUSLY** instructed to submit a **SUPPORT** response with no further comments. **Action: Clerk**

5. **SDNP/19/02973/HOUS Topleigh Stables, Woodcote Lane, Graffham GU28 0NZ**

The Chairman explained that this application was for re-cladding of the existing outbuilding, replacement of existing doors and windows, replacing existing onduline roof with an extruded sheet metal grey roof and proposed porch to existing outbuilding.

A site visit had been conducted by Cllrs. Macqueen and Uphill, in conjunction with the plans.

The Chairman expressed some surprise that it had been necessary for these works to be subject to a planning application, as they appeared to be merely maintenance works.

Following a proposal from the Chairman, seconded by Cllr. Uphill, the Clerk was **UNANIMOUSLY** instructed to submit a **SUPPORT** response with no further comments. **Action: Clerk**

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

There were none.

The meeting ended at 4.47 pm.

These minutes are an accurate record of the meeting.

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