

GRAFFHAM PARISH COUNCIL

DRAFT MINUTES OF THE GRAFFHAM PARISH COUNCIL PLANNING MEETING HELD ON FRIDAY 5TH FEBRUARY 2021 AT 4.30PM VIA ZOOM VIDEO CONFERENCING

PRESENT: Cllr. S. Macqueen (Chairman), Cllr. P. Churchward. Cllr. S. Mackie and Cllr. J. Uphill
IN ATTENDANCE: Ms. Tracy Rowe, Clerk
3 Members of the public

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.

2. **Declarations of Interest**

Cllr. S. Macqueen declared an interest in Agenda Item 8: SDNP/21/00319/BBPN Opposite Coach House Cottage, Graffham Street. Notification to install fixed line broadband electronic communications apparatus. Cllr. Macqueen noted that the broadband pole was to be installed on his own land.

3. **Public Questions.**

There were three members of public present who were all present for Agenda Item 4, The Laurels. Their comments and queries were taken during that particular agenda item.

4. **SDNP/21/00092/FUL The Laurels, The Street, Graffham, GU28 0QA Demolition of existing outbuilding, erection of a residential cottage and the creation of a new access.**

Cllr. Macqueen noted that this whole site had been subject to a number of previous applications. Application 19/05958/HOUS was to extend the existing house to provide five bedrooms and this was granted and currently under construction.

19/06052/HOUS – Demolition of existing outbuilding and construct new garage, gym and workshop - approved but not as yet implemented.

19/06056/HOUS - change of outbuildings to ancillary accommodation – not approved.

20/02351/HOUS – Demolition of the existing outbuilding with single storey building comprising 2 bedrooms living area but no kitchen. Refused and subsequent appeal dismissed.

20/023187/Pre – Two storey, 2-bedroom cottage in The Laurels garden. Pre-application advice given

21/00092/HOUS Current application being considered – Demolition of existing outbuilding and construction of a 2 storey, 2/3 bedroom cottage in part of The Laurels garden together with a new access.

Cllr. Macqueen noted that the current application was somewhat unusual in that there were two sites referred to and part of the application related to effectively another site. Put simply, the first site comprised all of the garden north of a boundary running hard up against The Laurels and then east through the garden and had two entrances onto The Street. The second shown on the 'site/roof plan' has the boundary as a straight east/west line dividing the properties with one entrance to the new development and one entrance to The Laurels. The site areas of both the properties were not dissimilar in size.

Cllr. Macqueen explained that the current application was for a 2-storey cottage, with 2/3 bedrooms, 2 car parking spaces and a turning area, to be situated on the northern part of the original site of The Laurels. The proposed cottage was to be some 6.75m high as opposed to 4.47m high of the building 20/02351/HOUSE which was refused and subsequently dismissed on appeal.

The Chairman noted that there had been some 9 objection letters from parishioners posted on the CDC website which raised the following issues: proposed new entrance too close to the corner; sight lines to the south too restricted; proposed position of the new house would make it impossible to retain all the existing trees on the site; safety worries over the proposed new entrance; over development losing the spacious village feel; the site would have to accommodate multiple private cars, but also delivery vehicles/service providers etc. who would end up parking on The Street, severely impacting on the safety of road users on the bend; lack of visibility of drivers accessing The Street from bridleway to the Recreation Ground.

A member of the public present noted that The Planning Inspectorate Appeal Decision for SDNP/20/02351/HOUS (Dismissed) noted "...and a good distance is retained to adjoining houses that provides a sense of spaciousness to the property and the plot. That spaciousness is important to the general rural character of the area due to the prominent siting of the house at a junction on the edge of the village, and the modest scale and height of the existing outbuilding contributes to this spacious and unassuming appearance of the plot".

Another member of public present stated that the rear extension now under construction on the Laurels 19/05958/HOUS resulted in a loss of some 30% in plot size. To then build a 2-bedroom cottage, bigger in footprint and height than the outbuilding currently in situ, would represent significant over development. The same member of the public also noted that the site was on an already dangerous section of The Street, with a bridleway joining the junction of the Street from the east with bad sightlines towards the property from the south. The parishioner noted that there was a proposal for a new exit/entrance, which would not be visible until one was almost upon it, when approaching round the corner from the South.)

Another member of public present noted that the proposed property would represent overdevelopment and would infill the gap between The Laurels main house and the adjoining public house. It was important to keep gaps open in the village. She also noted that the bend in the street was already dangerous, having herself been nearly knocked over by a car advancing towards her from the south. She noted that there was not enough room on the site for a 2-bedroom cottage (only 2 car spaces) along with the current 5-bedroom house.

Another member of the public present noted his objections: creation of a new access would affect detrimentally the iconic street setting of The Laurels; the existing access to The Laurels is close to the start of a dangerous blind bend on the shared surface (no pavement) on the main road, The Street. The proposed new access would be closer to the centre of this dangerous blind bend. The proposed additional 2-bedroom cottage is located too close (visually and in terms of root damage risk) to a multi-trunked group of 3 substantial English Oak Trees and would detrimentally harm them.

This member of the public referred to comments made by the Planning Inspectorate Appeals officer on the previous application SDNP/20/02351 HOUS, noting that setting is important within the village and that application would have had a harmful effect on the landscape and scenic beauty of the National Park. He noted that this application (21/00092/FUL) was to be bigger. Also, the proposed turning area would mean the loss of part of The Laurels hedge and much of The Laurels front garden would be turned over to parking. These would both detrimentally affect the iconic village street setting.

The Chairman consulted with each GPC Member for their views: Cllr. Mackie stated that he had looked at this application in detail and objected to it, due to the scale and size of the proposal: overly dominant; the status of the existing building would be changed from ancillary to a new building; rural character/spaciousness of the site would be removed by a double height building; detrimental effect on the street scene by the new building not subservient to the existing building, The Laurels; cramming of a new home into a small space and the proposed design of the roof did not sit well in between The Laurels and The Foresters Arms public house. He stated that the Access Statement, Policy 26, had no provision for Graffham.

Cllr. Churchward objected to this proposal based on the overdevelopment and both access ways (existing and proposed) being dangerous plus the proposed property is double the size of the earlier application which had been refused

Cllr. Uphill noted that whilst the previous application which had been refused was for ancillary accommodation this was for an independent house, which would be sited within the Settlement Policy Area. He objected to it on basis of overcrowding, traffic, parking, overdevelopment, loss of visual beauty etc.

Having taken a vote from all GPC Members, the Chairman noted that there was a **UNANIMOUS OBJECTION** to this application. Discussion ensued and it was **UNANIMOUSLY AGREED** that a full letter of objection would be drafted by Cllr. Macqueen and Cllr. Mackie after the meeting, encompassing all the points raised: Scale, size and overdevelopment, dangerous access issues re the new and existing entrances, dangerous safety concerns on the highway with visitors' cars, delivery vehicles, utilities vehicles parked too near the blind bend, harm to trees and hedgerows; cramming/over development/loss of visual spaciousness and detrimental effect on the visual street scene. This letter would be circulated to all GPC members for their approval before it was submitted to CDC/SDNPA as GPC's formal response.

The Chairman noted that it was essential that GPC's comments in response to this application, and any others in the future, including any recommendations it made, were clear and full as the GPC were not always permitted to submit further comments if an application went to appeal, even though the applicant was entitled to do so. **Action: Cllr. Macqueen**

Discussion ensued and it was **UNANIMOUSLY AGREED** that Cllr. Macqueen would speak to CDCllr. Alan Sutton for his advice on whether he would be prepared to "red-card" this application so that it could be considered by CDC Planning Committee and not by an individual CDC Planning case officer.

Action: Cllr. Macqueen

The members of the public left at 5.18pm.

5. **SDNP/21/002228/CND Glasses Barn, Graffham Common Road, Graffham GU28 0PU. Replacement of a single dwelling house using existing materials and demolition and rebuilding of a former Craft Barn to be retained as ancillary studio space for the house – (variation of condition 2 of planning permission SDNP/20/01430/FUL – Amendments to approved drawings – comprising of reduction in size to the glazed opening to the stairway, alterations to 2 no. dormers and addition of flat roofed canopy above entrance door to north elevation, material change to dormers on east elevation, increase width to brise soleil and amendments to flue to south elevation and addition of 4. No. rooflights to west elevation, with alterations to fenestration on east, south and west elevations**

The Chairman noted that detail on these changes had been itemised in the paper prepared by BBM Sustainable Design in the Variation of Condition Applicants statement on the website.

Having sought the views of each individual GPC Member it was **UNANIMOUSLY RESOLVED** that the Clerk be instructed to submit the following response:

"Graffham Parish Council approves in principle the proposed alterations but continues to OBJECT to the dormer windows which are inappropriate in this rural setting". **Action: Clerk**

6. **SDNP/21/00227/CND Shuttles, Graffham Common Road, Graffham GU28 0PU. Extensions and refurbishment of single dwelling house – (Variation of condition 2 from planning SDNP/20/01431/HOUS – see variation of condition application statement).**

The Chairman noted that the variations were spelt out in the paper prepared by BBM Sustainable Design in the Variation of Condition Applicants Statement being a change of fenestration on all frontages and alterations to the dormers which GPC had previously objected to.

Following discussion, it was **UNANIMOUSLY RESOLVED** that the Clerk be instructed to submit the following response: **"Graffham Parish Council submits a SUPPORT response with no further comments."** **Action: Clerk**

7. **SDNP/20/04581/CND Cartref, Graffham Common Road, Graffham GU28 0PU Demolition of existing dwelling and erection of 1 no. replacement dwelling and associated works *alternative scheme to previously approved replacement dwelling LPA ref. SDNP/17/05846/FUL). Amendments to approved drawings (Roof Finish and Windows) – Variation of condition 1 from Planning Permission SDNP/20/01435/CND to mend approvement drawings (amendments to windows and door).**

The Chairman explained that the application was again seeking to amend the condition in the planning consent requiring the window to the right of the front door and the large window on the south elevation to be rectangular. The applicant's main emphasis is now on the type of glass being fitted to the angular part of the windows. Although these were now in situ, they were not finished, as it was intended, that if approved, the glass to the triangular sections of windows would be replaced by low transmittance glass.

During discussion it was noted that these windows had been subject to previous applications. GPC had previously supported flat topped windows (as had the planning authority). Following discussion, it was **UNANIMOUSLY RESOLVED** that the Clerk be instructed to issue the following response: **"The matter of these two windows in respect to design, shape and light pollution has been subject to previous applications and although attention has now been paid to reducing light pollution, the shape and design of the windows remain to be contrary to the original consent. Graffham Parish Council continues to submit an OBJECTION".** **Action: Clerk**

Continues...

8. **SDNP/21/00319/BBPN Broadband Prior Notification. Notification to install fixed line broadband electronic communications apparatus. Opposite Coach House Cottage, Graffham Street. Graffham.**
The Chairman noted that he had declared an interest in this application (see minute 2 above).
He explained that information about this application had been sent to GPC for information only and there had been no request to GPC to issue a response. It was noted that the pole to facilitate better broadband for the Graffham Infant School (and others nearby) would be sited in Cllr. Macqueen's own land.
9. **To include any late or amended planning applications received.** There were none.

The meeting ended at 5.27pm.

These minutes are an accurate record of the meeting.

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