

# GRAFFHAM PARISH COUNCIL

## PLANNING MEETING Wednesday 19 August 2026

Draft Minutes of the Full Parish Council Planning Meeting  
of Graffham Parish Council held in the  
The Pavilion, Graffham,  
on Wednesday 19 August 2026 at 1815

### Present

Cllr Gillian Charlesworth, Cllr John Bracey, Cllr Colin Barker, Cllr Simon Longman, Cllr Hillary Major

In attendance: Clerk- Amy Harte, Michael Blunt Graffham Parish Magazine, Four members of the public.

### 1. Welcome

Cllr Charlesworth welcomed all to the meeting.

### 2. Apologies for Absence

None

### 3. Declarations of Interest

None

### 4. Public Participation

No Questions

### 5. Planning Applications

To consider the Council's observations on the SDNP Planning Applications made since last meeting:

**SDNP/25/03160/FUL** The Lavington Stud, The Drive, East Lavington, West Sussex, GU28 0NQ Restoration and regeneration of Lavington Stud and Estate with a new environmental farming and management regime supported by development proposals on two sites comprising: Home Farm: main stud stables area and office. Demolition of C20th stable ranges and barns and the construction of a new principal Estate dwelling with pool and tennis court; renovation and alteration and change of use of traditional courtyard buildings to form 7 no. self-contained holiday lets, offices and a multifunctional space for education, Estate meeting room, and ancillary residential and tourist visitor use; retention of other buildings as existing stables and storage; and Calloways (alternative to implemented scheme SDNP/18/00938/FUL): Renovation and alteration of existing buildings to facilitate a change of use to form 5 no. dwellings; demolition of existing bungalow and replacement with one dwelling; renovation, alteration and change of use of existing equestrian buildings to enterprise units within Use Class E(g). Retention of the existing portal framed barn for agricultural storage. **Comments required by 24<sup>th</sup> August 2026**

Changes to the proposal since it was last discussed were outlined. The size and number of proposed dwellings and mix of dwellings vs workshops has changed whilst retaining heritage aspects and a revision to Home Farm design. The Councillors agreed that they had no issue with the design or change to mix of buildings but were concerned about all or most of the construction traffic being routed through the village. It was suggested to restrict the timing of deliveries and movements of construction traffic. Some Councillors had major issues with the fact no construction traffic will go through Seaford College even during School holidays. It was pointed out that they have not updated the traffic management plan. ELPC stipulated that there should be a construction management plan. It was felt that it was a given that the Calloways traffic would go through Graffham, it is the Home Farm traffic that the councillors felt should go through Seaford College. Large sites can install cement mixing machines. Waste spoil needs to be properly managed. It was stated that they are not expecting to do the entire development at once, it may take 20 years to complete. It was RESOLVED to submit the comment: The previous comments made by Graffham Parish Council stands and we would like a reasoned explanation as to why the Home Farm construction traffic cannot go through Seaford College at suitable pre-planned periods to ensure safeguarding requirements are met.

**SDNP/25/01181/FUL** Tangletrees, The Street, Graffham, West Sussex, GU28 0QA Replacement dwelling, ancillary building and associated landscaping including ha-ha and pond. Appeal on conditions imposed on the planning permission granted. **Comments required by 27<sup>th</sup> August 2026**

Conditions regarding windows and utilisable space for living accommodation were read to the Council, relating to protection of the privacy of the neighbouring property and limits on habitable space as set out in SDNP policies. Ian Forest, the appellant, stated why he has appealed the conditions, including better usage of space; the wish to install two rooflights, that would go dark at night; move the rear doors to the entrance hall. He wants to change the plans not remove the whole of condition 2. Opaque glass, he doesn't feel that it overlooks other houses, just one, The Old Orchard, 30m away, whereas normally such restrictions would only be placed where there was a property within 20m. He stated that the mix of storage space vs living space would not make any difference from the exterior. The Chairman stated that SDNP have objected to the removal of the conditions on planning policy grounds. If loft space was included in GIA it would breach SD30. The majority of the council supports the local authority objection. It was RESOLVED to support the SDNP view on the rejection of the appeal on all counts.

**SDNP/26/02777/HOUS** Old Perrots House , Perrott Lane, Graffham, West Sussex, GU28 0NZ Removal of existing glazed roof, infilling of affected roof and addition of a new rooflight. External alterations and changes to fenestration. **Comments required by 19<sup>th</sup> August 2026**

Dark skies discussed in relation to a replacement rooflight. If a new application the answer would be no, but as it is replacing existing, it may be best left to the case officer. The council were concerned to see dark skied policy is applied wherever possible. It was RESOLVED to submit a supportive response, but would welcome the application of methods to reduce light pollution.

## **6. Agenda Items for Future Meetings**

N/A

## **7. Date of Next Meeting**

Wednesday 9th September 2026