

GRAFHAM PARISH COUNCIL  
Parish Clerk: Mrs L Hazel, 2 Brampton Road, Grafham  
Chair: Mr I Gardener, 5 Haycraft Close, Grafham  
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MINUTES OF THE PARISH COUNCIL PLANNING MEETING OF GRAFHAM PARISH  
COUNCIL HELD ON Monday 7th July 2025

In attendance: Ian Gardener (Chairman), David Russell (Vice-Chair), Patrick Curran and  
Diana Thomas

Public: 13 members of the public were present.

District / County Cllr: None Present

The Chairman confirmed this meeting was called at the earlier time of 2.00pm due to this being the only time members could come together to consider the planning application within the time limits allowed. The Chairman went on to confirm the planning application is not a full planning application but just a 'planning in principal' application, therefore no further details have been provided on the design and location within the land of the properties. It was confirmed the District Council is the body who will make the final decision.

NOTED members of the public were in attendance for the planning application. David Russell provide members of the public with a brief presentation on the recent Call for Sites application for this area of land and the Parish Councils response to it for residents benefit.

The Chairman confirmed this planning application is a separate application to Call for Sites and will be considered separately / in its own rights.

### **Public Forum**

The Chairman invited members to address the Council. The following points were noted:

- Timing of application in relation to recent "Call for Sites" Consultation,
- The land in question was submitted under "Call for Sites" as a bigger parcel of land,
- Consistency with the Neighbourhood Plan,
- The footpath as listed on the plans is no longer in use
- The application is outside of the built up area and in open countryside.
- Concern this will open up the flood gates for more house to built on the site,
- Archaeology does not appear to affect the site.
- A new gate to the site seems to have recently appeared and the soil and waste from the site appears to have been fly-tipped onto nearby grass verge.

A request was made asking if a full application is received can all residents be made aware.

### **21/821 Apologies for Absence**

Apologies were noted and approved from Sunil Gogna and Jo Dunn.

### **21/822 Declarations of Interest**

None

**21/823**

**Planning Applications**

**PARISH COUNCIL CONSULTATION – APPLICATION REF. 25/01103/PIP**

**Permission in principle for the erection of 1 to 2 dwellings - Land South West Of Cedar Close Grafham.**

This item was discussed in detail. RESOLVED to respond as follows:

- The proposed development is generally consistent with the Neighbourhood Plan, in particular with regard to the site being “well related to the identified built-up area” (GENP3). The Parish Council unanimously agreed to respond with “Conditional Approval” subject to the following conditions:

1. Sewage system upgrade,
2. Effective surface water drainage,
3. Road access would need upgrading / widening. Church Road is an unlit single - track,
4. Street lighting to be installed
5. A footpath be created to access properties

The Parish Council ask that the above ‘conditions’ be made full conditions to a planning application. The road widening and footpath are required as the road is an active travel route around Grafham Water. The Parish Council would like to draw attention to the following relevant sections of the Neighbourhood Plan

- GENP 3 - Affordable Housing
- GENP 13 - Flood Risk and Damage
- Small Settlements (LP9): Development Proposals within the Built-up Area

The Clerk was asked to report the fly tipping **Action:Clerk.**

**21/824**

**Any other business for information only**

**21/825**

**Note 2025 dates for meetings: 2nd September, 7th October, 4th November, 2nd December.**