Agenda Item 26/089 - Planning Application recommendations from the GPC Planning working group for consideration at GPC meeting on Wednesday 18th November 2026.

a. 26/02392/FP - Land South Of 14, High Street, Graveley, SG4 7LB. Full Planning Permission: Erection of one detached self-build dwelling including parking, cycle store, bin store, Air Source Heat Pump, alterations to ground levels and soft and hard landscaping.

This application is to build a 1 bed self-build house with parking space, cycle store, air source heat pump and hard and soft landscaping on the space between numbers 12 and 14 High Street. The plot has a very narrow width - the application describes the narrow nature and constrained proportions of the development site. The new house appears to come right to the boundary on both sides of the plot - ie with both no 12 and no 14 High Street. This must create difficulties with both building and future maintenance of the house and boundary, especially as a mature hedge currently sits on the southern boundary. The house would presumably be right up against this hedge.

Our view is that this has been shoe horned in to a very narrow space and will impact on neighbouring houses with windows in both sides of the proposed house, and by building right up to the boundary with neighbouring properties, will cause problems with maintenance of the house and boundary features. We think it is overdevelopment of the site and not appropriate for Graveley High Street.

Recommendation: object as overdevelopment of the site.

b. 26/02602/PIP - Permission in Principle: Erection of up to 7 dwellings Land West Of High Street, SG4 7LE.

This application proposes to fill in the space between the affordable homes currently being built and the yard at 1a High Street. It would use the same entrance as the affordable homes development onto the B197. The site is within the Green Belt but outside the village settlement area. A mix of detached and semidetached 3 and 4 bedroom houses are proposed.

This application is not unexpected, given the building occurring on the adjacent site. No affordable housing is included.

Recommendation: no objection and request that some affordable housing is required in this development if approval is given.

c. 26/02637/S73 - Variation of condition 2 (revised plans) of planning permission 21/03380/FP granted 11.03.2024 for Proposed solar farm measuring 88 hectares with associated battery storage containers, transformers stations, storage buildings, fencing etc including means of access (amended plans received 30.05.2022). (Development has commenced).

There are several changes requested but it appears that the significant ones are to increase the density of solar panels on the site, with no change in boundary, and to remove a hedge on the north west of the site.

However looking at the plans provided, it was not clear to us which hedge was being referred to. So our recommendation is to either leave it to the Planning Officer, or to object on the grounds that no more solar panels should be allowed and more hedgerows should not be removed. We can discuss these options.

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