

Parish Council of Waresley-cum-Tetworth

Minutes of a Full Parish Council Meeting Thursday 10 April 2025,

8pm at Waresley Village Hall

Present: Councillors Richard Jerman, Eleanor Jack, Malcolm Gordon. County Councillor Stephen Ferguson District Councillor James Catmur. Also present were Mark Ponder, Saul Jeavons, Martin Prescott. Ian Jack Su Martin Craig Safford and the Clerk, Rod Kerr

- 1. Apologies for absence: Councillor Joshua Morris-Lowe**
- 2. Declaration of disclosable pecuniary interests: None**
- 3. Adoption of New Parish Councillor if no Election requested. I was confirmed by the District Council that no request for an election had been received within the statutory period and that the Parish Council can now co-opt a new councillor. Jonathan Hutton was proposed (in his absence but with his consent) by Malcolm Gordon & seconded by Richard Jerman and co-opted onto the Parish Council with no objections.**
- 4. The Minutes of the Parish Council meeting of 13 February 2025 had been circulated previously and were agreed and signed by the Chairman.**
- 5. Matters arising not on the agenda. It was noted that straight after the meeting of 13 February 2025 both Councillors Jack & Jerman had a flat tyre each caused by a large screw. The screws were identical although one car was parked outside the village hall and one was parked outside the Duncombe Arms. This has been reported to the Police.**
- 6. Open Forum: Martin Prescott of Nutwood Pubs updated the meeting on the latest position regarding the sale of the Duncombe Arms. He spoke to Chris Rose today to update him too. The hospitality industry is bearing the brunt of the last budget. He had funding in place – this was sidelined in October – in February he remortgaged his two existing pubs to get the mortgage – he just waiting for the final valuation. The install of beer pumps & coolers has been booked for 24 April . Chris Rose has a deposit – they have full complement of kitchen staff raring to go when they get the keys. He can't believe how supportive this community has been. He is currently waiting for revaluations on his existing pubs – once this has been obtained got (hopefully in next few days) then it can all go ahead. Everything else is in place. The problem has been that pub was shut - not looked at favourably by mortgage companies. Wasted lots of time trying to get funding. Very slow progress. Earliest it could open is 24 April – will probably be a couple of days' notice after that. They will eventually have a person on site. Gavin the MD will live there to start with. Looking further forward, they may well convert the outbuildings into 2 or 3**

letting rooms. He pledged that he will listen to local community. The have already taken a booking for 1st June.

Su Martin commented on the smell in the village over last week - it has been very bad & she wondered if it will last. It was stated that it is organic Chicken fertilizer which is all in the soil now. Craig Safford said it should dissipate very shortly.

7. Reports from County & District Councillors

County Councillor Stephen Ferguson – apologies for not attending recently – this is his last meeting as a County Councillor – the election on 1 May will be the last CC elections ahead of the creation of the new Unitary Authorities. Discussions are ongoing. In about 2 years there will probably be two/three Cambs UAs Hunts may join up with Fenland /East Cambs & possibly Peterborough. Negotiations are ongoing behind closed doors. Councillor Ferguson thinks we should be more South Cambs – rather than with Fenland. It will be an odd two years. Former Councillor Richard West received Alderman status at last HDC meeting.

Luton Airport now has plans for expansion – so it will become noisier. Councillor Jerman thanked Councillor Ferguson 4 years of help, guidance & passion for getting things done. Councillor Ferguson said there will be a 30% decrease in Cllrs – will be more professional or retired. Money saving & efficiency is the aim

District Councillor James Catmur reported that applications for the grant is open for Pride of Place from 24/3/25 – filling up fast.

8. Planning:

- a) 25/00489/FUL Erection of an agricultural building for free range egg production with associated feed bins, linked egg packing and storage building, linked manure trailer store, hard standings and access track. Land South East of Wood Farm Waresley

New chicken unit - Charles Mear showed Councillor Jerman the site last year – he personally has no objections.

Councillor Jack – it is tucked out of general view – further away from Bridleway – the one on right will be decommissioned. The only impact will be more chickens – she is happy to support it.

Councillor Gordon is happy to support local industry – he is worried about extra traffic but it is important to see it thrive. Councillor Jerman said he is 90% sure the reason is the process will be more automated so may not be extra staff – there will be 32k hens with only 2 deliveries per day.

The councillors voted to approve the plans by 3-0 in favour,

- b) Amended Plans 24/02366/FUL New traditionally designed self-build detached dwelling with attached carport and double garage – land adjacent Willow Farm Waresley

There have been some alterations to plans – Councillor Jerman voted against it for the same reasons stated at the last meeting.

Councillor Jack said the design is better, but it is still a large house & out of place next to Willow Farm – Thinks it's in open countryside & not

connected to an agricultural tie – it is on agricultural land & not in the built up area.

Councillor Gordon revisited Councillor Jack the points we made last time – does not think anything has been changed that would change his decision. The amendment was rejected by 3-0.

9. **EWR Update :** Councillor Jack attended a webinar and circulated a report. The line will be run by Chiltern Railways. There were 6000 submissions – the non statutory consultation is now done – the Statutory consultation will begin in 2026 – then the DCO in 2027 - divided into LGRs. The gradient has been changed from 1 in 80 to 1 in 100. 2 Freight trains per day. James Catmur will remain on group as he is District Councillor for Gt Paxton. He said the possibility of making a station to East of St Neots could be considered in the future even though it is not currently in the plans.

10. **Permissive Path to café at Waresley Park – Latest Position**
Councillor Jerman is to follow up with Ben Griggs at Waresley Park Estate the earlier discussions to put a Permissive Path from rear of the Cricket Club to the Bean Theory Cafe. In the planning application, the design statement mentioned in 5 places that such a path would be created.- it would be good for the community and the business. Ben recently said he cannot do it now because of safety of the horses and suggested a path along the side of the B1040 from the village to the main gate of the estate. Councillor Jerman suggested using the path from the bottom end of the Cricket Ground to West Close - this was put in during the 1990s when the Horse track around the estate was created – it was fenced off to keep a safe distance between the adjoining properties and the track and has been used by residents to walk between the Cricket Ground and West Close for over 30 years. Councillor Jerman has suggested a meeting to discuss the matter but has not received a reply – and now a fence has been put up blocking the West Close access. He feels aggrieved that we have not been responded to, especially after the support shown by the Parish Council for all the planning applications. A resident of West Close has written to Ben to ask for the fence to be removed but has not received a response. Councillor Jack will write as a resident. Councillor Jerman wrote to the Planning Department – they cannot do any more as the path was not included in the conditions of the planning permission granted and is not enforceable. Going forward – we have to take with a pinch of salt anything mentioned in a design statement.
Councillor Gordon looked back on the notes regarding the permissive path - he was influenced to support the applications on this basis and feels let down – the Council tries to support local businesses and take them at their word. He thinks the Parish Council should follow it through. The Gate behind the pavilion now has CCTV. Councillor Jerman will contact Ben Griggs again to suggest a meeting RJ and will mention what has been discussed this evening. Councillor Gordon mentioned the Glamping Pods – part of the discussions during that application included access for those staying in them to be able to access the Garden Centre & Pub which would be a benefit to the village – this seems like a retrograde step.
Action - Councillor Jerman will revisit the glamping pod plan & then draft a letter to Ben.

Saul Jeavons noted that if the path to West Close has been used with the permission of the landowner – it doesn't become a Right of Way automatically after a period of use.

11. Highways Matters:

a) MVAS Post Update

Post is to be moved to near 30 mph sign – will be moved hopefully within next month.

b) Other Highways Updates

We have put in a request for drainage work on Vicarage Road – in 25/26 – our project didn't make the cut it will be rolled on into the 25/26 round Councillor Gordon thanked Councillor Jerman for pushing this along and mentioning it to the Highways Officer. Colin Croot had advised that the road at the bottom of the first hill on the back road to Gransden is flooding and needs attention – the gullies need clearing and the drains underneath are blocked and collapsing. This will be raised with Highways via the portla then chased up by the chairman.

c) Letter from Wendy Philips. The councillors discussed the points raised in this letter. Councillor Ferguson said we could not get a chicane on the bend at the Eltisley end of the village – it was suggested we discuss this with the Highways Officer and see if one would be more acceptable a little further down the road. Craig Safford mentioned the staggered chicane at Great Staughton – this seems to work.

Councillor Catmur is campaigning to get all rural road speeds reduced to 40mph. He also explained that average speed cameras are very expensive and the PC would have to fund £40 per speed ticket issued plus the cost of the equipment.

Kerb by the lay-by at The Square was mentioned – the path is very narrow - a dropped kerb is needed, especially for prams or wheelchairs. Councillor Jerman will speak to the Highways Officer – it should be relatively cheap to do.

HGV on the bend coming into the village by The Square are mounting the path and travelling on the wrong side of the road. Hard to see any solution – a bollard or a rail would make the path too narrow. Councillor Jerman will meet with Mark Ponder, Wendy Phillips & Saul Jeavons before his next meeting with the Highways officer.

Our LHI application for an additional MVAS sign is still being considered – the council will considering purchasing one if the bid is unsuccessful.

12. Jubilee Lamp Repairs – Update: Biocide was sprayed on the monument today - it needs to be left before steam cleaning in 2 to 3 weeks time. After that, they will be able to put on the new panel & continue work on preservation.

13. Old Churchyard – A428 Volunteering Project

Councillor Gordon stated that as part of the A428 works, Skanska have offered a number of volunteers to help with local projects – he suggested the Old

Churchyard for a tidy up. He had a meeting on site & they have agreed to send up to 8 volunteers next Tuesday to tidy up & pick up loose deadwood – this will make it accessible for the Easter Service & egg hunt. We will provide the equipment – they will not touch the wild flower area but will cut down the Ivy on the trees. Robin Griffin will take away the waste on his tractor – Charles Mear will be asked if it can be dumped on his land as before. Councillor Jerman will chase Mel Banks up again about the bench.

14. Finance:

Update on new Bank Account - the clerk is due to see Laura Edge soon and will get an update.

Payments approved 9proposed by Councillor Jack & seconded by Councilor Gordon.

- a) CPALC Membership - £226.36
- b) Donation to St Neots Museum £40
- c) Donation to Roundabout Magazine £50
- d) Village Hall Hire Fee - £157.50
- e) Clerks Salary & PAYE £60.00 & £15.00 (retrospective for March) £60.00 & £15.00 for April 25

15. AOB & Confirm dates of PC AGM & Annual Parish Meeting

Councillor Gordon said that since the Village Hall makeover there have been quite a few complaints over echoing – at the last Village Hall Meeting the committee agreed to purchase acoustic panels which have now arrived – it was confirmed that it was not possible for the Parish Council to purchase them on behalf of the Village Hall.

The next meeting will be the AGM & Annual Parish Meeting at the Village Hall on Thursday 22 May 2025 at 8pm

The meeting was closed at 21.42.