

Parish Council of Waresley-cum-Tetworth
Minutes of a Planning Meeting Monday 7th July 2025,
8pm at Waresley Village Hall

Present: Councillors Richard Jerman (chair), Eleanor Jack. Josh Morris-Lowe, Jon Hutton.

Also present: Craig Safford, Helen Richardson, Phil and Claire Tily

Minutes taken by Eleanor Jack

- 1. Apologies for absence: Rod Kerr (clerk), Parish Cllr Malcolm Gordon, County Cllr Sarah Caine, District Cllr James Catmur**
- 2. Declaration of disclosable pecuniary interests: None**
- 3. Minutes of Parish Council Meeting of 26th June 2025. As not all councillors had had the opportunity to read the minutes, signing was deferred until the next parish council meeting.**
- 4. Matters Arising not on the agenda: Response to the Local Government Reorganisation survey should be by the clerk, not Cllr Jack, as erroneously stated in an earlier draft of the minutes. Clerk to respond by letter as well as by the portal, as the on-line survey is set up to assess individual life styles and does not give the opportunity to state the parish council's preferred choice of unitary authority.**
- 5. Planning Application: Land adjacent Home Farm, Manor Farm Rd 25/01080/PIP Permission in Principle for 2 to 3 dwellings**

Cllr Jack said that the site was in the conservation area and in former times was outside the village limits, which could suggest that it was outside the built-up area of the village. However the recent CLED (Certificate of Lawfulness) ruled that it was a garden, which would put it inside the said built-up area. There had been no objections from residents and 2 messages of support from residents of Sylvan House. When asked, Craig Safford confirmed that the Grassed Woodland Garden Area of the site would not be built on, now or at a later date.

Cllr Jerman felt that the site was within the built-up area of the village but raised concerns about the sewage: would an extra 3 dwellings overburden a system that was already under stress? The pressure for sites from HDC implied a "tilted balance" in favour of housing.

Cllrs Hutton and Morris-Lowe were supportive. The parish council voted unanimously to support the application.

- 6. AOB Next meeting: Monday September 8th, 2025**

Meeting closed 8.15pm