

## **Parish Council of Waresley-cum-Tetworth**

### **Minutes of a Parish Council Meeting**

**Thursday 26 June 2025**

**8pm at Waresley Village Hall**

**Present: Councillors Richard Jerman (Chair), Eleanor Jack (Vice-Chair), Malcolm Gordon, Joshua Morris-Lowe & Jon Hutton. Also present were Craig Safford & the Clerk, Rod Kerr.**

Apologies for absence. James Catmur & Sarah Caine

Declaration of disclosable pecuniary interests. None

1. The Minutes of Parish Council meeting of 22 May 2025 were circulated and approved.
2. Matters arising not on the agenda. Councillor Hutton followed up regarding accident data with Councillor Caine – he is awaiting her response.
3. Reports from District & County Councillors: A report from District Councillor James Catmur was read out – see Appendix 1
4. Open Forum No matters were raised.
5. Planning :
  - Planning Permission Consultation - Wood Farm Vicarage Road Waresley (ref 25/01018/FUL) - Construction of one residential self/custom build dwellinghouse: councillor Jack has looked at the site – the only issue is that it is not in the built-up area of the village – similar to the recently approved new house opposite this site at Willow Farm. She thought it was part of the farm and out of sight of anyone else. She would be willing to approve it if there were a condition to ensure it remains part of the farm business and could not be sold on separately later. The only access to the site is via the farm and not on a highway. Councillor Hutton agreed - they key point is the intended use and that it should have some sort of tie to the family or farm business as per the comment submitted by the Local Highway Authority viz “Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable as ancillary to the existing family agricultural business and the parent dwelling. The Local Planning Authority should be satisfied it can condition it as such”. Councillor Jerman thought that as it was outside the village built up area, the parish council should reject it as they had done with the recent Willow Farm application. He cannot approve it as it does not have an agricultural tie. He stated that after we tried to impose conditions on our approval of the coffee shop and the glamping pods at Waresley Park, and subsequently found out that they were toothless, and also that we previously noted at PC that we should take this ineffectiveness of our conditions, into consideration on how we vote on all planning decision going forward. Therefore, I advised declining until it comes back to us with an agricultural tie. Not approving

with a condition that we could well have difficulty enforcing. Councillor Gordon did not have an objection as it is – if the building was let out at a later date, it could increase the traffic. He noted that the access along Vicarage Road referred to in the consultation notes mentioned passing places using existing private drives. This was a reason for his rejection of the Willow Farm development. He had no issues with the building as long it was used for Jo Mear’s mother as stated. Councillor Morris-Lowe thought it would be self-defeating if it were ever sold off and have outside access to the farm yard. The Councillors Voted by 4 votes to 1 to approve the application on condition that there is an agricultural tie included.

- Planning Permission Consultation - Land Rear Of The Holt Manor Farm Road Waresley (ref 25/01091/TREE) : The Tree Warden, David Morgan sent a comprehensive report on the plans for the trees. There was some confusion over the proposal to reduce the Beech Trees, does it mean to 3 metres in radius or diameter? It was agreed to approve the application 5-0 provided the recommendations made by the Tree Warden are strictly adhered to. A copy of his report will be sent in with our response.

#### 6. Waresley Park Estate

- Feedback from recent corporate event – There had been a communication issued stating there would not be music at the event held earlier in June and that it would be finished by 4pm. There was music & it finished at 6pm. The owner explained there was a miscommunication with the organisers. The noise level was monitored – a copy of the report will be requested. The clerk will contact the owner.
- Update on Permissive Path – Ben Griggs responded to Councillor Jerman’s request for a meeting to discuss possible permissive access to the café from the village by saying it would not be possible due to the location for the horse gallops and fields and there was no point in meeting to discuss further. The councillors recorded their disappointment at this. Councillor Gordon noted that the council had approved the plans for the Café with the recommendation that a path would be provided.

#### 7. Highways Matters:

- Updates from recent correspondence with highways officer. The road will be resurfaced through the middle of the village shortly – this will involve road closures and diversions.
- Double Yellow Lines on Gamlingay Road appeared one evening – the Highways Officer did not know about this and the councillors were disappointed that they were not informed. They had been there many years ago but have faded and been covered up over time. The new lines are part of the administration of parking fines is moving from the police to the County Council.
- We asked if they could be removed to allow cars to be parked along this stretch of road to slow down traffic – we will have to apply for this via an LHI or through a self-funded project.

- Councillor Hutton wondered if we could have an independent traffic consultant to review what traffic calming options may be available to the village. This has been done in the past - we have gained improvements gradually over the years. It was agreed the Clerk to the Council should ask Saul Jeavons if he could advise or had a contact who can review the position.
  - The MVAS post at the Eltisley end of the Village has now been moved.
  - Alteration to Google Sat Nav (that takes diverted traffic on B1040) Councillor Hutton has been advised that the route will not be changed while the A428 works are ongoing. We could apply for a change after the work has been completed.
  - Councillor Morris-Lowe wanted to add a speed limit reduction through Tetworth in the next LHI.
8. Local Government Reorganisation A communication will be sent out to the village encouraging people to make their views known on this - the deadline is 20 July. The clerk will respond on behalf of the Parish Council. The councillors agreed that Option 3 Unitary 1: Peterborough City Council, East Cambridgeshire and Fenland District Councils - along with County Council functions – was not a viable option.
9. Unitary 2: Cambridge City Council, Huntingdonshire and South Cambridgeshire District Councils- along with County Council functions – was the preferred option, giving East-West connectivity in line with the Oxford-Cambridge Corridor rather than a North-South axis which holds no particular logic for this Parish.
10. Jubilee Lamp Repairs – update Still awaiting a review by an expert to recommend what additional work is required and whether the orange staining can be removed. Councillor Jack is chasing them up.

#### 11. Finance & Governance

To approve the Annual Governance Statement

Appointment of RFO – update David Taine has been approached, and his response is awaited.

- a) To consider accounting statements - the councillors reviewed the statement of account and went through the questions. They answered “No” to question 7 because they had not been able to set up the PAYE scheme yet due to the lack of a suitable bank account and the absence of an RFO. The other questions were answered in the affirmative.

b) Resolution: To approve the Statement of Accounts for 2024/25 – approved.

c) To note inspection period to be advertised – the date will be published as required on the website from 1 July 2025.

d) To appoint internal auditor for 2025/26 Ben Stohr was reappointed as Internal Auditor

Update regarding changing of bank account – The clerk has started the application process to set up a new account with Unity Trust Bank – it will be completed when an RFO is appointed.

Payments approved: proposed by Councillor Jerman & seconded by Councillor Jack

- Clerks Salary for June 2025 £60.00
- PAYE for June 2025 - £15.00

## 12. AOB & Confirm date of next PC Meeting

A letter from Mr B Jones was received by the Clerk & circulated to all the councillors. This was with regards to the land behind the Village Hall. The contents were noted – there was no further action required by the Council.

Councillor Jack has spoken to Andy Ottley about updating the pictures on the website and will follow up.

The Streetlight near Bill & Sandra Garners house is out – this will be mentioned to our contractor.

Right of Way Hierarchy - We need to link up with other parishes to get the bigger picture and link them. Councillor Jack will respond and say Footpath 1 by Waresley Wood needs to be attended to due to poor drainage.

Update on The Duncombe Arms – the buyer says the deal is close and he has hired staff and a manager. The seller is keen to close the deal and it will hopefully reopen soon.

A planning meeting will be held on Monday 7 July at 8pm.

### Appendix 1

Report from District Councillor James Catmur:

#### Expiry of Postal Votes and Reapplication Process

Following a change to the law as part of the Elections Act, postal votes can no longer apply indefinitely. They now expire after a maximum period of three years.

Postal voters can still register to vote by post for a particular poll, but they can no longer hold a postal vote for longer than three years.

Due to the timing of the reapplication legislation, around 16,500 Huntingdonshire postal votes are due to expire at the end of January 2026.

It is vital that we ensure voters respond to the communications and engage with the process to prevent electors being disenfranchised due to the new requirements

Council leaders have announced they have identified three preferred options for creating new unitary councils across Cambridgeshire and Peterborough.

From April 2028, rather than dealing with separate county, city, and district authorities, residents will access all services - from road maintenance and bin collections to education, planning, social housing, social care, and support with benefits - through a unitary council.

In a joint statement, council leaders have said:

"As council leaders we are working collaboratively in the best interest of residents and businesses across Cambridgeshire and Peterborough. We agree that there are currently 3 options that appear to be the most financially viable based on the government's criteria, giving East-West connectivity in line with the Oxford-Cambridge Corridor. These options are based on existing authority boundaries and are being further developed to be submitted to government by late November.

"The three options each contain two new unitary councils that would in future cover the entire Cambridgeshire and Peterborough area and replace all existing local authorities:

#### Proposal A - A North-West/South-East Option

- Unitary 1: Peterborough City Council, Huntingdonshire and Fenland District Councils - along with County Council functions.
- Unitary 2: Cambridge City Council, East Cambridgeshire and South Cambridgeshire District Councils - along with County Council functions.

#### Proposal B - A North/South Option

- Unitary 1: Peterborough City Council, East Cambridgeshire, Fenland and Huntingdonshire District Councils - along with County Council functions.
- Unitary 2: Cambridge City Council and South Cambridgeshire District - along with County Council functions.

#### Proposal C - An East/West Option

- Unitary 1: Peterborough City Council, East Cambridgeshire and Fenland District Councils - along with County Council functions.
- Unitary 2: Cambridge City Council, Huntingdonshire and South Cambridgeshire District Councils - along with County Council functions.

"We recognise each option has different strengths and different implications for services, our local communities, and businesses.

"We are taking an evidence-based approach, inevitably the different needs and local identities of our areas will have a significant impact on the preference of our own councils, and we must respect that.

"We encourage residents, our partner agencies and businesses to feed into this process by sharing what matters most to them through an engagement exercise being launched next week.

"We also want to take this opportunity to reassure residents that services will not be affected, and to praise the collective local government workforce across Cambridgeshire and Peterborough for their continued efforts on behalf of our communities during this period of change. We appreciate that reorganisation may create some uncertainty for them which we will work with government to do our best to mitigate."

The new supermarket in Wintringham will be M&S, who will close their St Neots high street store (the lease has run out)

HDC have reviewed the process for 'Strategic Portion' CIL applications to make it more likely that the parishes will get 'Strategic Portion' CIL funding for projects. It needs to be used in way that respond to future growth.

A simple enquiry form has been launched, and, to date, no forms have been completed and submitted. The form asks for the basics of the project such as how much funding is being requested, links to future growth, any match funding in place and total project cost. The idea is that advice can be given then at this early stage if a project is not suitable for Strategic CIL funding, saving towns/parishes, and their communities, time and frustration. The form can be found here, <https://forms.huntingdonshire.gov.uk/CILSTRATEGICFUNDINGENQUIRY/launch>

Any CIL already given to the parishes can be spent how the parish wishes, as long a it meets the rules.

Little Barford development is moving forward - 4,000 new homes to the south west of the Ward



Tilted Balance is back: HDC is looking to update the Local Plan to achieve the new targets set by the ministry. An NDP (if the village has one) gives some 5 years of protection if it designates sufficient local sites.