

Parish Council of Waresley-cum-Tetworth

Minutes of a Parish Council Meeting

Thursday 4 December 2025 - 8pm at Waresley Village Hall

**Present: Councillors Richard Jerman, Eleanor Jack, Jon Hutton.
District Councillor James Catmur.**

**Also present were: Nete Brogaard, Margaret Scott, Geraldine Fensome,
Charmian Chapman, Craig Safford**

- 1. Apologies for absence. Josh Morris-Lowe.**
- 2. Declaration of disclosable pecuniary interests. None received**
- 3. Minutes of Parish Council meeting of 30 October 2025 – They had been circulated prior to the meeting & were agreed and signed.**
- 4. Matters arising not on the agenda. Councillor Jack – Steve Scurfield attempted to clean the inside of the globe of the Jubilee Lamp but was unable to get inside of it due to the height. He cleaned the outside of it & was thanked for his efforts and Maurice Buck was able to clean the inside and did not charge us. Planning for 1 West Close has been approved by HDC. The Wood Farm application for one self-build dwelling is still pending.**
- 5. Comments on HDC Local Plan – this relates to a call for sites & specifically to the plot on Manor Farm Road. It was proposed that the site was suitable for up to 10 houses. The Parish Council has a chance to comment. Councillor Jerman thinks it is inevitable that it will be developed – he suggested there could be up to 6 properties – any more would be too many. Councillor Jack said the Council had agreed at the Planning In Principal meeting earlier in the year that 3 houses would be suitable, especially in a conservation area. She is not in favour of any more than 3. Councillor Hutton thought the number is not the issue – it is what the plans will look like. Councillor Jerman noted that 10 would have to include affordable housing. Councillor Jack said the plot includes woodland which was supposed to be retained. If we approve up to 10, we cannot object if a planning application for that amount is made in the future, using the whole plot which would include the woodland area. Councillor Jerman thought 6 would be a reasonable number as it is the same size as West Close and he would support up to 6 units. Local residents thought that 5 or 6 houses would affect the quality of life in Manor Farm Road. After further discussion, it was agreed that the clerk would respond and state that the maximum acceptable would be 5 houses, preferably 4. He will note that this is in a conservation area and the woodland is to be preserved.**

- 6. Co-Option of New Parish Councillor (including Declaration of disclosable pecuniary interest by the new Councillor) As no request had been received to hold a by-election, the Councillors voted unanimously co-opt Craig Safford onto the Council – he was proposed by Eleanor Jack & Seconded by Richard Jerman. The Declaration of Acceptance of Office was signed.**
- 7. Reports from District & County Councillors Councillor Caine was unable to attend. District Councillor Catmur gave his report: HDC will start collecting food waste in April 2026. HDC has decided to continue to develop a local plan, whilst some districts have not chosen to do so given LGR HDC thinks it is prudent to continue the process. Local Plan Update is in consultation, to take place between 5th November to 17th December (6 weeks). There is one site in Waresley. Many sites seem to be using Tilted Balance to move forward with planning. In the Local Government Review, the HDC Cabinet voted for Option E The business cases seem to indicate (worst->best using a mix of criteria from all the reports) D->B/E->A/C. HDC Council voted strongly for E, I voted for C, as C makes best sense, based on the business case and Parish Councils' views. He understood that the options voted on thus far are A, B, D and E. His opinion is that Options B, D and E are all likely to result in Option A, the final decision is up to Westminster.**
- 8. Open Forum Nothing raised.**
- 9. Consideration of LHI Bid for 2026/27 – This has to be in by mid .January We obtained an MVAS in the last round. Councillor Jerman recapped his email of 11/11/25 which discussed options. Councillor Hutton suggested the possibility of a 7 tonne weight restriction in the Village. Councillor Jack noted this had been put in place in Hilton but it took a lot of work to get the Traffic Regulation Order which in the event only applied to the late night and early morning. Abbotsley & Great Gransden have also tried but failed. It is an expensive procedure and a lot of information and data needs to be collated. Councillor Hutton said he would be happy to look into this. Councillor Safford said the volume of lorries will hopefully ease off when the A428 is done. This option will be considered for the next bid when the data is collected. Lorries need to be logged, and the operators contacted and a speed watch set up. Hard data is needed – Councillor Catmur said we need to think ahead when to when the A428 is finished. For this LHI, we don't have time to consider a reduced speed limit in Tetworth – we need to consult with Gamlingay PC about this first as some of the road is in their parish. The cost of various projects was reviewed and it was agreed that the most cost-effective**

scheme that stood a chance of being accepted was a Gateway at each end of the Village on the B1040. It would enhance the entrances to Waresley and may help to reduce speed. The estimated cost of this was £7000 – the PC would have to make a contribution towards this cost - probably around 10%. The clerk will submit the application before 16 January.

10. Parish Noticeboard –The clerk presented a number of quotes for new wooden noticeboards and the councillors expressed a preference for a 1250 x 750 oak sign with the name of the parish engraved at the top from Acorn. The cost before VAT was £1330. The clerk will contact Acorn to get the process underway.

11. Finance: Update on Bank Account & Amendment to Financial Regulations to allow on-line banking. The clerk had prepared an amended set of financial regulations which had been studied by the councillors before the meeting. Acceptance of these was proposed by Councillor Jerman and seconded by Councillor Jack and agreed by 4 votes to nil.. Councillor Hutton asked not to be a signatory, but Councillor Safford will. The online banking will be an alternative to cheques. The setting up of online banking will be carried out over the next month.

Payments:

- **Clerks Salary for Nov/Dec2025 £120.00**
 - **PAYE for Nov/Dec £30.00**
 - **Manage my Domain – Extra Capacity on website £20.34**
(To R Kerr- paid online by him)

Payments proposed by Councillor Jerman and seconded by Councillor Jack

12. AOB & Date of Next Meeting TPO for an Ash Tree at bottom end of Vicarage Road near Chase Farm – the Tree Warden David Morgan was thanked for his efforts in this it was granted ahead of a future development.

Councillor Hutton noted the tree work by the Holt front garden has been done very well. Still in progress.

Date of Next Meeting: This was provisionally arranged for Thurs 12 February 2026