

**Parish Council of Waresley-cum-Tetworth**  
**Minutes of the Parish Council Meeting**  
**Held Thursday 12 February 2026 - 8pm at Waresley Village Hall**

**Present: Councillors Richard Jerman Eleanor Jack, Jonathan Hutton, Craig Safford.**

**James Catmur, Jonathon Lawton, Charles Mear, Rod Kerr**

- 1. Apologies for absence. Josh Morris-Lowe who is currently in Switzerland. Sarah Caine. David Taine & Chris Bloss**
- 2. Declaration of disclosable pecuniary interests. Craig Safford regarding the Local Plan.**
- 3. The Minutes of Parish Council meeting of 04 December 2025 had been circulated previously and were signed as a true and correct record by the Chairman.**
- 4. Matters arising not on the agenda. A new noticeboard has been ordered – the wording (Waresley-cum-Tetworth Parish Council) was approved and is currently being made – it should be delivered by first week of March. Steve Scurfield will be asked to put it up - Councillor Safford agreed to help. It was announced that former Parish Councillor Tony Daniels recently passed away. He was a hard-working councillor and did a great job – the councillors sent their condolences.**
- 5. Reports from District & County Councillors. District Councillor James Catmur gave his report as follows:  
Community Infrastructure Levy: Hunts DC are taking steps to commit more of the £38million of CIL funds they hold prior to the Local Government Reorganisation. He advised PCs to consider using any CIL funds they hold and try to identify projects related to the "provision, improvement, replacement, operation, or maintenance of infrastructure to support the growth/development of its area". The Councillors wondered if Waresley had any funds allocated following the conversion of the outbuildings adjacent to Waresley Cottage. It was thought this would now be out of date as it was a long time ago.**

**Local Government Reorganisation: The Government has confirmed that the 7 May election will go ahead. The Government's Public Consultation on Local Government Reorganisation (LGR) in Cambridgeshire and**

**Peterborough is now live. The consultation runs for 7 weeks from Thursday, 5th February until Thursday, 26th March at 23:59.**

**Most HDC members voted to support Option E – an independent Huntingdonshire Unitary Authority. Councillor Catmur voted for Option C as that was the supported option in most parishes in the Great Paxton ward. Option C is not currently part of the discussion but the PC could suggest it.**

**East West Railway: There was a meeting in Abbotsley on EWR, no major news to report, the plans for road diversions during construction were discussed.**

**County Councillor Sarah Caine sent a report The CC budget was approved on Tuesday. They agreed to increase council tax but it will ensure that money is allocated to road repairs and highways. We are trying to work on all the potholes across the county. She urged people to keep reporting potholes and if there is no update on them, please let her know.**

**She is working on addressing the home to school transport for the Bluebell villages and has instigated a review of the home to school transport policy. Jonathan Lawton said that his wife Siobhan has been campaigning for their 3 children to get transport to Comberton Village College – Barnabas Oley is a feeder school but not in the catchment area and Cambs Cc refused to fund buses. She has worked with Councillor Caine and hopefully a bus will be provided from September onwards.**

**6. Open Forum: No issues raised.**

**7. Planning**

- To confirm decision made on Application 25/02453/HHFUL Replacement Windows 17 Vicarage Road. The plans were reviewed by the Councillors prior to the meeting as the deadline could not be extended and was approved by email. This was not considered to be a controversial application.**
- Planning Permission 26/00035/S73 Removal of condition 4 (agricultural occupancy) of 0302207OUT Long Furlong House, Wood Farm, Waresley.**

**Charles Mear confirmed that this did not involve a new development. He also stated that the area is no longer agricultural**

in character & no longer open countryside – removing it allows it to function as a normal dwelling. Councillor Jack thought it should still have agricultural ties – the council has always insisted on this in the past despite the recent approval of a non-agricultural house in the vicinity. She thought the council should be consistent. The Chairman said it was a fine decision but he used the six principals of planning conditions, and he felt, on balance, that the application should be approved, noting that if the original barn was still standing and the application was instead for a barn conversion then no agricultural tie would now be applied and it was therefore neither reasonable or necessary to retain it. After further discussion the councillors voted by 3 votes to 1 to approve the application with one absentee.

Although the original approval was for an agricultural tie, things have changed in the area and it was thought, by those who approved it, that it was no longer appropriate. Other buildings in the immediate area have been approved without a tie and the original farmhouse opposite has had its tie removed recently. They felt that the application should be approved to be consistent with other applications in the area and the approvals granted by the District Council.

The objection made was that the original plan was made with an agricultural tie, and the council has argued in the past that this should be maintained in this area of the village. They agreed that a division between the agricultural, non-agricultural buildings in this area should be maintained.

- **Planning Permission 26/00073/HHFUL & 26/00074/LBC Proposed replacement windows & door 1 Gamlingay Road Waresley.**  
The Councillors noted this was almost identical to the application for 17 Vicarage Road and voted to approve it by 4 votes to nil with one absentee.

- **Planning Permission 25/02441/LBC Replacement of existing thatched roof areas of dwelling with slate finishes and additional structural timbers to support as appropriate. Waresley Cottage, Eltisley Road, Waresley.**  
Jonathon Lawton said this application originated when he first bought house. The Conservation Officer from HDC was surprised that it was thatched. The incline is not as high as traditional thatch - very shallow. His view was that the building was originally a slated traditional Georgian farmhouse - its roof is similar to the ones at Waresley Hall. He wants to take it back to slate for practical reasons. Councillor Jack noted that it was originally the estate managers cottage for Waresley Hall – not the same as

Waresley Hall. There is a description of the house in 1932 – it was thatched then. She thinks it was an old house that was prettified to be a Georgian style house and was around in 1691. Her other worry was that the structure was inadequate to support a slate roof. Jonathon said it would need a frame & ties to improve the structural integrity. Councillor Jerman thought as it is a detached property, rather than a terraced property, it was not as important to retain the thatch. He had no issues with a smart slate roof and noted that insurance for thatched roofs can be prohibitively expensive, with associated risks. Councillor Hutton thought that as it was a listed building & in a conservation to remove the thatch may set a precedent. He wouldn't support it as it is and wondered if there was any room for compromise – to keep the front thatched & allow sides to be tiled. Jonathon said that extensions were built in 1805 & 1840 & they were slated. Councillor Safford used to live at 1 Manor Farm Cottages – that was originally thatched but changed to peg tiles - which does look attractive. He agreed with Councillor Jerman that you don't notice that it's a thatch. He would object if it was in other areas of the village. The pitch is low & thatch hasn't lasted well since the last time it was rethatched. He thinks it would preserve it for the future. After further discussion the councillors voted 2-2 with one councillor absent. The chairman used his casting vote to approve the application.

The reasons for passing were given as ;

- It is not always noticeable as a thatched cottage from the road.
- The Georgian Farmhouse Style would be retained by having good quality tiles
- The roof would be easier to maintain and ensure its survival for years to come
- It is a unique standalone building and not like the other thatched cottages in the village.
- It should not act a precedent for other thatched buildings in the village to do the same.

The objections were:

- It is an important part of the character of this historic building
- It is a listed building and in a conservation area
- It is visible from the road
- No evidence provided that it was originally slate, and the general trend in housing was conversion from thatch to slate, not the other way round. The earliest part of the house is thatched, but the 19th C additions are slate, suggesting that the house was originally thatched when the extensions were added. The house is

described in the Sale documents of 1932 as “thatched and part slated”. Miss Emily Duncombe, the owner of the estate, died in 1930 after which no roof conversion is at all likely. The suggested conversion from slate to thatch could not have happened in the 1930s as the owners propose.

- The structural appraisal makes clear that “the rafters and purlins ... will be inadequate to support a new slate roof” which means that further alterations would be necessary.
- If the roof currently cannot support slate, it is reasonable to suppose that it has never done so.

**8. Local Plan – Councillor Safford took no part in this discussion. Councillor Jack gave a brief summary & update – the council had to comment on proposals for land off Manor Farm Road by 17 December. – Charmian Chapman then noticed an application for 15 houses by the Tetworth Estate on land near Tetworth barn – received on 16 December. It was put as a comment on the existing plan which was up for comment. Councillor Catmur confirmed that it has missed the deadline so will not be in the Local Plan. It may be reviewed in the future with a new local authority & this wouldn’t happen until at least 2028 at the earliest.**

**9. Update on Local Government Reform: The parish council confirmed that out of the available options, they agree with E but would still prefer C. Councillor Jack will respond again on behalf of the PC and advertise the consultation around the village. The deadline is 26 March.**

**10. Local Government Elections: Reminder of details & deadlines ahead of 7 May Election. Nominations for those wishing to stand for or continue on the parish council will open on 30 March and the completed forms must be delivered by hand to Hunts DC by 4pm on Thursday 9 April.**

#### **11. Highways Matters**

- Update following 20 mph limit meeting on 12/01/26 – the location of the speed limit area & signs were discussed with the Highways represented. The earliest it will go live will be November 2026.
- Update on LHI bid – a bid for Entrance Gates on the B1040 was submitted in mid-January and receipt acknowledged. We will hear later in the year.
- Update on outstanding repairs to roads in the Village Councillor Jerman met with Highways on 7/11 – they marked up all the faults & potholes – he has chased them up on numerous occasions and been ignored. Councillor Caine has been copied in. Another meeting has been arranged for 25 February Councillors Jerman & Jack will attend and will stress that the current methods of

communication are unsatisfactory. They will remind them that a TTRO for the resurfacing of the B1040 in the centre of the village was published last year but has not yet taken place..

**12. A428 Volunteering/Litter Pick** The councillors agreed that this would be useful - Malcolm Gordon is coordinating this. We should also look at including the church in the project.

**13. Finance:**

- Update on Electronic Banking & approval of RFO permissions regarding Barclays online banking. Councillors Jerman, Jack & Safford & have been set up on the system the RFO David Taine needs to be given limited permissions. The councillors voted 4-0 to give him the appropriate access.
- Confirm who is to process VAT refund for Jubilee Lamp. It was confirmed that David Taine will process with help from the Clerk – it was also confirmed that the time limit for reclaiming is four years.

*Payments:*

- Clerks Salary for Jan/Feb 2026 £120.00
- PAYE for Jan/Feb 2026 £30.00
- N-Power Electricity for Streetlights £174.27

Proposed by Councillor Jerman & seconded by Councillor Safford – they will be paid by electronic transfer after the meeting.

**14. AOB & Date of Next Meeting**

Mr B Jones has emailed about previous emails he has sent about the access from the Village Hall car park onto the B1040. The councillors agreed the matter is between the Village Hall committee and the relevant landowners. If the council consider there is a serious issue they will speak to those concerned but currently it is not a matter for the PC to be involved with.

There were concerns voiced about the Holly bush along the footpath along the B1040 & a bright light dazzling pedestrians at night from one of the houses – the landowners will be contacted.

The date of the next meeting was set for Thursday 16 April at 8pm in the Village Hall.

The meeting closed at 21.33.