

Parish Council of Waresley-cum-Tetworth

Agenda for a Parish Council Meeting

Thursday 16 April 2026 - 8pm at Waresley Village Hall

Present: Richard Jerman (Chair) Eleanor Jack (Vice Chair) Josh Morris-Lowe & Craig Safford.

Also present: District Councillor James Catmur, Jane Griffin, Nete Brogaard, Yael Banaji, Stephen Claffey & Rod Kerr (Clerk)

- 1. Apologies for absence. Jon Hutton, Sarah Caine**
- 2. Declaration of disclosable pecuniary interests. None**
- 3. Minutes of Parish Council meeting of 12 February 2026. These had been circulated and agreed by the Councillors prior to the meeting & were signed by the Chairman.**
- 4. Matters arising not on the agenda. Councillor Jack noted that new Noticeboard had now been put up & it looks very good. Thanks were given to Helen & Craig Safford for putting it up & the clerk for ordering it.**
- 5. Reports from District & County Councillors**

District Councillor James Catmur presented a report he had prepared earlier in the month:

East West Railway Company (EWR Co) has launched its Spring 2026 Consultation which will run until midnight on Tuesday 9 June 2026. The purpose of this consultation is to gather feedback on updated proposals, particularly on elements which are new or have changed significantly since our previous consultation in Winter 2024/2025. More information regarding the consultation, including details of the consultation events, can be found on their website at www.eastwestrail.co.uk/consultation2026. Not many changes in regards of the local villages. Tempsford station location confirmed – 2 stations - one for the EWR & another for the ECML. Some still have doubts that the final leg to Cambridge will be built. Josh Morris-Lowe said this is all linked with Tempsford development conversation.

2026-2027 Budget

HDC councillors passed the budget for next year. It aims to keep the council running efficiently with a coherent budget that does not put services at risk. There will be a £5 rise in council tax for band D properties.

CIL

Councillor Catmur reminded 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"

LGR

The Government's Public Consultation on Local Government Reorganisation (LGR) in Cambridgeshire and Peterborough is now over. We await the decision from Westminster

County Councillor Caine's report was received too late for inclusion in this meeting but were circulated to the councillors afterwards.

- 6. Open Forum - no issues raised.**
- 7. Confirm non contested Parish Council Election result: There were five nominations received by the deadline and it was confirmed that Richard Jerman, Eleanor Jack, Josh Morris-Lowe, Jon Hutton & Craig Safford were all elected to Waresley-cum-Tetworth Parish Council unopposed, and their new four-year term of office will begin after 7 May 2026.**
- 8. Planning: Application Ref 26/00653/PIP – Permission in principle for the erection of up to 3 residential dwellings – Land East of 35 Vicarage Road Waresley.**

The councillors discussed the above application at length.
Councillors Jack & Jerman agreed on the following reasons to refuse the application:
The site is open farmland & has always been part of a farm.
It is not within the built-up area of the village
The 3 examples of recent precedents given in the design statement do not stand up to scrutiny:
24/02366/FUL Elizabeth House, was only permitted because of tilted balance. It was deemed by the officer to be outside the built-up area of the village on Grade 2 (very good) farmland and unsuitable for development.

22/01190/CLUD was a CLEUD (Certificate of Lawfulness of Existing Use or Development) (Willow House) was approved by WPC with an agricultural tie this was revoked on a technicality, basically a planning error.

22/0945/FUL The new dwelling in Manor Farm Road is in the middle of a street full of domestic properties was deemed by HDC to be within the built-up area of the village.

The recent decision from the planning officer to refuse a nearby property planning application a couple of weeks ago 25/01018/FUL was quoted at the meeting:

“The proposed dwelling would represent an encroachment of built development in the countryside outside the built-up area of Waresley, and does not accord with the specific opportunities for development in the countryside provided for by policies of the Local Plan. Furthermore, the proposal would result in detrimental impacts on the character and appearance of the immediate setting and would not recognise the intrinsic character and beauty of the countryside. Overall, the proposal would result in significant and demonstrable harm which is not outweighed by the benefits, and accordingly the development conflicts with Policies LP2 and LP10 of the Huntingdonshire Local Plan to 2036 and the NPPF 2024.”

Approval of this plan would be contradictory with the above decision on land which is adjacent.

Vicarage Road already cannot support the additional traffic 3 houses would be too much.

The site is outside the conservation area, but it is within sight of it. It would be visible from the old churchyard so will have a detrimental effect on the locality.

There is a tree preservation order number TPO 25/018 Land East Of 35 Vicarage Road Waresley for an Ash tree which would be put at risk by these plans The Ash tree is at the entrance to the site and was awarded a TPO in 2025 because of its importance to the village community. This tree is confused with an oak tree in the ecological report but does appear on the plan although not identified. The planning officer is to be asked for mitigating measures to preserve the tree and hedge.

An objection from neighbours has been received.

Councillor Safford was of a different view - he noted that the site comprises of Grade 2 agricultural land currently used as paddock, and that this classification has previously been accepted by HDC in relation to the determination for Elizabeth House. Because of this, he would provisionally vote in favour of this application, subject to scrutiny. He thought HDC consider this to be infill. Consideration should be given to the residents at number 35 who are most affected by this.

He thought the maximum number of houses on the site should be no more than two. Councillor Morris Lowe concurred with Councillor Safford's view.

Councillor Jerman said the Parish Council should only consider the planning guidelines, tilted balance was not within our remit.

After further discussion, the councillors voted 2-2 (with one absence) – the final decision was to **REFUSE** the application on the Chairman's casting vote.

9. Tempsford New Town- DCLG Consultation responses- surrounding parishes

Councillor Jack said this has just been announced – we have been approached by Gamlingay Parish Council asking us to collaborate on responses to this. Our MP, Ian Sollom has put out a statement opposing the new development claiming there is no economic argument for it to go ahead. It will be detrimental for the whole area, a town bigger than St Neots being built on a flood plain It was agreed that the Parish Council will oppose the development and details will be circulated on the village list to make residents aware. This consultation ends on 19 May 2026. The PC will consult with Tempsford & Gamlingay PC's to get a group together to make a concerted effort to oppose this. Councillor Morris-Lowe will do this.

Councillor Jack will respond to the Consultation on behalf of the PC and publicise it around the village, asking residents to put forward their views.. She will also write to Ian Sollom MP.

10. Highways Matters Update: Rotation of position of new MVAS sign The new MVAS sign has been received – we are awaiting the brackets to put it up. The new one will be permanently fixed outside the Garden Centre, powered by a solar panel. It was agreed that the other sign will be shared 50/50 between the other two sites and will be moved every two or three battery changes.

Councillor Morris-Lowe reminded the meeting of the excessive speeding in Tetworth.

There have been no updates on the pothole repairs.

11. East West Railway – Latest covered earlier – not worth responding at this stage.

12. Update on Local Government Reform – consultation has ended - now with the Government – decision in the Summer /Autumn 2026.

Councillor Jack noted that at the last meeting we voted to support option E - this depends on the development of Tempsford – as we are opposed to this we cannot support E – we now have to revert to our support for Option C - our letter stating this will be appended to these minutes (Appendix A)

13. Village Litter Pick – Nete Brogaard - noted there has been fly tipping near the Gransden Lane allotments. Councillor Morris-Lowe is happy to organise one & arrange to have the bags picked up. He agreed to find a suitable weekend and will liaise with Councillor Jack, the village in general to get volunteers & the District Council.

14. Finance:

Payments:

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| • Clerks Salary for March/ April 2026 | £120.00 |
| • PAYE for March/ April 2026 | £ 30.00 |
| • N Power Quarterly Electric Bill for Streetlights | £152.50 |
| • Zurich Municipal insurance | £370.03 |
| • CPALC Annual Membership Fee | £232.34 |
| • St Neots Museum Donation | £ 40.00 |
| • Roundabout Magazine Donation | £ 50.00 |
| • Materials for Erection of Noticeboard (C Safford) | £ 86.25 |
| • Confirm payment for Noticeboard (agreed at last meeting) | |

The above payments were proposed by Councillor Jerman and Seconded by Councillor Jack and approved. The payments will all be made by bank transfer.

VAT need to be reclaimed on the Jubilee Lamp repairs & noticeboard. We are trying to get the RFO David Taine on to the mandate.

15. AOB & Date of Next Meeting

Councillor Jerman was joined by the other councillors in thanking retiring District Councillor James Catmur for his support over the past 2 years.

The next Meeting will be the PC AGM & Annual Parish Meeting on Thursday 21 May at 8pm in the Village Hall.

The meeting was declared closed at 20.50