

Parish Council of Waresley-cum-Tetworth

Minutes of the Parish Council Meeting

Thursday 13 February 2025

8pm at Waresley Village Hall

1. **Present: Councillors Richard Jerman, Eleanor Jack, Malcolm Gordon & Joshua Morris-Lowe. Also present: John Mear, Ryan Mear, David Taine & the Clerk, Rod Kerr.**
2. **Apologies for absence: Councillor Laura Edge, District Councillor James Catmur & County Councillor Stephen Ferguson.**
3. **Declaration of disclosable pecuniary interests. None recorded.**
4. **Minutes of Parish Council meeting of 7 January 2025. These had been circulated prior to the meeting and were agreed as a true & correct record and signed by the Chairman, Richard Jerman.**
5. **Matters arising not on the agenda: The planning application for a dwelling on land behind the Village Hall was refused by the District Council, citing highways issues & sustainability.**
6. **Reports from District & County Councillors: James Catmur sent a brief report. There is no major news on LGR or tilted balance. A new consultation on HDC active travel starts tomorrow which gives us a chance to input our thoughts on active travel routes we would like to see taken forward, as CCC active travel ignores areas west of Cambourne / south of the A428. Councillor Catmur has suggested a cycle route which uses Green Lane and the bridleway to Gransden Road. The Parish Council are supportive of the initiative but would prefer a cycleway/footpath on the main road. The council will support any scheme to improve accessibility and sustainability and will be happy to feed into the discussions.**
7. **Open Forum: No points were raised.**
8. **Planning :**
Proposal: 24/02025/HHFUL Erection of garden room building Long Furlong House 40 Vicarage Road Waresley Sandy SG19 3DA: Councillor Gordon had one concern that it may affect the neighbour at Chase Farm. He had spoken to her and she had no objections. The others thought it was out of the way and uncontroversial. The Councillors voted to approve the plans by 4 votes to nil with one absent.

Proposal: 24/02366/FUL New traditionally-designed self-build detached dwelling with attached carport and double garage Land Adjacent Willow Farm Vicarage Road Waresley : Ryan Mear said all the information was included in the application and hopefully in keeping with the surrounding area. Councillor Jack was of the opinion that the proposal was outside of the village built up area. Part of the area is on

agricultural land and she thought the size of the dwelling would distort the overall appearance of the site. All previous plans for this area of the village have been agricultural – this one is not.

Councillor Morris-Lowe said it was hard to make a decision – he did not think there was a problem but was concerned over the agricultural ties. It was explained that Willow Farm was no longer under an agricultural tie after an error in the original planning application – a certificate had been produced a few years ago to this affect.

Councillor Jerman noted there was a paddock between the plot that separated the plot from its nearest neighbour and was at the extreme end of the village & this should not be considered as part of the built-up area. Because of this, he didn't consider the structure of the building and any impact it might have on anything else because he did not agree with any new building being built on the plot.

Councillor Gordon had studied the application and had viewed a database that showed the area as being part of the built-up area. The validity of the information on this website was questioned by Councillors Jerman & Jack. He noted the neighbours concerns over the size of the imposing building and the way it would take away some of the privacy of Willow Farm, and the width of Vicarage Road at this point and it was a no through road with no turning area. The passing places referred to in the plans are on private property, the road had no verge and is used by walkers, joggers, cyclists and horse riders and a potential additional 5 cars would increase the danger on this unlit stretch of road. The Councillors voted 3 votes to nil to reject this proposal with one abstention and one absent. The formal reasons for objection were:

- They do not consider it to be part of the village "Built-Up" area and therefore not a suitable site for a dwelling.
- Part of the site is agricultural land.
- All previous plans approved on this site were agricultural - this is not.
- The agricultural status of the neighbouring property was revoked after a planning error
- The house is very large and will distort the appearance of the site.
- It will take away the privacy of the neighbouring property.
- They noted that there is no ability for larger vehicles to turn at the end of the road and they would be required to reverse down the length of the road unless permission was given by the local farm.
- The "Incidental passing Places" referred to are gated accesses to private property and should not be considered by Highways as a lay-by or passing place.
- As Highways have noted, there is no highway verge on the property frontage.
- There is no footpath or streetlights on the part of Vicarage Road leading to the site.
- The hedgerow & bank makes it difficult for pedestrians, horse riders & cyclists to make way for passing vehicles. A large house with a potential of 5 additional vehicles will exacerbate this problem. The road & footpath are used by a large number joggers, walkers, horse riders, dog walkers who visit the nearby wood & countryside.

Both John & Ryan Mear left the meeting at this point.

9. Updates on:

- **Net Zero Villages Fund – Application:** It was noted that deadline for expressions of interest had passed. Ideas or future applications could include Jon Hutton’s Biofuel cooperative idea mentioned at the last meeting, a cycleway, a track for walkers & cyclists along the B1040 and tree planting.
Councillor Jerman will speak to Ben Griggs at Waresley Park regarding the permissive path that was promised in the planning application for the café.
- **LHI Application for 2025/26** – this was sent in by the clerk in early January – requesting an additional interactive road sign.
- **20 Mph Limit Application** -A new application will be put in when the window opens – just for the B1040 this time.

10. Updates on Highways Matters

- **Moving of mobile speed sign post on Eltisley Road** – Councillor Gordon noted that the post was due to be moved prior to Christmas – Ian Jack obtained some data on cars exceeding speed limit by the Garden Centre, it would be interesting to see speeds by the current position - it is not in the most useful place – Councillor Jerman agreed but it has slowed some speeds outside the Village Hall according to residents . If the LHI bid is unsuccessful – the council should consider buying one. It was thought moving the sign to the Eltisley end of the village will be useful. MG thought the Eltisley Road sign will be useful . Highways think there may already be electricity to the post outside the Garden Centre. David Taine noted that traffic going South is also an issue – only one small 30 mph sign from pub – this may change if we get a 20mph limit.
- **Other Highways Issues in the Village:** Mud on the road outside the village – this was reported and seems have improved but it will be mentioned to Abbotsley PC to take up with the A428 contractors. A ticket has been raised regarding the uneven pavement on Vicarage Road. The potholes near 10 & 12 Vicarage Road will be patched. The big pothole near Chase Farm has been repaired but another has appeared. Councillor Gordon will raise this on the Highways portal and copy to Councillor Jerman who will chase up.
The BT Infrastructure box was recently damaged but has now been repaired. A reduction to the speed limit for Drove Road will be considered for the next LHI. The reported slippery surface on the B1040 was tested during the Highways officer visit & it seemed okay. The new Highways Officer is called Luigi – Councillor Jerman will make contact with him.
- **State of Pub Forecourt** – This has deteriorated over the past 4 to 5 months – Councillor Jerman will raise a ticket to have it repaired.

11. Update on Jubilee Lamp Repairs & Grants: We have received on grant for this from HDC – Hibbetts have been paid a deposit and have now made a new plaque – it will not be placed on the monument until April at the earliest. A request for a further grant has been made and some updated council procedural documents were submitted.

12. EWR: Councillor Jack answered the non-statutory consultation on behalf of the Parish Council – we would rather have the proposed Tempsford station to the North of the Black Cat – but the better solution would be a station at St Neots and nothing at all at Tempsford.

She also mentioned the position of the proposed station at Cambourne and its location away from the town. An article in the Times today mentioned the new development at Tempsford and was not in favour of it.

13. Finances – payments:

- **Clerks Salary for February 2025 £60.00**
- **PAYE for February 2025 - £15.00**

**Proposed by Councillor Jerman & Seconded by Councillor Jack and passed.
There was no update on the new bank account.**

14. AOB & Confirm date of next PC Meeting

- **Councillor Jerman reported there was no further progress on the sale of the Duncombe Arms – the potential buyer is trying to raise the finance. The owner is going away until 17 March and hoping a deal can be done by then. The pub is still on Rightmove.**
- **The Council will support the proposed VE Day 80th anniversary commemorations in May – Councillor Jerman will let The Rev Blanchflower know.**
- **Councillor Morris-Lowe noted there had been some fly-tipping on Tetworth Hill. He is organising a litter pick this Sunday at 9.30pm and will advertise around the parish. The official village litter pick was provisionally arranged for 6 April.**
- **Councillor Jerman will ask Melanie Banks about the bench near the old churchyard that is currently under repair.**

The date of the Next Meeting was originally arranged for 27 March but later changed to Thursday 10 April 2025.

The Meeting was declared closed at 21.17.