

Parish of Waresley-cum-Tetworth

Minutes of the Annual Parish Meeting Thursday 21 May 2026

8pm, Waresley Village Hall

Present: Councillors Richard Jerman, Eleanor Jack, Joshua Morris-Lowe, Jon Hutton & Craig Safford. Also present, County Councillor Sarah Caine, Rod Kerr (Clerk) Gilly Bakewell, Malcolm & Stephanie Gordon Mark Ponder & Wendy Phillips

- 1. Apologies for absence DC Stephen Claffey Martin Prescott David Morgan David Taine.**
- 2. Minutes of Annual Parish Meeting 22 May 2025 – these were circulated, read and approved by the meeting.**
- 3. Matters arising: None**
- 4. Chair's report - See Appendix A**
- 5. Financial Statement – the Clerk had prepared a summary of the financial transactions of Waresley-cum-Tetworth Parish Council for the year 2025/26. See Appendix B**

County Councillor's report from Councillor Sarah Caine:

- Pothole Repairs: Emergency pothole repairs will take place outside the pub tomorrow between 9.30am and 3.30pm.**
- New Highways Officer: A new Highways Officer has taken over the area. The previous officer may have missed some issues; the new officer has already been out around Paxton. A walk-round will be arranged to review outstanding concerns.**
- Upcoming Road Closure: A further road closure is planned near the waterworks at the end of June.**
- The County Council holds its annual meeting this week. The council is currently one councillor short, with a by-election upcoming.**
- Local Highways Initiative (LHI): Reviews will take place soon, with outcomes expected by the summer.**
- 20mph Scheme: We should know the implementation date this summer. The official go-live remains November 2026.**
- School Places: 94.7% of children have received their preferred primary school place.**
- Home-to-School Transport: Work is underway with Siobhan Ni Chonail to secure transport to Comberton for the Bluebell villages. Currently, transport is only provided to Longsands.**
- Breast Cancer Pilot: A new pilot scheme allows patients to call 111 and go directly to hospital, reducing pressure on GP appointments.**
- Library Services: Library presentations and outreach continue.**
- Casework: Her casework load is currently very high, with very little coming from Waresley. Residents are encouraged to contact her when needed.**
- Personal Note: Sarah is getting married soon.**

- **Thanks & Future Surgeries:** She was thanked by Jon Hutton and expressed interest in holding occasional surgeries (potentially in the pub) throughout the year. She will endeavour to attend as many PC meetings as she is able.
6. **District Councillors' report –** The new District Councillor, Stephen Claffey was unable to attend this evening as it was the first meeting of the new District Council tonight which he had to attend. He hopes to be able to attend future PC Meetings.
 7. **Open Session –** A report from Martin Prescott, the Director of Nutwood Pubs who own the Duncombe Arms, who was unable to attend this evening was read out.
- Appendix C**
- **Tempsford New Town:** Malcolm Gordon asked what the PC's view on Tempsford New Town was. Eleanor Jack submitted a response on behalf of Waresley PC stating that we do not support the proposal, aligning with Ian Sollom's (our MP) concerns.
 - **Key Concerns Raised:**
 - **Potential catastrophic impact on St Neots,** which is only 5 miles away. The site is on flood plain and currently greenfield land.
 - **Latest Information:** Sarah Caine believed this was the most recent version of the proposal, appearing more aligned with the St Neots / Eaton Socon area. At present, the situation does not look as severe as it could have been, but she will continue to keep us updated.
 - **Communications:** She will follow up on the lack of communication from Hunts DC.
 - **Abbotsley:** Potentially under threat, with some land possibly being allocated to St Neots. EWR is another factor influencing the area.

Village Matters

- **Speed Sign & Noticeboard:** Malcolm Gordon congratulated the council on both installations.
- **Village Gateways:** Discussion on whether the planters would still be needed — the consensus was yes. Possibility of adding the Greensands signs if we are successful in our bid for them.
- **Defibrillator Training:** The Duncombe Arms is exploring a training session and asked whether there were objections to discussing this with Nutwood. The meeting agreed there were no objections.
- **A428 Volunteer:** Previous volunteer scheme did not follow through; they may still come forward.
- **Old Churchyard Maintenance, Malcolm Gordon noted:**
 - No regular volunteers currently in place.
 - MG will organise a village working party.
 - Jon Hutton suggested creating a nature management plan to guide what should be done and when. He knows a contact, Martin from Gransden (ex-RSPB), who could advise.
- A disclaimer sign for the graveyard will be investigated by the clerk, with permission needed from the church.
- Evidence shows that village gates do help reduce traffic speeds.

Duncombe Arms – Parking Issues:

DA requested disabled parking spaces near their doors and there have been concerns raised about village parking at the front discouraging customers. The pub is planning to put up a sign to encourage customers to park at the rear.

Suggested that some villagers could park at the rear.

Richard Jerman will take this forward with Highways with support from Jon Hutton & Rod Kerr.

Stephanie Gordon was concerned that the Village Hall is losing out to the pub with some of the events being organised. The organisations should work together.

8. **Date of next Parish Council Meeting: The AGM of Waresley-cumTetworth Parish Council will immediately follow this meeting**

The Meeting Closed at 8.56pm

Appendix A – Chair’s annual report 21/5/26

Highways matters

Our previous successful LHI bid for an additional speed sign with a solar panel was successful. The new unit was installed in April 26. Thanks to the volunteers who installed it and to the volunteers who rotate the old unit every 3 months and change the battery every 5 weeks.

Our bid for 20mph on the b1040 through the village has been approved and we are waiting on timelines from CCC for when it can go live

Our new LHI bid has gone in for 2 “village gateways”, one at the Gamlingay entrance to the village and one at the Eltisley entrance to the village. If successful the PC would be expected to contribute 10% of the estimated £7,000 cost

Parishioners are reminded that the way to get highways faults fixed is to report them on the CCC portal at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/roadworks-and-faults>

If faults are logged on the portal then the PC will use the ticket number to escalate the issues in either their regular meeting with the local highways officer (about 3 times per year) or with our county councillor. Giving councillors vague descriptions of issues to report isn’t going to get issues sorted. Councillors may not understand the exact issue or be familiar with the site. So please can all faults be logged on the portal address above.

Consultations

Local Government Reorganisation – the PC has fed back at each opportunity on the proposed reorganisation

East West Rail – the PC has fed back when appropriate

Tempsford New Town – the PC has fed back on this proposal.

Thanks to Councillor Jack who has undertaken this considerable amount of work.

News

The Duncombe Arms reopened in September 25 after almost 2 years of being closed. The PC is delighted to welcome it back as a very important asset for the village.

In early 2026 the PC moved to online banking

In March 2026 we installed a new village noticeboard

We welcomed Craig Safford to the PC in 2025.

We welcomed David Taine as our RFO in 2025.

We thanked Malcolm Gordon for his considerable efforts on the PC when he stepped down in 2025.

We completed the restoration of the monument after several years of efforts

Business as usual

The PC assessed numerous planning applications in PC meetings

The streetlights were monitored and reported when faulty

Precept was set

TPO added to Ash tree on Vicarage road

Dealt with complaints of noise pollution

Additional thanks

To David Morgan our tree warden for his advice and help

To James Catmur our departing District Councillor

To Sarah Caine our County Councillor

Welcome to Stephen Claffey our new District Councillor.

Richard Jerman – Chair

Appendix B

Annual Financial Statement



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Appendix C

The Duncombe Arms

Having closed its doors over 18 months prior to acquisition by Nutwood, and needing only cosmetic and mainly routine maintenance works before re-opening in September 2025, the Duncombe Arms roared back into life with the delighted and enthusiastic support of the entire village. Now open 7 days a week for the first time in many years, the Duncombe Arms consistently receives 5-star reviews for its food, drinks and service, and is enjoyed by local residents and those from further afield in equal numbers.

Offering not just delicious meals and a wide range of liquid refreshments, with reasonable prices and the warmest of welcomes, but also events and activities to suit the whole family (and the dog), Nutwood aims to give everyone plenty of reasons to visit the Duncombe Arms again and again.

In addition to regular live music and enticingly-themed food and drinks events, and of course the ever-popular quiz night, we're planning to introduce Nutwood bingo; initially one evening a month, and possibly also with a weekly afternoon session – assuming we can find a willing bingo caller.

Our recently launched FSB-supported local business and 'Just Women' networking meetings are both well-attended, and feedback to date has been overwhelmingly positive. Billy the window cleaner told us he picked up enough new customers at the first networking event to keep him busy all summer long!

As local resident Sue said just a couple of weeks ago, “there’s always something good going on at the Duncombe Arms”.

In addition to all of this, and with Nutwood’s commitment to the local sourcing of staff, supplies and contractors wherever possible, we like to think we’ve made as much of a positive impact upon Waresley and the surrounding villages as the residents of these lovely communities have made upon us.

Everyone at Nutwood thanks you for your continuing support and encouragement.

**Martin Prescott
21/05/2026**