

Parish Council of Waresley-cum-Tetworth
Minutes of a Parish Council Meeting
Thursday 25 June 2026 - 8pm at Waresley Village Hall

Present – Councillors Richard Jerman, Eleanor Jack, Josh Morris-Lowe, Jon Hutton & Craig Safford.

Also Present were District Councillor Stephen Claffey, Yael Banaji, Gilly Bakewell, Martin Prescott, Jonathon Lawton, Sebastian Bernberg, Helen & Karl Brown, David Taine, Malcolm Gordon & the Clerk Rod Kerr.

Apologies for absence. County Councillor Sarah Caine

Declaration of disclosable pecuniary interests. None declared

Minutes of Parish Council meeting of 21 May 2026 Circulated previously & Signed as a true & correct record by the Chairman.

Matters Arising Not on the Agenda

- Thanks were given to Councillor Safford for repairing the Manor Farm Road sign.
- Councillor Jack confirmed that the Garden Centre has trimmed back trees that were obscuring the sign on Eltisley Road.
- Councillor Jerman reported that a team of workmen had cut down trees on GC-owned land on Gamlingay Road. This area is within a Conservation Area, and the application for tree work submitted by the Garden Centre had not applied to fell any trees
- The Tree Warden David Morgan has been in contact with HDC tree officers regarding this matter.
- The Garden Centre stated they are willing to engage in discussions with HDC and will provide feedback in due course. Ian Jack & Councillor Jerman have taken photographs of the site.

Update from District Councillor Stephen Claffey

- He is newly appointed to the role and currently managing a substantial caseload.
- Regularly in contact with planning officers and taking a proactive approach.
- Awaiting Local Government Reorganisation (LGR), expected on 19 July.
- Community Infrastructure Levy (CIL) funding has become available, with approximately £47 million currently held by HDC.

CIL Funding:

- Two types of CIL funding are available.
 - Parishes with an adopted Parish Plan can receive a higher proportion (increasing from 13% to 20%).
 - Funding applications must align with local growth.
 - Efforts are being made to encourage officers to attend parish meetings to explain:
 - How to apply for funding
 - What types of projects are eligible
 - It was noted that parishes have been overlooked in the past.
 - Members are encouraged to put forward ideas for potential funding applications.
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County Councillor Sarah Caine – Update

- She recently got married and was unable to attend tonight's meeting.
- She continues to support families with home-to-school transport issues.

Open Forum

Gilly Bakewell raised concerns about a recent incident a few weeks ago at a road corner in the village, where a very large lorry collided with a car. The road was closed for approximately 10 minutes. It was noted that there has been a significant increase in the number of large lorries passing through the village.

- A query was raised as to whether it would be possible to limit the size of vehicles travelling through the village.
- Councillor Jerman advised that, as this is a public highway, it is difficult to impose restrictions. However, weight limits can be introduced, although this would require considerable work.
- It was noted that Potton is currently exploring similar measures.
- Councillor Hutton suggested engaging with mapping services such as Google, although District Councillor Claffey commented that meaningful change is unlikely until the new A421 route is open.
- Sebastian Bernberg noted that Kevin Jones has video evidence of lorry movements on the Gamlingay Road which could be used as evidence.
- It was also noted that Hilton recorded details of individual lorries, which may be a useful approach.

Potential options discussed:

- **Introducing a weight limit restriction .**
- **Time-limited restrictions, as implemented in Hilton.**
- **A physical restriction, such as a bollard system (similar to a quay-style height barrier), as suggested by David Taine.**

Martin Prescott shared experience from the A507, noting that:

- **It took approximately three years to secure a restriction.**
- **Despite this, lorries still pass through, often directed by satellite navigation systems used by foreign drivers.**

It was agreed that the following would be necessary:

- 1. A classified traffic count**
 - 2. An assessment of road suitability**
 - 3. Evidence of parish council and local community support**
 - 4. Identification of a plausible alternative freight route**
- **Data collection will be required to support any proposal.**
 - **Councillor Hutton will raise this matter further with County Councillor Caine.**

Martin Prescott from the Duncombe Arms – mentioned Solar Panels at the Public House

- **He advised that he is considering installing solar panels at the pub and would like to submit an application for Listed Building Consent (LBC).**
- **The proposal could deliver significant cost savings and provide resilience during power cuts.**
- **The Parish Councillors indicated they were in favour of the proposal in principle.**
- **Mark Lincoln asked how many panels were proposed; MP advised this had not yet been determined but confirmed efforts would be made to ensure the installation is as unobtrusive as possible.**
- **MP mentioned a 20% VAT-related reduction, noting that children's meals are available at a reduced cost.**

Planning Portal Issues

- **M Lincoln raised concerns regarding an error on the planning portal and delays in receiving correspondence.**
- **Councillor Hutton confirmed experiencing access issues with the portal that morning.**

Planning

Planning Permission Consultation - Waresley Cottage Eltisley Road Waresley (ref 25/02440/HHFUL) Proposal: Replacement of existing thatched roof areas of dwelling with slate finishes and additional structural timbers to support as appropriate.

Decision: Approval ratified as this has been approved at an earlier meeting.

Planning Permission Consultation - Land North East Of Waresley Park Garden Centre Gamlingay Road Waresley (ref 26/01043/PIP) Proposal: Permission in principle for the erection of up to 9 residential dwellings Discussion:

- **Councillor Jack**
 - Key considerations: location, land use, and number of dwellings.
 - Site is historically agricultural (for at least 50 years) and a greenfield site.
 - Located outside the built-up area; only two properties back onto it.
 - Church cannot be used to justify built-up area status.
 - Concerns over inaccurate road description in the application.
 - Noted recent tree works where felling occurred instead of agreed crowning.
 - Requested that this be mentioned in the Parish Council' response
- **Councillor Jerman**
 - Development too dense for the plot and this density would be out of character for the village
 - Higher density than other recent PIP applications.
- **Councillor Hutton**
 - No objection in principle, but density is a concern.
 - Road access may also present issues.
- **Councillor Morris-Lowe**
 - Considered 9 dwellings excessive; supports refusal on that basis.
- **Councillor Safford**
 - Site is historically Grade 1 agricultural market garden land.
 - Access concerns via a single-track road; risk of congestion.
 - Development would create a “mini-estate” out of keeping with the area.
 - Proposed houses are relatively small and not in keeping with surrounding properties.
- **Additional Points Raised:**
 - Previous refusals:
 - 1987: 3 dwellings refused.
 - 2017: 35 dwellings refused (estate-scale development).
 - Considered back land rather than infill development.
 - Parking likely insufficient, may impact nearby pub.

- Inconsistency with other similar PIP approvals (e.g. Vicarage Road and Manor Farm Road).
- Highways concerns:
 - Poor access onto B1040.
 - Traffic hazard concerns supported by prior crash data (MG).
 - Errors in application documentation (road naming).
- General Consensus:
 - Not within built-up area.
 - Former agricultural land.
 - Overdevelopment (too many dwellings).
 - Out of character with village; creation of a small estate.

Decision: The Councillors voted to Refuse this application by 5 votes to nil. The reasons given were:

- The amount proposed is far too many for a plot this size. It is not consistent with other PIPs granted in the parish recently.
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- This is back land development, not infill. A recent application for back land development in the area around Wood Farm was recently refused because of this.
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- A development of this size will upset the character of the village and would create a small estate. The size of the houses are not in keeping with other **houses** in the village
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- The land is part of the historic Waresley park Estate and has been in agricultural use for more than 50 years. It is Grade 1 market garden land. It has become a haven for wildlife over the past decades.
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- It is a green field site and not part of the built up area. There are only two houses on Gamlingay Road that share a boundary with the plot.
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- If this were approved, it could set a precedent and lead to the rest of the field being developed which could then hold up to 18 dwellings in a very small field.
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- The access to the plot is on a dangerous part of the B1040 with poor visibility- a number of accidents have taken place along this stretch of road and planning has been refused in the past because of the nature of the road.
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- Concerns were raised that the single track entrance could become crowded with cars going in & out and having to back onto the B1040 if there was a car coming out. There were also concerns about the increase in parking - if houses do not have enough space or have visitors, they will have to park in the village and take up already limited parking space.

- The address on the application is misleading. The roads mentioned are Gamlingay Road & Manor Farm Road - the plot faces on to Eltisley Road which is not mentioned in the application and is the actual location.
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Planning Permission Consultation - Waresley Hall Manor Farm Road Waresley (ref 26/00939/HHFUL & ref 26/00940/LBC) Proposal: Proposed garage conversion, new fenestration and fenestration alterations, external paving/steps and ancillary development.

Discussion:

- The councillors have visited the site; works include incorporating garage into kitchen and improving doors/windows. The brickwork to be rendered white.
 - General agreement the proposal is acceptable.
 - Decision: Approve (5–0)
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Planning Permission Consultation - Land Adjacent Willow Farm Vicarage Road (ref 26/01059/S73) Proposal: Variation of condition 2 (approved plans) of 24/02366/FUL Variations to approved plans:

Discussion:

- **RJ**
 - Original approval (under tilted balance) was for a modest dwelling.
 - Current proposal increases size by approximately 40–45%.
 - Would be significantly more visually dominant.
 - Removes key mitigating aspects of the approved scheme.
 - Greater impact on neighbours.
 - Considered a material change under S73 guidelines.
- **EJ**
 - Expressed strong concern about increased size.
 - Larger than Willow Farm; excessive for the site.
- **JML**
 - Not in keeping with surroundings; too large.
- **JH**
 - Abstained (had not reviewed documents).
- **CS**
 - Noted design changes including reduced footprint but additional garage and roof space.
 - Overall impact still substantially larger.

- **Decision: Refuse (4–0, 1 abstention)** The revised plans are 40 to 45% larger than the approved plan. The new building would be bigger than neighbouring Willow Farm and would not fit in with the surroundings and be more visually dominant.
- It was originally approved by HDC because of the modest design - this goes against everything that was approved. A garage has been added too, increasing the overall area.

Highways

Highways Officer Update

- A new Highways Officer has been appointed.
- RJ has made contact and a site walkaround is planned for September.
- Villagers were advised to raise issues via the CCC Highways reporting portal, which will then be reviewed during the visit.
- The Council is currently awaiting design details for the 20mph scheme, including the placement of repeater signs.
- Further information is expected in July, with implementation anticipated in September.

Parking at the Duncombe Arms

- Any Disabled parking provision will need to be formally considered by Highways.
- Parking to the rear of the pub was discussed as an option to provide more space at the front and not to give the impression that the pub was full.

Martin Prescott noted that rear parking presents challenges as it falls under the pub's insurance, meaning it cannot be opened up as unrestricted parking. There is an issue with vans & other traffic cutting the corner near the pub.

David Taine suggested improved road markings (white lines) to help address this.

Martin Prescott confirmed that he will work collaboratively with the Parish Council and Highways. He is planning to install a ramp at the rear entrance & exploring installation of a disabled toilet, though space is currently limited. He will ask staff to park behind the pub to free up front-facing spaces. the possibility of designating disabled parking at the rear will be investigated.

Old Churchyard Maintenance Update

- Councillor Hutton has made contact with Martin Davies (Great Gransden) to seek advice on managing the old churchyard for wildlife and nature conservation.
- An update will be provided at the next meeting.

Dog Waste Bins in the Village

- The placement of additional dog waste bins was discussed, & it was highlighted that volunteers will be needed to support this initiative.
- Martin Prescott confirmed that the pub would be willing to host and empty a bin.
- The Councillors will look at purchasing one and positioning it near the pub, in the area of the noticeboard.

11. Finance:

The following payments were approved – proposed by Councillor Jerman seconded by Councillor Morris-Lowe.

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|--------------------------------|--------|
| • Planter Costs | £42.00 |
| • Manor Farm Road Sign Repairs | £47.99 |
| • Clerks Salary for June 2026 | £60.00 |
| • PAYE for June 2026 | £15.00 |

The clerk will contact the RFO to proceed with the VAT reclaim.

AOB / Date of Next Meeting:

- The chairman asked if all councillors could give notice of non-attendance as soon as possible in future to see if meetings can be rearranged.
- The next meeting was arranged for Wednesday 9 September 2026 at 8pm in Waresley Village Hall.