Parish Council of Waresley-cum-Tetworth

Minutes of the Parish Council Meeting

Wednesday 9 September 2026 - 8pm at Waresley Village Hall

Present Richard Jerman, Eleanor Jack, John Hutton, Josh Morris Lowe, Craig Safford.

Malcolm Gordon, Yael Banaji, Helen Richardson, David Morgan, Helen & Karl Brown, Martin Prescott, Gavin Turl & George Berrett from Nutwood Pubs, Ann Dugdale, Ben Griggs, Christopher Watts & the Clerk Rod Kerr

1. **Apologies for absence. CC Sarah Caine, DC Stephen Claffey David Taine**

2. Declaration of disclosable pecuniary interests. None received

3. Minutes of Parish Council meeting of 25 June 2026 – agreed and signed

4. Matters arising not on the agenda. – No matters were noted.

5. Reports from District & County Councillors : District Councillor Stepehen Claffey sent a report in his absence – see Appendix A.

6. Open Forum: Martin Prescott from the Duncombe Arms wondered if the government will pay for the costs incurred from the extension to LGR process. He said there have been changes at the pub and a chef & manager have left - Gavin Turl & George Berrett will spend time at the Duncombe Arms running it for the time being. All businesses are struggling they wouldn't survive but for the support of the village. A new head of marketing & events is coming soon and will be building events. He encouraged ideas, suggestions or criticisms to be sent directly to him. There had been issues with orders being out in & the bins being emptied – these have now been resolved. There is a constant battle to keep on top of things. All suppliers are having a rough time. Nothing further has been done on disabled parking or solar panels since the last meeting. Concern they have, if they have to designate disabled spaces they will have to provide a universal toilet (disabled) which is currently proving very difficult. It was noted that the new dog waste bin has not been emptied by the staff as was agreed - Councillor Safford has been doing it - MP apologised and said his staff will do it in future. He confirmed that staff have been asked to park their cars round the back,

Vicarage Road – Potholes: Concerns were raised by Malcolm Gordon regarding the continued deterioration of Vicarage Road, which is becoming increasingly dangerous for motorists, horse riders and pedestrians, particularly with additional traffic using the route. Attempts to secure resurfacing works have been ongoing for approximately five years but have not progressed. The issue will continue to be

raised, and RJ is due to meet with the local Highways Officer, with Vicarage Road to be placed at the top of the agenda.

7. Planning:

- **Planning Permission Consultation - Waresley Hall, Manor Farm Road Waresley**
  (ref 26/01495/LBC)
  Councillor Jack reported that the proposed works are largely internal, apart from one French window facing the orangery, and are not expected to affect the appearance of the house. Concern was raised over the proposed removal of the Corinthian pots/pilasters, which appear relatively modern and in poor repair. Members voted 5–0 in favour, subject to the Conservation Officer being satisfied that these features are not historic or original.

- **Proposal: Full Application for the Erection of a Dwelling pursuant to Permission in Principle 25/01459/PIP. Site Address: Long Furlong House Wood Farm Vicarage Road Reference: 26/01514/FULTDC**

  Two previously approved but unbuilt Planning in Principle (PIP) plots outside Charles Mears Farmhouse were discussed. RJ had supported the original PIP and was happy to support the current application. Although EJ had not supported the original PIP, she considered the proposed design reasonable. Members voted 5–0 in favour.

- **Planning Permission Consultation - Land North East Of Waresley Park Garden Centre Gamlingay Road Waresley (ref 26/01043/PIP) . Members ratified the decision to refuse the revised proposal, which had been reduced from nine to six dwellings, on grounds including excessive density, access concerns and impact on the conservation area. Concerns were also raised regarding the recent removal of several trees along the site entrance following an application for crown lifting/topping. The matter has been reported to Planning Enforcement, with replanting understood to be required. In view of the breach and the potential for further tree removal to improve highway access, members agreed to apply for a Tree Preservation Order (TPO). David Morgan was thanked for his work on this and he agreed to progress the application, with Councillor Jack providing supporting arguments.**

- **Proposal: Site Address: 2 Manor Farm Cottages Manor Farm Road Waresley Reference: 26/01364/LBC: Proposed works comprise the removal of the existing external concrete render and replacement with a non-hydraulic chalk-lime render, with lime plaster over Savolit board internally. The previous decision to approve the works by email was ratified unanimously, 5–0.**

- **8. Highways**

  Highways Update: Councillor Jerman is seeking a meeting with the Highways Officer and will copy in County Councillor Sarah Caine. All residents were reminded to report highway issues through the Highways portal and forward the reference numbers to RJ to follow up. For the next LHI, consideration will be given to reducing the speed limit at Tetworth due to the dangerous bends. Further information regarding the proposed 20 mph limit is awaited.

  Duncombe Arms Parking: Members discussed providing a disabled parking space at the Duncombe Arms and agreed that one space should be designated.

  9. Old Churchyard Maintenance Update – A working party has cut the grass and tidied the area, resolving the reported fire-hazard concern from Deidre Slater. Thanks were recorded to Malcolm Gordon for organising the work and to Councillor Safford, Robin Griffin and Charles Mear for their assistance and use of equipment. Martin Davis from Great Gransden met with Councillor Hutton and advised that the area has nature conservation value, particularly for its spring flowers. It was recommended that the main grass cutting take place in August/September, with consideration given to maintaining a clear trail or pathway and managing the area at appropriate times of year to protect its wildlife value. It was agreed to allocate an annual budget of £400 for approximately four cuts per year, using local assistance where possible. The Ely Diocese churchyard award scheme may also be considered.

  10. Consider Community Infrastructure Levy (CIL) funding application. The Councillors discussed possible projects within the parish, noting that proposals would need to be fully planned and costed before an application could be submitted. A potential path alongside the B1040 was discussed, with estimated costs of £100–£150 per metre. Councillor Jerman suggested summarising the available options and seeking residents' views. Councillor Jack agreed to prepare a précis for circulation to the village ahead of the 18 December deadline.

  11. Dog Waste Bins in Village – Councillor Safford thanked for ordering and installing the new dog waste bin near to the post box & noticeboard. Further suggestions were invited for other locations in the village for similar bins but it was thought that a sufficient number are currently in place.

12. Finance:

- **Dog Waste Bin costs – Glasdon UK £364.32**
- **Website & Domian renewal – Manage my Hosting £ 52.50**
- **Clerks Salary for July to September 2026 £ 180.00**
- **PAYE for July to September 2026 £ 45.00**

The above payments were proposed by Councillor Jerman & Seconded by Councillor Jack and approved for payment

Update on VAT reclaim – The clerk has been trying to get onto the online account that was set up by the previous RFO but was unsuccessful. He has now found that there is a manual form that can be sued and he will be able to list the VAT due to be reclaimed and get the RFO or another officer to submit it.

Chris Bloss has been approached about becoming the new Internal Auditor and has provisionally agreed. The clerk will get final confirmation from him.

13. AOB & Date of Next Meeting

Councillor Hutton reported concerns regarding local sewage infrastructure following correspondence with Anglian Water. The Waresley treatment works, which serves Waresley and the Gransdens, has a stated capacity of 2,207 and is currently operating at approximately 90% capacity, with previous flooding resulting in wastewater being discharged into the stream. Concern was raised that existing capacity may not adequately account for future development. Councillor Hutton has drafted a letter asking the District Council to confirm its plans for addressing future sewage capacity. Councillor Jack noted that the treatment works also serve Abbotsley which was not mentioned in the AW response. Councillor Hutton will obtain clarification regarding this.

Ann Dugdale mentioned the village hall insurance and if the PC's insurance covers the rechargeable batteries for the speed sign. The clerk is getting clarification from Zurich Municipal to clarify the status and to check if the PC has public liability insurance included in it's policy.

The date of the next meeting was agreed for Wednesday 11 November 2026 at 8pm in the Village Hall.

Appendix A

District Councillor Stephen Claffey update

Apologies that I cannot be with you this evening.

A few brief updates from me.

- **Local Government Reorganisation: The Government has paused the Cambridgeshire and Peterborough reorganisation process and put it under review. The immediate timetable has therefore changed significantly. I will continue to keep an eye particularly on what any future proposals mean for representation of smaller rural communities.**

- **Cabinet: I have recently been appointed HDC Executive Councillor for Climate, Transformation and Workforce. While that is a district-wide responsibility, it gives me greater involvement in how the Council operates and changes over the coming period. I will continue making sure the needs of our smaller rural villages are understood within those discussions.**

- **Rural buses: Cllr Sarah Caine and I are attending a CPCA meeting today. I specifically raised rural bus provision in advance and have asked that the challenges facing villages across our ward are part of that discussion.**

- **Local Plan 2046: This comes before HDC Cabinet and Full Council today. It is important, but today's decision does not itself grant planning permission for thousands of houses or settle the detailed development future of individual villages. The proposed strategy directs the large majority of growth towards towns, larger service centres and major new communities, with more limited growth in smaller villages and the countryside.**

There is, however, specific Waresley detail that deserves attention. The proposed plan includes Draft Allocation Waresley 1, land between West Lodge and Home Farm, for a small self/custom-build housing scheme. I will therefore be looking carefully at the actual Waresley policies and allocation rather than relying simply on the reassuring district-wide headline.

Residents will have the formal Regulation 19 consultation in which to examine and challenge the detail before the plan goes forward to independent examination. My approach is simple: don't panic about the district-wide headline number, but do scrutinise what the plan actually says about our village.

If the Parish Council has any particular concerns it would like me to take up following tonight's meeting, please send them through to me and I will follow them up.