

HEMINGFORD ABBOTS PARISH COUNCIL

Minutes of the Meeting of the Parish Council

Held on Monday 22nd July 2024 at 7 pm in the Hemingford Abbots Village Hall,
High St, Hemingford Abbots, PE28 9AH.



Present:

HAPC Cllrs: Marcus Whewell (Chair), Phillip Cooke, Rie Hargreaves and Glenda Perrott.

HDC Cllr: Brett Mickelburgh

Clerk: Mrs Maxine Blewett

2024-2025	Minutes	Meeting opened 7 pm
59	<p>Public Participation (7 members of the public present)</p> <p>Several parishioners expressed concern over a new planning application that has been submitted by the owner of Hemingford Park for the conversion of an agricultural building into a 35 bedroom hotel. The application has been submitted under the newly introduced 'permitted development' planning rules that came into force in May 2024, meaning that minimal consultation is required with neighbouring properties and there is no statutory consultation with the Parish Council. Two parishioners asked if HAPC was considering taking any legal advice given HDC are not required to consult with the PC. The Chair explained that the PC would be communicating with HDC and details on how this would be carried out is to be agreed when agenda item 63a is discussed.</p> <p>Comments and opinions recorded from members of the public:</p> <ul style="list-style-type: none">The 'agricultural building' is only allowable under permitted development (PD) if it has been used for these purposes for the last 10 years. In fact, the building is being used and advertised as an equestrian centre/riding school and has not been used as an agricultural barn since 2018.The permitted development rules do not apply if the building conversion is within the curtilage of a listed building and within 400 metres of significant dwellings.From the plans submitted the entrance to the proposed development appears to be through Common Lane.The PD rules allow for the development to be at ground level and up to 1000 square metres. If other buildings on the site have already had a change of use, then would the cumulative square metreage limit the size of the proposed new plans? <p>HDC Cllr BM said that HDC's planning processes do not take into account previous planning applications and appeals and he therefore strongly recommends that when HAPC responds to the Case Officer, full details of all other outstanding appeals/previous applications should be provided. Cllr BM suggested that we also write to our new MP.</p> <p>This advice was echoed by the Chair of H&W PC, who also advised that it is the responsibility of HAPC and all concerned residents to provide evidence that the agricultural building was not being used in the manner that the applicant had declared it.</p> <p>The Chair MW thanked everyone for sharing their comments and knowledge.</p>	
60	<p>County/ District Councillors' Reports</p> <p>HDC Cllr BM reported on: Civil Parking Enforcement – signage and lines are being refreshed in certain areas and more traffic wardens are being appointed. This will start in 2025 and HDC will be offering a couple of informational sessions for PCs.</p> <p>Unwanted green bins are being collected.</p> <p>A link to the full report will be published on the PC website.</p>	
61	<p>Apologies for absence</p> <p>Apologies received and accepted from Cllrs Peter Keen and Shaun Reinson.</p>	
62	<p>Councillors' Declarations of Interest</p> <p>None</p>	
63	<p>Planning Applications – Action & Noted</p> <p><u>NEW</u></p> <p>a) 24/01218/P3MPA (Date reg: 9 July 2024). Barn Hemingford Park Common Lane Hemingford Abbots Prior Approval Agri to Offices or Shops. Proposal: Change of use of an agricultural building to hotel use (C1). <u>HAPC have not been asked to comment by HDC under the Permitted Development Rules.</u></p>	

	<p>Following on from the Public Participation session Cllr PC reminded the PC of the urgency for HAPC to take swift action in writing to the Case Officer, laying out clear and accurate reasons why this case does not fall under the Permitted Development rules. If approved, this planning application will have a significant impact on the village and Cllr GP suggested that as this is new legislation, we should seek expert legal advice.</p> <p>Proposal 1: That HAPC employ a specialist solicitor to draft a letter to HDC Planning and share the questions raised by parishioners, with particular emphasis on raising all necessary questions that HDC must ask of the applicant.</p> <p>Resolved that, subject to a budget cap on costs, HAPC employ the services of a legal expert to prepare our response to the HDC Planning Case Officer. Proposed by Cllr PC, seconded by Cllr RH, all in favour.</p> <p>Proposal 2: That HAPC write to our current MP and raise our concerns of this planning application with him.</p> <p>Resolved that HAPC will write to our local MP. Proposed by Cllr MW, seconded by Cllr GP, all in favour. Political/Legal. Cllr MW will draft HAPC's letter for circulation to HAPC for final approval.</p> <p>Noted:</p> <p>b) <u>22/00033/REFUSAL</u> Construction of car-port and storage structure 48 Common Lane Hemingford Abbots Huntingdon PE28 9AN Following further investigation HAPC were notified of the Appeal in 2022, but as this was deemed a fast track householder appeal, third parties were not given the opportunity to comment.</p> <p>Noted:</p> <p>c) <u>APPROVED</u> <u>24/00986/TRCA</u> 5 River Meadow Hemingford Abbots Huntingdon PE28 9AY. Proposal T1 Poplar - Fell. Reason: Basal decay from previous removal of co-dominant stem at ground level.</p>
64	<p>Minutes of the previous meeting and Matters Arising from the last PC Meeting</p> <p>Resolved to approve the minutes of the meeting held on the 24th June 2024. Proposed by Cllr GP seconded Cllr RH, all in favour.</p> <p>Matters arising from the last meeting:</p> <ul style="list-style-type: none"> -Update on Meadow Lane, including the possibility of arranging the public meeting with HDC Cllr SC, HAPC Cllrs and ML residents – <u>for discussion (agenda item 67b)</u> -Discuss if the day of the PC meeting can change to another day in the week – <u>for discussion (agenda item 66c)</u> -Set the date for next year's Annual Parish Meeting in 2025 (between 1 March and 1 June 2025) – <u>for discussion (agenda item 66d)</u>. -Report on whether the roundabout in the Playing Field is faulty (Cllr SR to investigate and report back) – <u>reported on and noted (agenda item 67a)</u>.
65	<p>Proposal that Cllrs consider an invitation from the Environment Agency to attend the St Ives and Brownhill Staunth Sluices public event (5 August 2024), The St Ives Corn Exchange from 16:00 until 19:00. Presentations will be given at 16:30 and 17:45 to provide information on the history of the structures, the challenge we have in funding their repair and the steps we are currently taking to address the situation.</p> <p>Resolved that Chair MW will attend and represent HAPC along with the Chairs of neighbouring PCs and report back at the next PC meeting.</p>
66	<p>Administration</p> <p>a) Noted: Registration of Cllrs GP and RH with UTB will be completed when the Clerk receives Unity Trust Bank's ID requirements from the Cllrs.</p> <p>b) Noted: The Notice of the dates for the Period of the Exercise of Public Rights (10th June – 19th July) will be removed from the noticeboards after the 20th July.</p> <p>c) Resolved that HAPC's monthly meetings will change from the fourth Monday in the month to the third Wednesday in the month from the October 2024, <u>subject to Cllrs PK and SR being in agreement</u>. Proposed by Cllr GP, seconded by Cllr PC, all in favour.</p> <p>d) Resolved for the Clerk and the Chair to agree on the date of the 2025 Annual Parish Meeting (between the dates of 1st March and 1st of June). Proposed by Cllr MW, seconded by Cllr PC, all in favour.</p>
67	<p>Village Matters</p> <p>a) Noted that following an inspection by the Chair, the roundabout is in good working order. Proposal to discuss the proposal that Highways host a public meeting in the Village Hall to discuss various safety improvements on Meadow Lane (as requested by the local residents).</p> <p>b) Resolved to arrange a public meeting between the residents of Hemingford Abbots and HDC Highways on Tuesday the 27th August (amended from 13/8). Clerk will email residents of Meadow Lane once HDC Officers and Cllrs have confirmed their availability. Residents of Hemingford Abbots who wish to raise other safety concerns are welcome to join the meeting. Proposed by Cllr MW, seconded by Cllr PC, all in favour.</p> <p>c) Noted: That a parishioner has asked if a new mirror can be erected at the junction of New Road/High Street to assist with safely turning from the High Street onto New Road.</p>

d)	Resolved to capture this request at the Safety Meeting to be held on Tuesday 27 th August (see above b). HAPC would like to thank Dave Cook for helping to clear the playing field pathways and overgrown hedges at short notice, in readiness for the Flower Festival celebration event.
68	Surveys and Campaigns
a)	Proposal for HAPC to participate in a survey by Cambridge County on their proposals / Action Plan to support community energy on Consult Cams. Community Energy Action Plan Consult Cambridgeshire (engagemthq.com) . The survey will remain open until 16th September. Resolved that each Cllr reviews the survey and completes it, if relevant to HAPC. Proposed by Cllr RH, seconded by Cllr GP, all in favour.
b)	Proposal to support Lord Foster's campaign in support of improving the safety of lithium batteries (used in e-bike and e-scooters) and their disposal. If approved HAPC should respond to Lord Foster's researcher in writing. Resolved to support this campaign and for the Clerk to respond to the researcher before the next PC meeting. Proposed by Cllr MW, seconded by Cllr RH all in favour.
69	Finance
a)	Resolved to approve the Bank Reconciliations for July 2024. Proposed by Cllr PC, seconded by Cllr GP, all in favour.
b)	Resolved to receive and approve the July payments as listed at the end of the agenda and it is also approved and noted that an additional payment was added for Viking Limited, £80.89 inc. VAT. Proposed by Cllr MW, seconded by Cllr GP, all in favour.
70	Action Plan Updates Carried Forward to the next PC meeting.
71	Meetings / Training Attended None.
72	Matters for future consideration The Chair will consider if it is necessary to call an Extraordinary PC Meeting before the end of August, to discuss and prepare for the Hemingford Park Planning Appeal meeting at HDC's offices, which is being held on the 5/9/2024.
73	Closure of the Meeting 8.35 pm.
74	Date of the next Meeting: Monday 23rd September 2024 at 7 pm in the Village Hall, High Street, Hemingford Abbots PE28 9AH.

Finance - July Payments presented for approval

BACS	4000 Staff Costs				
BACS	4060 Working from home allowance				
BACS	4095 CAPALC	AGAR Audit Costs	£ 187.60		£ 187.60
BACS	4215 Dave Cook	Gardening in and around the Playing Field on 28 June 2024	£ 90.00		£ 90.00
BACS	4220 Bradgate Ground Maintenance	Cuts on 14th and 28th May	£ 100.00	£ 20.00	£ 120.00
BACS	4220 Bradgate Ground Maintenance	Cuts on 17th and 28th June	£ 100.00	£ 20.00	£ 120.00
			£ 1,025.95	£ 40.00	£ 1,065.95
DDM	4070 ICO Direct Debit Mandated	Annual Membership	£ 35.00		£ 35.00
DDM	4250 Yu Energy Direct Debit Mandage	June's electricity supply	£ 12.21	£ 0.61	£ 12.82
DDM	4250 Yu Energy Direct Debit Mandage	June's electricity supply	£ 112.94	£ 5.65	£ 118.59
			£ 1,186.10	£ 46.26	£ 1,232.36

An additional sum of £80.89 (inc. VAT) to Viking Limited was agreed during the PC meeting.

Signed.....Chair Marcus Whewell

Date.....