

**HEMINGFORD ABBOTS PARISH COUNCIL**  
**DRAFT MINUTES OF THE EXTRAORDINARY MEETING OF THE**  
**PARISH COUNCIL**

**Held on Wednesday 20<sup>th</sup> of August 2025 at 7 pm in the**

**Hemingford Abbots Village Hall, High St, Hemingford Abbots, PE28 9AH.**



**PRESENT:**

**Councillors:** HAPC, Marcus Whewell, Shaun Reinson, Richard Chamberlain, Eddie Halls.

**CCC,** David Keane

**Clerk:** M. Blewett

**Members of the public:** 25

**Public participation commenced at 7 pm**

Cllr MW welcomed all the attendees and explained that the public participation session would last for one hour and that once the Parish Council meeting opened at 8 pm there would be no further opportunity for public participation, except for any technical questions which should be addressed to the Clerk.

With regard to item 66a, Cllr MW explained that both email addresses given by HDC for public comment were active and that any comments made by the public would be recorded on the planning portal. HDC has granted an extension for public comments until the close of business on Friday 22<sup>nd</sup> August.

A question was raised at the Open Meeting on the 16<sup>th</sup> August (for clarity, this was not a Parish Council Meeting), and repeated during this meeting's Public Participation session regarding the manner in which the public consultation survey had been carried out. Cllr MW confirmed that the village survey had been carried out anonymously. Each form was given a unique number and did not identify any person in the village. Only one form was delivered to each household. A few households requested an additional form to enable a second person living in the household to comment, and these were marked with an asterisk on the summary document. Cllr MW reiterated that the survey was done in a fair and equitable way.

In response to a question raised by a member of the public at the Open Meeting, Cllr RC clarified that at no time have Hemingford Abbots Parish Council taken, or been offered, funds from the property developer Moats Way Limited to help pay for planning advice on the Hemingford Park planning application. Cllr RC reiterated that HAPC has not and would never accept monies from any commercial business.

The applicant's planning consultant (Artisan) restated what he had said at the Open Meeting; that noise levels would be managed under strict licensing laws for the Hemingford Park facility. Artisan asked the Parish Council if any planning advice had been sought since the Open Meeting, or professional advice on noise management. Cllr MW confirmed that the PC had not done so.

A number of Hemingford Abbots residents expressed opposition to the planning application for the following reasons: increased noise during and following the event as guests leave the premises; (MW: not a reason to oppose, just an observation), general road safety - increased traffic driving into and leaving the venue, and the application not being clear on what type of events would be held (weddings only, or wedding and other events?).

Some members of the public in favour of the planning application (change of use to a Spa and Events venue) expressed their support, commenting that the Spa facilities would benefit people living in the surrounding villages and the commercial activities would provide a range of jobs for people. Local businesses would also profit from providing goods and services for events.

A member of the public in favour of the planning application challenged anyone who was against the change of use for not visiting Hemingford Park, and suggested that they should not be making any comments against the application.

Artisan confirmed that the application includes the whole of Hemingford Park (75 acres), but consent will be contained to the planning application. A management plan for the facilities will specify how events will be run. A member of the public highlighted that the initial approval of the planning application could open up other opportunities for development across the 75 acre site in the future.

A member of the public said that messages that had been posted on social media platforms relating to residents who are against the Hemingford Park planning application were untruthful and intimidating. It was requested that future posts be more mindful and respectful.

Another parishioner spoke about their experience of been sent intimidating letters from the owners of Hemingford Park's solicitors).

There was a heated exchange between some members of the public during the Public Participation session, and it was necessary for the Chair to intervene. A call for order was requested to enable the Public Participation session to continue. The Chair recommended that the focus of the debate should be the Hemingford Park planning application, and not on personal or other unrelated issues.

The applicant stated that the Parish Council had set up PROVE (Protect and Preserve our Village Environment). It was explained that PROVE is a village group, formed of residents of Hemingford Abbots, is not a legal or commercial entity, and has nothing to do with the Parish Council.

The debate continued and further statements (S)/questions (Q) were put forward and answered (A) where possible:

S. A member of the public defended the application, saying that Hemingford Park's windows were not made of plastic. They also said that noise from Hemingford Park cannot be heard when the doors to Hemingford Park are closed.

Q. Whether external caterers / suppliers would be used. A. Yes, but via Rideaway from the A1307, via the access road next to the Lodge).

Q. Why the address of the applicants was showing as Common Lane on the planning application (this was not clarified by Artisan).

Q. Will there be Marshalls at both of the entrances when events take place. A. Artisan said the Management Plan would include such controls.

Q. What was happening at the Old Shell Garage on the A1307 and was the site owned by Moats Way Limited. A. The Chair MW said that HAPC has raised its own concerns with different authorities about the site, and as far as we know the site is not owned by Moats Way Limited.

Q. Will there be increased noise during and after events. A. Artisan said that if noise caused residents any problems they should report any infringements of the planning conditions to HDC Planning and the licensing bodies.

Q. Was the venue for weddings and events, as stated on the planning application. A. Artisan confirmed that the planning application related to wedding events only.

**The Chair MW thanked everyone for contributing to the Public Participation Session and closed the session at 8 pm.**

2025-2026		MINUTES	opened 8 pm
63		<b><u>Apologies for absence</u></b> <b>Resolved to accept apologies</b> from Cllr Rie Hargreaves. Proposed by Cllr MW, seconded by Cllr EH.	
64		<b><u>Councillors' Declarations of Interest</u></b> None.	
65		<b><u>Minutes of the previous meeting</u></b> Resolved to approve the Minutes from the PC Meeting held on Monday 28 <sup>th</sup> of July 2025. Proposed by Cllr RC, seconded by Cllr SR, all in favour.	
66		<b><u>Planning Applications</u></b> <b><u>NEW (PROPERTY).</u></b>	
	a)	<b><u>25/01248/FUL</u></b> Hemingford Park, Common Lane, Hemingford Abbots. Proposal: Change of use from dwelling (Use Class C3) & agricultural land to a wellness centre (Class E) and wedding and events venue (Sui Generis) with guest sleeping accommodation and parking. HAPC to respond to HDC by 22 <sup>nd</sup> August 2025. <b>Resolved to recommend refusal of this application.</b> Proposed by Cllr RC, seconded by Cllr SR, all in favour. See Appendix 1 for the full response to HDC Planning	
	b)	<b><u>25/01451/CLED</u></b> Hemingford Park Common Lane Hemingford Abbots. Certificate of existing lawful use for access tracks. Received: Fri 01 Aug 2025   Validated: Fri 01 Aug 2025   Status: In progress. HAPC to respond by 28 <sup>th</sup> August. 2025. <b>Resolved to recommend refusal of this application.</b> Proposed by Cllr SR and seconded by Cllrs MW and RC. (Cllr EH abstained). HAPC recommends refusal of this application because a) no planning application (retrospective or otherwise) has been submitted for the road (it is not a track) and b) there is no evidence to show that HDC Planning Enforcement has carried out any investigation on the legitimacy of the road despite receiving repeated requests for more than three years from HAPC and parishioners asking them to do so. The road has severely damaged ridge and furrow on the heritage site and HAPC urge HDC Enforcement to review this matter fully before making their decision.	
	c)	<b><u>NOTED - NEW TREES – HAPC HAS NOT BEEN ASKED TO COMMENT ON THE FOLLOWING APPLICATIONS:</u></b> <b><u>25/01399/TRCA</u></b> The Meads Royal Oak Lane Hemingford Abbots Huntingdon PE28 9AF. Proposal: T1 (dead tree) and T2 Cherry Plum - fell close to ground level, T3 Pine - reduce 1x low branch 2.5m laterally to edge of neighbouring driveway, G1 Line of Cherry Plums - reduce 1.5m laterally to edge of garden path	
	d)	<b><u>NOTED - APPROVED TREES</u></b> <b><u>25/01193/TRCA</u></b> 7 Common Lane Hemingford Abbots Huntingdon PE28 9AN. T1 - Cedar Atlantica Glauca - Fell. T2 - Cedar Deodara - Fell. T3 Conifer - Fell. T4 and T5 - Lawson Press - Fell.	
	e)	<b><u>25/01132/TRCA</u></b> 48 Common Lane Hemingford Abbots Huntingdon PE28 9ANT1 Magnolia at side of house: reduce crown by approx. 2m prune to clear house by 1.5m. T2 Cherry Plum: reduce 2m laterally away from rear of house.	
	f)		
	g)	<b><u>25/01315/TRCA</u></b> 24 Common Lane Hemingford Abbots Huntingdon PE28 9AN. 2 x ash trees - fell	
	h)	<b><u>25/01312/TRCA</u></b> Quiet Waters Caravan Park Hemingford Abbots. T1 Weeping Ash: Remove one split branch over caravan park, the tree is within a public area and has a number of caravans parked nearby.	
	i)	<b><u>25/01282/TRCA</u></b> 40 Common Lane Hemingford Abbots Huntingdon PE28 9AN. T1 - Dead Pine - Fell to ground level.	
	j)	<b><u>24/02089/TRCA</u></b> 10 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Re-pollard Lime tree by 4m.	
	k)	<b><u>24/02008/TRCA</u></b> 44 Common Lane Hemingford Abbots Huntingdon PE28 9AN. T1 Purple Norway Maple - reduce 1.5m laterally to boundary, or nearest suitable growth point. G1 group of small self-set Ash trees - fell close to ground level. G2 2x Leylandii: reduce height by approx. 4m.	
		<b><u>24/02007/TRCA</u></b> 46 Common Lane Hemingford Abbots Huntingdon PE28 9AN. T1 Japanese Maple by pool - Reduce crown by 60-75cm.	
67		<b><u>Finances</u></b>	
	a)	<b>Resolved to approve the invoices for August</b> (salaries, standing orders and DDMs for payment as listed at the end of the agenda). Proposed by Cllr SR, seconded by Cllr EH, all in favour.	
	b)	<b>Resolved to approve</b> the July bank reconciliation Proposed by Cllr MW, seconded by Cllr RC, all in favour. <b>Noted that a</b> VAT reclaim for £585.72 credited the current account on the 23/7/25. <b>Noted that</b> The Hemingford Action Group transferred £261.05 and £91.50 into HAPC's current account on the 29 <sup>th</sup> and 30 <sup>th</sup> July respectively.	
68		<b><u>NOTED - Correspondence Received</u></b> 12/8 Local Projects, In advance of the 26/27 LHI application round, which will open from the beginning of November, we are asking for 'Expressions of Interest' from potential applicants. Complete a short survey by 22/8 if HAPC wish to pursue an LHI in the next financial year. <a href="https://forms.gle/jltlynKUXdzG3WSv8">https://forms.gle/jltlynKUXdzG3WSv8</a> . Since the meeting the Clerk has completed the survey to confirm that HAPC will be interested in submitting an LHI application in 2026/27.	

