

HEMINGFORD ABBOTS PARISH COUNCIL

MINUTES OF THE FULL MEETING OF THE PARISH COUNCIL

held at 7 pm on Monday 28th of July 2025 in the Hemingford Abbots Village Hall,
High St, Hemingford Abbots, PE28 9AH.



Present:

Councillors: HAPC, Marcus Whewell, Rie Hargreaves, Shaun Reinson, Eddie Halls and Richard Chamberlain. HDC: Sarah Conboy, CCC: David Keane.

Members of the public: 16

Minutes taken by: Cllr E. Halls in the Clerk's absence

Public participation

In relation to item 52a the applicant and his representative reminded HAPC of the history of the application, HAPC's objection to a previous (C3) application in 2021 and its request for conditions to be attached to any approval, the way that this request for conditions has been addressed in the latest application, and an invitation for parishioners to visit the site.

Several members of the public raised concerns: these included the increased level of traffic on Rideaway; the noise levels from events and how this would be managed, whether the property is up for sale, and if any planning conditions would be honoured by a new owner.

The applicant and his representative responded to the public's concerns: the maximum number of people at events will be limited to 180, noise will be monitored and kept within agreed levels, and Marshalls will be appointed to enforce the rules at the events, with at least one person always on site 24/7 during an event. Event holders will sign a contract agreeing to terms and conditions. A request was made by a parishioner to see the T&Cs.

The applicant confirmed that the property was not on the market and there were no plans to sell.

A parishioner expressed concern over whether any planning conditions would still apply if, in the future the property was sold. HDC Cllr Sarah Conboy and the applicant's representative confirmed that planning consent stays with the property/ land and any conditions, if broken could result in interventions from HDC.

HDC Cllr Sarah Conboy confirmed that variations on permissions can be applied for in future and that HAPC may want to focus on conditions for approval in their response to Planning. HAPC and other members of the public can approach HDC planning with any questions they have over conditions and enforcement.

A parishioner asked the applicant if an open presentation could be made, similar to the Moats Way Ltd. presentation on the Lattenburys, which allowed residents to ask questions directly. The applicant's representative said this would not happen as the planning application for item 52a is for a single property as opposed to the Lattenburys, a much larger development consisting of thousands of homes.

A parishioner spoke in support of Hemingford Park in terms of the opportunities that would arise, creating work for young people in the village, and for profitable relationships with other local businesses.

The Chair, closed the PPS, confirming that all discussions regarding item 52a will be objective, based in planning law, and impartial ('only about the application').

2025-2026	Agenda	Meeting opened at 7.50 pm
48	<p>Apologies for absence Resolved to accept apologies for absence from the Clerk, M Blewett. Proposed by Cllr MW, seconded by Cllr RC, all in favour.</p>	
49	<p>Councillors' Declarations of Interest None.</p>	
50	<p>To receive reports from the County and District Councillors CCC Cllr David Keane reported that he had attended a meeting for adult and social care to set up new scrutiny committee for provision across County Council. There had been a meeting with the Trustees of Fenstanton Village Hall regarding redevelopment, and the County Council will be financially supporting the project. Regarding local government reorganisation, Peterborough CC had suggested a new option for local government re-organisation, which included the Hemingfords, and Houghton and Wyton sitting within Cambridgeshire.</p> <p>HDC Cllr Sarah Conboy reminded HAPC of the 3 options for local government reorganisation. Suggestion to change the boundaries, to make a more viable split is now a 4th option. Currently they are waiting for 3 business cases to be published. The decision on the proposals will sit at government level, and not local level. The Annual State of the District speech is on the HDC website. Elections will go ahead for district. An update was provided on water management following Cllr SC's attendance at the conference.</p> <p>Cllr MW requested that future HDC management events are held on an evening, or weekend, so that more people can attend.</p>	
51	<p>Minutes of the previous meeting Resolved to approve the minutes from the PC Meeting held on Thursday the 23rd of June 2025. Proposed by Cllr RH, seconded by Cllr EH, all in favour.</p>	
52	<p>Planning Applications NEW (PROPERTY).</p> <p>a) 25/01248/FUL 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.</p> <p>HAPC resolved to:</p> <ul style="list-style-type: none"> a) To consult with parishioners over their opinions on the application before HAPC make any comment to HDC Planning on the 22nd August. Proposed by Cllr RH, seconded by Cllr SR, all in favour. b) Seek planning advice regarding the planning application. Proposed by Cllr MW, seconded by Cllr RC, all in favour. c) Contact the Head of Planning, Clara Kerr, to ask whether the access road was subject to planning permission. Proposed by Cllr RC, seconded by Cllr RH, all in favour. <p>NOTED NEW TREES - HAPC HAS NOT BEEN ASKED TO COMMENT ON THE FOLLOWING APPLICATIONS:</p> <ul style="list-style-type: none"> b) 25/01312/TRCA Quiet Waters Caravan Park Hemingford Abbots. Proposal: 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. c) 25/01315/TRCA 24 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Proposal: 2x ash trees – fell. d) 25/01282/TRCA 40 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Proposal: 1 - Dead Pine - Fell to ground level. e) 25/01193/TRCA 7 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Proposal T1 - Cedar Atlantica Glauca - Fell. T2 - Cedar Deodara - Fell. T3 Conifer - Fell. T4 and T5 - Lawson Press - Fell. <p>NOTED APPROVED PROPERTY</p> <ul style="list-style-type: none"> f) 25/00775/LBC Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS. Proposed replacement greenhouse (retrospective) g) 25/00767/HHFUL Hemingford Park Hall Hemingford Park Common Lane Hemingford Abbots Huntingdon PE28 9AS. Proposed replacement greenhouse (retrospective) <p>NOTED APPROVED TREES</p> <ul style="list-style-type: none"> h) 25/01132/TRCA 48 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Proposal T1 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. 25/00679/TRCA 24 Common Lane Hemingford Abbots Huntingdon PE28 9AN. Proposal: Lombardi poplar tree has fungus called Ganoderma so tree will have to be taken down to approx. 1.8m from ground. 	

53	Finances a) Resolved to accept the payments for July. Proposed by Cllr SR, seconded by Cllr EH, all in favour. b) Resolved to approve the June bank reconciliation. Proposed by Cllr MW, seconded by Cllr RH, all in favour. c) Resolved to accept the budget report for Q1. Proposed by Cllr SR, seconded by Cllr RC, all in favour.
54	IT Hardware and .gov.uk domain name (c/f from June's PC meeting) a) Consider proposal and recommendation from AskIT for i) Update from Cllrs MW & SR on moving to a .gov.uk domain name, website, and mailboxes and purchasing Microsoft Office. ii) To report: A new laptop has been ordered for the Clerk. Resolved to carry item 54a forward to the next full PC meeting. Proposed by Cllr MW, seconded by Cllr RC, all in favour.
55	Playing Field a) NOTED: The Flower Festival has been reported as a great success; congratulations to all the organisers and volunteers for making this such a special event.
56	Village Matters a) NOTED: That D. Cook carried out repairs to the kissing gate on the main road entrance to the Stocker's Field. Our thanks go to Dave for carrying out the repairs quickly and for the work he did on the Playing Field (55a). b) Update on water checks on the river near the black bridge. Cllr MW told the meeting that monthly readings were now being taken and the reports are being willingly shared with HAPC. The Clerk has been asked to upload the updates to the website
57	Training a) Update on the online learning modules – all Cllrs. (Cyber Security and GDPR training) Cllr MW requested that the modules be completed by the next full PC meeting (Sept). A Cllr requested that the Clerk resend the link to the learning modules. Since the meeting the Clerk has resent the links.
58	Report on the SMC meeting on Monday 21st Hult re: Houghton Grange phase II development (MW) Cllr MW attended and spoke at the DMC meeting and witnessed the application being approved, 9 in favour, 3 against.
59	NOTED: Correspondence Received 14/7/25 HDC reminder on Local Government Reorganisation Survey ending on 20/7/25. 16/7/25 HDC public engagement grant scheme, Inspire Fund, is open for new applications until early September. Alzheimer's Research UK are offering seed fund grants of up to £5,000 to support public engagement projects. https://alzheimers.eventsair.com/inspire-fund-information-webinar-2025/registration/Site/Register . 17/7/25 CAPALC - NALC has partnered with Action with Communities in Rural England (ACRE) to launch a new survey designed to help parish and town councils enhance their flood resilience. Invitation to participate in survey. 2/7/25 Email from the organisers of the Flower Festival thanking HAPC for the use of the Playing Field.
60	Matters for future consideration Development of an IT Policy and agreement of the Data Audit Schedule (Cllr MW/Clerk deadline September PC meeting). Item 54 - IT Hardware and .gov.uk domain name (c/f originally from June's PC meeting) - consider proposal and recommendation from AskIT,
61	Closure of the Meeting 8.34pm
62	Date of the next Full PC Meeting: Monday 22 nd September 2025 at 7 pm in the Village Hall, High Street, Hemingford Abbots PE28 9AH.

Finance 53a July Payments presented for approval

4020 HMRC				
4060 Working from home allowance	4 weeks	£ 20.00	£ 30.00	£ 20.00
4250 Bradgates Ground Maintenance	June Grass Cutting	£ 150.00	£ 30.00	£ 180.00
4105 CAPALC	Councillor Training (E. Halls)	£ 75.00		£ 75.00
4105 CAPALC	Councillor Training (R. Chamberlain)	£ 75.00		£ 75.00
4275 M.Whewell	Expenses for Annual Parish Meeting refreshments	81.69		£ 81.69
4095 CAPALC	Internal Audit Service and travel costs	273.50		£ 273.50
4315 AskIT	Annual ESET Security software	35.00		£ 35.00
		£ 1,422.99	£ 30.00	£ 1,452.99
4250 Yu Energy Direct Debit Mandage	June's supply of electricity	£ 116.81	£ 5.84	£ 122.65
4250 Yu Energy Direct Debit Mandage	June's supply of electricity	£ 12.34	£ 0.62	£ 12.96
		£ 1,552.14	£ 36.46	£ 1,588.60

Signed.....Chair Marcus Whewell