

YELLING PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 20th February 2025 in the Village Hall at 7.30 p.m.

- | Minute
Ref. | |
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| 25.23 | Agenda Item 1: Apologies for absence:

None. |
| 25.23.1 | Present:

Miss K. Davies, (Chair), Mr A. Fusco (Vice chair), Mrs S. Ascroft, Mr J. Peal, Mr C. Griffith and Mr T. Race.

Mr S. Ferguson, (County Councillor, Mr J. Catmur, (District Councillor) and three members of the public. |
| 25.24 | Agenda Item 2: Declarations of interest:

None. |
| 25.25 | Agenda Item 3: Public Open Forum

The parishioners spoke to record their objections to the planning application 24/00938/FUL to be considered as Agenda item 4. In the parishioners' views, this application did not meet the relevant planning policies in Huntingdon District Councils' Local Plan 2036 and should be recommended for refusal. It was further noted that there were doubts about whether the applicant's assertion in this application that the vehicular access had been given consent under previous approvals was, in fact, technically correct and it should be reconsidered. |
| 25.26 | After discussion, it was agreed that the order of business be amended to allow consideration of Planning Application 24/00938/FUL as the next item and that all other items would be re-ordered accordingly. |
| 25.27 | Agenda Item 4: Planning Application 24/00938/FUL - Tower Farm and Stables - Retrospective change of use of land from equestrian use (Sui Generis) to a mixed use of equestrian and gypsy/traveller residential use (Sui Generis) creating 1 pitch comprising 1 mobile home with associated parking and amenity.

It was noted that the factors resulting in the Council's recommendation for the refusal of the previous application under this reference were still relevant to the revisions that have been made. The Clerk advised that he |

had confirmed with HDC's planning case officer that the PC's refusal recommendation remained extant and could be augmented with further comments if required.

The following additional points were noted:

- It appeared that not all of the objections from parishioners were appearing on HDC's planning portal;
- The visibility requirements under Cambridgeshire County Council's highways policies for the vehicular access were not covered by previous approvals and not met by the current proposals;
- there was a suggestion that the site levels had been altered by the applicant by importing materials. This created potential environmental contamination and waste handling regulation concerns;
- the lack of substantive detail about foul and waste water treatment and disposal from the site;
- the Ministerial statement concerning the abuse of retrospective applications to favour approvals which is evident in the applicant's conduct in this proposal.

It was proposed by Mr Race, seconded by Mrs Ascroft and carried unanimously:

- (a) to recommend refusal for the reasons previously noted where necessary augmented by the additional factors above;
- (b) that, in the event that the application proceeds for determination to HDC's Development Management Committee that the Council should seek professional advice and representation for such extent and cost as is agreed at the time.

25.28 Agenda Item 5: Minutes of the Meeting of the Parish Council of 14th January 2024

The minutes of the meeting of the Parish Council of 14th January 2025 were read. It was proposed by Mrs Ascroft, seconded by Mr Griffith and agreed unanimously that the minutes were an accurate record of the meeting and signed by the Chair accordingly.

25.29 Agenda Item 6: Matters arising from the minutes of the meeting of 8th August 2024

25.29.1 Quotations for repainting of dragon's teeth & white lining at eastern village approach

The Clerk advised that he had received an email earlier today from Simon Dixon at Cambs CC that he had contacted the Milestone project manager again who had apologised that the works had not been programmed but should be completed in the coming week.

Simon had also advised that he would be talking up new responsibilities and a new Local Highways Officer, Luigi Rossetti, had been appointed for this area.

25.29.2 National Air Traffic Services - Luton Airport stacking pattern

The post implementation review of the responses to the consultation which ended in September 2024 by the CAA was understood to still be in progress.

25.29.3 Cotton Farm Community Benefit Fund - Funding opportunities

Potential opportunities were discussed. It was agreed to submit applications for a replacement bench near the village sign and for the construction or purchases of a number of bird boxes to be made available throughout the village in support of the Council's biodiversity policy obligations.

25.29.4 The Chair noted that all other matters arising were covered by items on the meeting agenda and could be considered accordingly.

25.30 Agenda Item 7: Verbal reports from County and District Councillors (if in attendance)

Mr Ferguson advised that:

- He had noted the community concerns regarding planning application 24/00938/FUL and, in the event that it progressed to the Development Management Committee for determination, he would support the Parish Council's recommendations.
- The Local Government Review was progressing, but it was becoming clear that there was a lack of local government officers to manage the reorganisation as intended by the Government.

Mr Catmur advised that:

- Following recent Government revisions to housing targets, 'tilted balance' principles for residential developments had been reinstated.
- There was a suggestion that funding pressures on new unitary authorities might create situations where these authorities would seek to recover unutilised CIL funding from town and parish councils.
- HDC was to undertake a consultation to consider the potential for new active travel initiatives.

The Chair thanked Mr Ferguson and Mr Catmur for their reports.

25.31 Agenda Item 8: PC co-option update

The Clerk advised that HDC had confirmed that the statutory requirements for co-option to fill the vacant seat had been met and the Council could now proceed

25.32 Agenda Item 9: Traffic management strategy plan

(a) A428 Highways England Development - Update

The Council noted again the very significant increase in volumes and resultant disruptions caused by recent road closures and diversions. This has been escalated with Cambs CC Highways and Highways England by Cllr Lara Davenport-Ray and others and additional signage for future closures is under discussion.

(b) Traffic statistics

It was agreed that relevant traffic statistics maintained by Mr Bownass should be provided to all interested parties to assist with signage and closure options.

25.33 Agenda Item 10: Footpath, footway and carriageway matters

(a) Maintenance of verges and footways

The maintenance of verges and vegetation within the village and the obligations falling on landowners abutting the public highway had been discussed at the last meeting. Clarification was still required, and it was agreed that this matter be deferred until this was available.

The overgrown vegetation and boggy conditions affecting the bridleway from the Yelling Equestrian Centre towards Eltisley noted at the last meeting had received attention but it was not clear if this had been undertaken by Cambs CC or the landowner so it was agreed that this should be monitored.

(b) Recurrent drainage problems in the vicinity of Yelling Equestrian Centre

It appeared that the remediation works carried out in 2024 had had some effect but there were still occasional blockages from vegetation and this needed to be monitored for further action in need.

(c) Flood risk assessment and mitigation

It was agreed that the recent flood risk assessment and mitigation reports from HDC be carried forward for consideration at a future meeting as necessary.

- 25.34 Agenda Item 11: East West Rail - update
- No further developments since the last meeting.
- 25.35 Agenda Item 12: North Weald Solar Farm - Community Liaison Group
- Mr Race advised that planning application 24/00295/FUL had been delayed because the cabling routing needs revision to accommodate EWR. It was also understood that improvements were also needed to meet HDC's conservation and landscape requirements.
- 25.36 Agenda Item 13: Highways Act 1980 & Commons Act 2006 - Notice of landowner deposit- Land surrounding cricket pitch field
- The low level of responses to support a modification to the Definitive Map Modification Order, ('DMMO') was noted. Mr Race agreed to arrange a notice via the village WhatsApp social group as a final attempt to solicit support. The Clerk was asked to notify Mr Bownass accordingly.
- 25.37 Agenda Item 14: Refurbishment of village sign
- Mr Peal advised that the refurbishment was in hand but had been delayed as the contractor had moved house.
- 25.38 Agenda Item 15: Accounts to pay
- None.
- 25.39 Agenda Item 22 Items for future consideration - (for information only)
- HDC Housing Land Supply Position – Impact on planning applications under NPPF paragraph 11 (tilted balance) – Explanatory webinar slide pack to be made available.
 - East Anglian Air Ambulance Private team event on 1st June between 12.00 and 14.00 at the Thatch Barn. To note possible helicopter landing.
 - Possible Conservation Area planning breaches
 - Revisions to Council's banking arrangements
- 25.40 The meeting closed at 21.00.


29/5/25