

YELLING PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 7th October 2025 in the Thatch Barn at 7.30 p.m.

Minute
Ref.

25.82 Agenda Item 1: Apologies for absence:

Mr J. Peal.

25.82.1 Present:

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

Ms S. Caine, (County Councillor), Mr J. Catmur, (District Councillor).

25.83 Agenda Item 2: Declarations of interest:

None.

25.84 Agenda Item 3: Public Open Forum

No parishioners present.

25.85 Agenda Item 4: Minutes of the Annual Meeting of the Parish Council of 29th May 2025 and the Meeting of 4th July 2025

The minutes of the Annual Meeting of the Parish Council of 29th May and the Meeting of 4th July 2025 were read. It was proposed by Mr Race, seconded by Mrs Ascroft and agreed unanimously that the minutes were an accurate record of the meeting and signed by the Chair accordingly.

25.86 Agenda Item 5: Matters arising from Agenda Item 4

(a) Planning Application 24/00938/FUL

It was noted that the conditions applied to this application by HDC's planning officers did not include that limiting the consent only to applicant's period of ownership as sought by the Parish Council and, further, that a condition, (condition 6), that the permitted use would cease in the event that the applicant failed to provide details of schemes covering, inter alia, foul water treatment, site layout, landscaping, etc. appeared to be incomplete, .

The Clerk advised that he had sought clarification on the latter from

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the Case Officer on several occasions without eliciting a response. However, it was understood that the relevant details had been submitted and conditions 6 and 11, (regarding access), had been discharged by HDC on 17th September.

(b) National Air Traffic Services - Luton Airport stacking pattern

It was understood that there was the possibility that RELAS were intending to seek a judicial review in relation to the CAA's post implementation review findings but this was to be confirmed.

(c) Cotton Farm Community Benefit Fund - Funding opportunities

Mr Griffith confirmed that:

- (i) the replacement bench had been identified but the intended installer had retired. A quote from a second contractor was awaited.
- (ii) in relation to the bird boxes, he had received a quotation to manufacture the boxes of £35 per box and was in discussion with a contractor for the costs of installation.

(d) Bridge safety & inspections

The confirmation of and inspection programme from Cambs CC was still to be actioned.

(e) Highways Act 1980 & Commons Act 2006 - Notice of landowner deposit- Land surrounding cricket pitch field

The Clerk advised he had met with Mr Bownass to review the evidence forms and would progress an application for a Definitive Map Modification Order, ('DMMO') in due course.

(f) Planning Application 25/01073/HHFUL - October House 177 High Street Yelling - Retention of a two bay cart lodge

Approved by HDC.

25.87 Agenda Item 6: Verbal reports from County and District Councillors (if in attendance)

Ms Caine reported on the following:

- Volunteers were being sought to assist with winter road gritting;
- Cambs Highways was conscious of the need to minimise the disruption cause by unnecessary road closures by contractors and had sought fines in the 2024 financial year totalling £483k
- Business cases were being developed by district councils to

recommend one of the alternative unitary council proposals for the Local Government Review

- Information was available concerning the development and funding of new digital hubs from the County Council.

Mr Catmur reported on the following:

- HDC was writing business cases for Options C and D of the LGR options. As each case must be sustainable, writing two was not considered to create any conflict.
- District council elections would be held in 2026 even if the districts ceased to exist post LGR;
- With the implications the adoption of 'tilted balance' had for HDC's housing supply requirement, a further call for sites proposal was expected;
- Food waste collections were to be introduced from April 2026. Bins would be provided.
- Civil parking enforcement was transferred from Cambridgeshire Constabulary to HDC on 22nd August. [Note that responsibility for dangerous and obstructive parking, vehicles parked on pedestrian crossings and zig zag lines and moving traffic offences, for example speeding and passing through 'no entry' zones remains with the police].

The Chair thanked Ms Caine and Mr Catmur for their reports

25.88 Agenda Item 7: Traffic management strategy plan:

A428 Highways England Development – General update & traffic diversions

- (a) The continuing progress with the development and associated road closures were noted.
- (b) Mr Catmur advised that Stagecoach had decided buses on the 905 route would not be routed through the village.

25.89 Agenda Item 8: Footpath, footway and carriageway matters

- (a) Maintenance of verges and footways

Ms Caine advised that Cambs CC had implemented an improved website fault reporting tool. She advised that comments from users would be helpful.

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

Ms Caine advised that she had been contacted by local residents who considered that this was caused by the roots of the willow tree

adjacent to the public highway and she had been asked to make enquiries as to the responsibility for maintenance,

She also suggested that residents write to Ian Sollom, MP with regard to the lack of progress in resolving the leak at Bridle End and she would help to progress this.

- (c) Renewal of white lining and dragon's teeth at eastern and western approaches

The works had been completed in the last few days.

- (d) Flood risk assessment and mitigation

The flood risk assessment and mitigation reporting from HDC would continue to be monitored on an ongoing basis.

25.90 Agenda Item 9: East West Rail – Update

Mrs Ascroft advised that she was not aware of any significant updates since the last meeting other than there would be periodic reassessment of the impact on landowners as the route proposals were refined.

Mr Race advised that he understood that information concerning the development of the proposed route may have been referred to in a recent planning application for a solar farm at Abbotsley.

25.91 Agenda Item 10: North Weald Solar Farm - Community Liaison Group – Update

Mr Race advised that a non-material amendment to the existing consent had been approved by HDC which was understood to relate to changes in the site geography stemming from the A428 development.

25.92 Agenda Item 11: Local Government Reorganisation – Update on proposals and additional option, (Option E), to create the following unitary authorities:

- Unitary 1: Huntingdonshire as a single unitary
- Unitary 2: Peterborough, Fenland and East Cambridgeshire
- Unitary 3: Cambridge City and South Cambridgeshire.

Following various revisions; five options were developed for consideration:

- (a) Option A: a North-West / South-East split comprising (a), Peterborough, Fenland, and Huntingdonshire with county functions and (b) Cambridge, East Cambridgeshire, and South Cambridgeshire.

- (b) Option B: a North / South split comprising (a) Peterborough, East

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After discussion, it was proposed by Mr Race, seconded by Mr Griffith and carried unanimously to recommend approval as the works are essential to preserve and protect the integrity and value of the listed building, are intended to be carried out by a competent contractor in line with recommendations from the District Council's conservation officer and there are no adverse impacts to the character of the Yelling Conservation Area.

25.95 Agenda Item 14: Accounts to pay

It was proposed by Mrs Ascroft, seconded by Mrs Reed Herbert and carried unanimously that the following accounts be approved for payment;

- Gordon Ellis & Co: Replacement bench £564.65
- Zurich Municipal: Insurance renewal £241.00

25.96 Agenda Item 7 Items for future consideration - (for information only)

The damage to the footway and carriageway verge edges at Chapel Corner and the eastern approach to the village from Papworth Everard caused by the increased traffic and diversions arising from the A428 was noted. Consideration to be given to remedial works by Highways England, Cambs CC with possible funding under the Local Highways Improvement Grant scheme in need.

25.97 The meeting closed at 21.00.

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