

BURWELL PARISH COUNCIL

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Minutes of the Meeting of the Burwell Parish Council held at 7.30pm on Tuesday 29th April 2025 at Mandeville Hall, Tan House Lane (Off Reach Road), Burwell CB25 0AR.

Present: Liz Swift (Chair), Mike Swift, Gus Jones, Jim Perry, Geraldine Tate, Brenda Wilson, Linda Kitching, Ian Woodroofe, Clive Leach, Lea Dodds, Richard Jenkins

FC/290425/01 Apologies

Apologies were received from Paul Webb, Julia Rogers and Ken McCarthy. District Cllr. Lavinia Edwards also sent her apologies.

The Chair gave a quick update on Paul Webb's health.

FC/290425/02 Declarations of any interests known to Councillors

No interests were declared

FC/290425/03 Approval of Minutes of the meeting of 08 April 2025

Clive Leach requested an amendment to FC/080425/11, item 3 to include that he asked whether the Parish Council has any administrative protocols in place for the management of community benefit schemes. With this amendment in place the minutes of the meeting held on the 8th April 2025 were approved and signed as a true record. Proposed by Jim Perry and seconded by Ian Woodroofe. All voted in favour.

FC/290425/04 Public Forum

No matters were raised in the Public Forum.

FC/290425/05 Planning Applications

Please note extensions have been requested and granted where response deadlines are prior to this meeting

25/00393/FUM

Anchor Lane Farm Newnham Drove

Agrioltaic scheme (capacity 49.95MW) plus associated infrastructure, access roads and landscaping

Ian Woodroofe proposed that Burwell Parish Council object to this application, seconded by Clive Leach and all were in favour. There was much discussion and Councillors felt that there hadn't been sufficient engagement or detailed information provided on several matters. In the planning statement, March 2025:

- Clause 3.5 - states that they have engaged actively with the community via Facebook Groups. None of the Councillors have seen any evidence of this and feel there is a low awareness of the scheme in the village.
- Clause 3.6 - Burwell AL Ltd have been in touch with Wicken Fen to align scheme/vision. Can evidence be provided of this and there seems to be no evidence of nature and education trails in the plans?
- Clause 3.15 - Burwell AL Ltd have engaged with Burwell Parish Council. A presentation was given at a Council meeting but was found to be unclear and confusing. We will be requesting another meeting with public involvement. Much of the presentation was about potential community benefits which are not clearly defined in this application. They communicated potential offerings such as this being a community scheme such as buying energy from the scheme owner, buying nominated panels, a direct feed system and local grid back up. Could it be clarified if any of this is possible with the type of application submitted? Despite listing the parties that have been 'involved' in the planning application, no summary of their feedback/thoughts has been provided.
- Clause 4.2 – Our understanding is that the current farmers are retiring, who is going to farm the land once solar is installed?
- Clause 4.4 – We would like further clarification on the cable route prior to this application being passed
- Clause 4.8 - Who is responsible for security particularly if public rights of way or trails are included.
- Clause 4.12 – Please could Councillors be provided with more information on the temporary nature of this development and returning the site to its original state and how that impacts any community spaces/trails offered, they have queried if 40 years is standard.
- Section 5 – The Council would like to understand how these technical considerations and impacts are checked to be an accurate representation of impact.

- Clause 5.48 – Please could you confirm what the noise levels would be and what is acceptable from a dBA and noise spectrum perspective? Also, where on the map would the noise level be taken and be deemed acceptable?

It was proposed by Clive Leach and seconded by Linda Kitching that we ask the applicants to arrange another meeting with the Parish Council with a clear agenda and include an invitation to the public. All Councillors were in favour of this proposal.

**25/00369/FUL &
25/00370/LBC**

121 North Street

Single storey rear extension to form new kitchen and family room

Lea Dodds proposed to Council that they object to this application; this was seconded by Michael Swift and all voted in favour. The Parish Council support the Conservation Officer's concerns.

25/00300/FUL

Priory Farm Factory Road

Demolish existing garage and outbuilding and replace with new garage and Stables

Lea Dodds proposed that we do not object to this application, Geraldine Tate seconded this and all voted in favour.

24/00924/RMM

Millstone Park Newmarket Road

Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 3) comprising full details of the 61 dwellings including internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB)

A Councillor asked what qualified as affordable housing. The Chair confirmed that it is set at 80% of market value. Mike Swift stated that he would like to understand whether the outline planning granted in 2019 was still relevant, Richard Jenkins agreed with this and raised the concern about the sports provision and the timing of the phases. The Clerk confirmed that we are still seeking clarification on responsibilities with the state of the land for the proposed sports hub. This Land currently have sought legal advice and have informed us that "the responsibility for site investigations including the carrying out of ground conditions survey is the responsibility of whom ever is developing the sports hub and not This Land development. Assuming the land will be transferred to the town council (sic), the burden for these costs will therefore be on the town to raise the funds and pay for the ground conditions". The Chair and Clerk informed Councillors that they are writing to our District Councillors asking for further support in working with the ECDC Planning team and facilitating a meeting with David Morren to understand their position on This Land's responsibilities in regards of the Sports Hub Land and the Section 106. Lea Dodds asked whether we could contact Cambridge County Council as the owners of This Land and it was explained that this had already happened with no success.

With regards to this specific application the Council has no objection, proposed by Lea Dodds and seconded by Jim Perry but would like to comment that we are still concerned about the progress with this site and the changing offering from This Land regarding their responsibilities for the sports hub land.

It is understood that Phase 4 (24/00925/RMM) is being discussed at the Planning Committee meeting on 7th May 2025. Councillors commented that it would be useful to gain an update on the overall plans and status.

FC/290425/06 Planning decisions from District Council

The following decisions were noted:

24/00022/FUL

APP/V0510/W/24/3348099 22 Hawthorn Way - APPEAL ALLOWED

erection of 1no. detached bungalow following the demolition of the existing attached garage and outbuilding.

24/00366/FUL

APP/V0510/W/24/3356893 12 Swaffham Road – APPEAL DISMISSED

The development proposed is the demolition of single garage, construction of two semi-detached bungalows and associated works.

FC/290425/07 Notifications from ECDC of approved work to trees

The following decisions were noted:

25/00210/TRE

105 Silver Street - APPROVED

T1 Copper Beech tree - Overall crown spread reduction of up to 2m, without exceeding 30% total crown loss and prune to clear property by 2m. Raise crown clearance to 3-3.5m from

ground level over driveway, allowing the camper van parked in the driveway to enter and exit freely. Any deadwood/split limbs/crossing branches found will be removed as required

25/00173/TPO

Quarry House 68 Mill Lane - REFUSED

T37 Sycamore - Remove because it is a double stemmed poor specimen which is shallowly rooted. It is large, growing larger and preventing other trees from growing. A field maple and hawthorn have been planted in its vicinity in the last few years, but these won't be able to grow until the sycamore is removed. The abundance of sycamore in this area of woodland is preventing a more diverse woodland from developing. This tree also unnecessarily overshadows the garden of the adjacent house in Bloomfield. The tree doesn't have a long-term future due to its position in the part of the former quarry where there is limited topsoil.

25/00267/TRE

31A The Causeway - APPROVED

T1 Yew - Reduce height by approximately 1.5m. Reduce spread on all sides by approximately 1.5m and shape round. Raise canopy above driveway by up to 3m from ground level by removal of smaller branches.

FC/290425/08 Urgent Matters for Consideration

- Approval of a Pizza Food van to be based at Mandeville Village Hall** on Friday nights. Burwell Parish Council propose charging £25 per week ground rent. The first pitch would be on 2nd May. This was approved with the request that they begin the same pitch start and finish time as Pimp My Fish and the provision of an 8:30pm deadline to shut. 10 in favour and 1 abstention.
- Approval of the following payments:**
There was discussion about the continued efforts to reduce electricity costs and some further explanation given to the consultancy fees being paid to Mulhall Leisure, which it was confirmed was a n agreement previously confirmed at Council with a degree of flexibility to the payment schedule depending on when they can progress work for us. The Clerk also explained that the Cambridge Carbon Footprint payment had already been made via the bank card. The donation was made from the proceeds of the repair and swish cafes (which are reserved for environmental projects). This was made prior to full council agreement to take advantage of matched funding which would double the donation – the deadline was in advance of the meeting tonight. An additional £40 payment to nPower has also been added which was not included on the agenda and the Clerk confirmed the new total amount.

Following this Clive Leach proposed the payments were accepted, Geraldine Tate seconded and all voted in favour

Payee	Description	Net Amount	Vat	Total Amount	Power
Cambridge Carbon Footprint	Donation from Repair Café/Swish-Retrospective	£250.00	£0.00	£250.00	LGA 1972 s.111
Lloyds Bank	Maintenance Supplies £375.26 Training £31.20 Trading Licence MH £192.00 Fee £6.00	£536.72	£67.74	£604.46	LGA 1972 s.111/LGA 1972 s.133
Sharp	Photocopier Contract	£45.05	£8.01	£48.06	LGA 1972 s.111
Mr Groundsman	Rec/Vertidrain/Fertilise	£3,150.00	£630.00	£3,780.00	Open Spaces Act 1906, ss 9-10
Wave	Water Rates Mandeville Hall	£171.32	£0.00	£171.32	LGA 1972 s.133
Helen McMenamin-Smith	Community Garden Plants	£17.99	£0.00	£17.99	Open Spaces Act 1906, ss 9-10
Npower	Street Light Energy	£99.98	£5.00	£104.98	Parish Councils Act 1957 s.3

Mulhall Leisure	Sports Hub Consultant	£500.00	£100.00	£600.00	Local Government (Miscellaneous Provisions) Act 1976, s.19
A S Sweeney	Return of Deposit	£50.00	£0.00	£50.00	LGA 1972 s.111
Q Cooke	Return of Deposit	£50.00	£0.00	£50.00	LGA 1972 s.111
CAPALC	Councillor Training	£75.00	£0.00	£75.00	LGA 1972 s.111
CAPALC	CiLCA Training	£450.00	£0.00	£450.00	LGA 1972 s.111
Huws Gray	Maintenance Supplies	£346.23	£69.25	£415.48	LGA 1972 s.133
ESPO	Cleaning Supplies etc	£45.70	£9.14	£54.84	LGA 1972 s.133
Burwell Computers	365 Online adjustments and Cloud Services	£83.06	£0.00	£83.06	LGA 1972 s.111
Atom Technologies Ltd	Alarm Service and Repairs Pavilion	£760.77	£152.15	£912.92	LGA 1972 s.133
Simpson's Nurseries Ltd	Grass Seed	£89.97	£17.99	£107.96	Open Spaces Act 1906, ss 9-10
Zion Landscapes	Grass Cutting	£1,310.00	£262.00	£1,572.00	Open Spaces Act 1906, ss 9-10
K Hyett	Travel/Training	£26.50	£0.00	£26.50	LGA 1972 s.111
Corona	MH Electricity	£331.79	£16.59	£348.38	LGA 1972 s.133
Engie	Pavilion/Rec Electric	£568.15	£28.41	£596.56	LGA 1972 s.133
Engie	JRR Electric	£122.94	£6.15	£129.09	LGA 1972 s.133
Engie	JRR Gas	£354.41	£17.72	£372.13	LGA 1972 s.133
Engie	MH Gas	£504.07	£25.20	£529.27	LGA 1972 s.133
Engie	GMH Electric	£881.10	£176.22	£1,057.32	LGA 1972 s.133
Engie	Cemetery	£15.63	£0.78	£16.41	LGA 1972 s.214(2)
Engie	Public Toilet	£26.27	£1.31	£27.58	Public Health Act 1936 s.87
Engie	Allotment Shed	£41.56	£2.08	£43.64	Small Holding and Allotment Act 1908 ss23,25
Npower	Overdue payment charge streetlights	£40.00	£0.00	£40.00	Parish Councils Act 1957 s.3
		£10,944.21	£1,595.74	£12,534.95	

FC/290425/09 Other Reports for noting

None to be considered

FC/290425/10 Other matters from Cambridgeshire County Council and East Cambridgeshire District Council

None to be considered

Meeting closed: 20:05

Signed:

Dated: