

BURWELL PARISH COUNCIL

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

Present: Liz Swift (Chair), Lea Dodds, Michael Geary, Richard Jenkins, Linda Kitching, Clive Leach, Charlie Milner, Jim Perry, Julia Rogers, Michael Swift, Brenda Wilson, Ian Woodroffe, Katherine Hyett (Clerk)

FC/290725/01 Apologies

Apologies for absence have been received from Ken McCarthy, Geraldine Tate and Paul Webb

FC/290725/02 Declarations of any interests known to Councillors

Ian Woodroffe declared an interest in the following planning application: 25/00595/FUL 10 Toyse Lane
Liz Swift, Lea Dodds and Richard Jenkins declared interests in FC/290725/08 Urgent Matters for Consideration: payments to be approved.

Michael Geary and Julia Rogers joined the meeting at 19:32pm

FC/290725/03 Approval of Minutes of the meeting of 08 July 2025

The minutes of the meeting held on 8th July 2025 were approved and signed as a true and accurate record. Proposed by Lea Dodds, seconded by Linda Kitching and agreed by all.

FC/290725/04 Public Forum

An opportunity for members of the public to raise concerns or question Council on matters included in this agenda. There will be no further opportunity for members of the public to speak after this point in the meeting. The Public Forum will last for no longer than 15 minutes.

No matters were raised in the public forum.

Charlie Milner joined the meeting at 19:35

FC/290725/05 Planning Applications

25/00639/FUM Land Southwest Of Hightown Drove

Erection of a battery energy storage facility and associated infrastructure

Burwell Parish Council object to this application due to safety and environmental concerns. There are no adequate methods of fire suppression and significant pollution risk. The Council are concerned about flooding and water table disruption. Wicken Fen and the National Trust do not appear to be in the consultee list despite having neighbouring land. We would further request a full report on noise and light pollution from this development. The Council are keen to request that Cambridgeshire Fire and Rescue and the Environment agency input to this application to mitigate the concerns raised if possible. The proposed Site Layout Plan 3 REV 7 showing the Battery Containers and 'Power Station' units appears to heighten risk, with Battery Containers either located next to each other or separated by the 'Power Station' units. We would like feedback from the planning authority or developer on whether a staggered layout, where no two Battery Storage Containers were side by side, would be a safer design in regards to minimising the spread of fire.

Proposer: Lea Dodds

Seconder: Richard Jenkins

All voted in favour

25/00550/VAR Mahjong 27A High Street Burwell

To Vary Condition 1 (Approved Plans) 10 (soft landscaping) 15 (tree protection measures) 16 (tree protection scheme) of previously approved 23/00871/FUL, dated 9 February 2024 for demolition of an existing block wall and double garage. Erection of a 3 bedroom detached bungalow and a 4 bedroom detached house with associated works
The Council have no objection to this development but noted the concerns of the Archaeological Officer and support the condition that an programme of archaeological work be carried out.

Proposer: Clive Leach

Seconder: Linda Kitching

All voted in favour

25/00393/FUM Anchor Lane Farm Newnham Drove

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

An amended plan/additional information was received for this application on

- 1) 2nd July 2025: Received Archaeological Evaluation Report – comments due by 16th July.
- 2) 7th July 2025: The amended information concerns additional information in relation to ecology and landscaping to address officer concerns and statutory consultee comments - comments due by 23rd July
- 3) 9th July 2025. The amended information concerns additional information in relation to archaeology to address – comments due by 23rd July

The Parish Council twice requested extensions to these deadlines and no response was provided by the planning team.

The Parish Council were asked by the development team if they would remove their objection to this scheme. Cllr. Leach proposed that the Parish Council does not remove its objection, Cllr. Perry seconded this, 2 Councillors abstained, and the remainder voted in favour. The Parish Council continues to object to this development for the reasons previously given.

In addition, Cllr Rogers requested that the developers ensure the byway and footpath are not impacted by the development and we are seeking further information on the acoustic surveys for the approved battery scheme connected to this development.

25/00727/TRE Walnut Cottage 67 Silver Street

T1 Walnut Tree - 30% topping, overhanging branches near house and over pathways, telephone cable avoidance as branches are now very close to the overhead cable

No objection

Proposer: Liz Swift

Seconder: Linda Kitching

All voted in favour

25/00750/TRE Chandlers Court Burwell

T1 Hawthorn - Cut away from street lighting.

T2 Linden - Crown raise tree and remove any deadwood

T3 Maple - Remove any deadwood.

T7 Maple - Remove any deadwood.

T8 Cherry - Sever Ivy and carry out a 20% reduction on tree.

T9 Crab Apple - Sever ivy and remove any deadwood.

T10 Maple - Carry out a 20% reduction to reshape.

T11 Maple - Carry out a 20% reduction to reshape and remove any deadwood.

T12 Plum - Carry out a 20% reduction and remove any deadwood.

T13 Maple - Sever ivy, crown thin and remove any deadwood.

T14 Crab Apple - Sever ivy and carry out a 20% crown reduction.

T15 Silver Birch - Fell tree to ground level.

T16 Unknown - Fell tree to ground level.

T17 Pine - Remove deadwood.

T18 Pine - Sever ivy and remove any deadwood.

T19 Pine - Sever ivy and remove any deadwood.

T20 Pine - Sever ivy and remove any deadwood.

T21 Pine - Sever ivy and remove any deadwood.

T22 Cherry - Fell to ground level.

G1 Elders - Fell to ground level.

G2 Conifers - Face back away from building and top to the same height as the block guttering to allow extra light into properties.

G3 Mixed - Face back away from building and drop height of mature trees to guttering. Behind garage block remove 5 x dead

No objection

Proposer: Michael Swift

Seconder: Brenda Wilson

All voted in favour

25/00595/FUL 10 Toyse Lane

Front porch, installation of dormer windows, rear extensions and associated works – amended plan

No Objection

Proposer: Lea Dodds

Seconder: Clive Leach

All voted in favour (Cllr Woodroffe abstained from the vote)

FC/290725/06 Planning decisions from District Council

The following decisions were noted

25/00414/FUL 1A Swaffham Road - APPROVED

Garage conversion and replacement of the existing front elevation windows

25/00546/FUL White Lodge 2C High Street – APPROVED

Single storey rear extension and internal alterations

25/00065/FUL The Anchor 63 North Street – WITHDRAWN

3 cabins to be used as 6 short term holiday lets, storage shed, associated landscaping and parking arrangements

FC/290725/07 Notifications from ECDC of approved work to trees

The following decisions were noted

25/00689/TPO Burwell House 46 North Street -APPROVED

T87 Beech - Fell tree leaving a 15-18 metre habitat pole with fracture pruning to create a habitat stem.

T88 Beech - Crown reduce by up to 2.5M as needed to help compensate for changes in wind loading to the remaining associated companion canopies

T86 Beech - Crown reduce by up to 2.5M as needed to help compensate for changes in wind loading to the remaining associated companion canopies

25/00575/TPO Quarry House 68 Mill Lane - APPROVED

T1 Ash - Fell as root plate exposed

T 2 Sycamore - Pollard to 6-7 meters to contain tree as overpowering neighbouring garden and young trees

FC/290725/08 Urgent Matters for Consideration

1. Permission for the family of a past resident to scatter his ashes at Spring Close.
This was proposed by Clive Leach, seconded by Julia Rogers and all voted in favour. It was further decided that this power be delegated to the Clerk to grant at Spring Close in future, Clive Leach proposed, Linda Kitching seconded and all voted in favour.
2. Public Rights of Way Hierarchy engagement document from Cambridgeshire County Council with Burwell Parish Council amendments. Draft available in additional documents. Submission due 31st July.
The Chair noted her thanks to Lea Dodds, Ken McCarthy and the members of the public that worked on this document to provide Burwell Parish Council's input to the hierarchy of local rights of way. Lea Dodds proposed that the response is sent to the County Council, Brenda Wilson seconded this and all voted in favour.
3. Approval of the following payments:
Proposer: Julia Rogers
Seconder: Linda Kitching
All voted in favour, Cllr Dodds, Swift and Jenkins abstained due to interests being declared.

Name	Description	Net Amount	Vat	Total Amount	Power
Elite Electricians	Solar Feed GMH	£214.40	£42.88	£257.28	LGA 1972 s.133
Lloyds Bank	Maintenance Supplies £62.59. Admin £35.73 Paulines Swamp £120.94 Fee £6.00	£205.10	£39.83	£244.93	LGA 1972 s.111/LGA 1972 s.133/ Open Spaces Act ss9-10
Sharp	Photocopier Contract	£59.88	£11.98	£71.86	LGA 1972 s.111
Moore	Internal Audit Fee	£1,500.00	£300.00	£1,800.00	LGA 1972 s.111
Lea Dodds	Mileage to Sustainable Spaces event at Over	£19.80	£0.00	£19.80	LGA 1972 s.111
Zion Landscapes	Grass Cutting	£1,205.00	£241.00	£1,446.00	Open Spaces Act ss9-10

Katherine Hyett	Mileage and Expenses	£74.45	£0.00	£74.45	LGA 1972 s.111
David J Robertson	Fire Risk Assessments GMH and MH	£600.00	£0.00	£600.00	LGA 1972 s.133
Davis Bracey	Annual Playground Inspection	£450.00	£90.00	£540.00	LGA 1976 (Misc Prov) ss.19
Burwell Print Centre	Playground Signs	£166.78	£33.35	£200.13	LGA 1976 (Misc Prov) ss.19
A to B1102 Group	Donation	£500.00	£0.00	£500.00	Section 137
E S Swift	Expenses Strategy Day	£35.75	£0.00	£35.75	LGA 1972 s.111
N & G Marsh	Posts - Spring Close	£49.00	£0.00	£49.00	Open Spaces Act ss9-10
Mead Construction	Clunch Removal Cemetery	£260.00	£52.00	£312.00	LGA 1972 s.214(2)
Octopus Energy	Deposit Already paid	£471.90	£94.39	£566.28	LGA 1972 s.133
Wave	Water Fee Mandeville Hall	£324.42	£0.00	£324.42	LGA 1972 s.133
Huws Gray	Maintenance Supplies	£172.05	£34.41	£206.46	LGA 1972 s.133
Engie	MH Gas	£114.07	£5.70	£119.77	LGA 1972 s.133
Engie	JRR Electric	£131.83	£6.59	£138.42	LGA 1972 s.133
Engie	JRR Gas	£83.35	£4.17	£87.52	LGA 1972 s.133
Engie	GMH Electric	£279.46	£13.97	£293.43	LGA 1972 s.133
Engie	Cemetery	£15.00	£0.75	£15.75	LGA 1972 s.214(2)
Engie	Public Toilet	£22.05	£1.10	£23.15	Public Health Act 1936 s.87
Engie	Allotment Shed	£40.10	£2.00	£42.10	Small Holding and Allotment Act 1908 ss23,25
A Godefroy	Ret of Dep	£50.00	£0.00	£50.00	
Cambs Light Opera Group	Ret of Dep	£50.00	£0.00	£50.00	
April Spencer	Ret of Dep	£50.00	£0.00	£50.00	
Burwell and District Horticultural Society	Ret of Dep	£50.00	£0.00	£50.00	
		£7,194.39	£974.12	£8,168.50	

FC/290725/09 Other Reports for noting

The following reports were noted:

- 1) ESG Minutes: 23/07/2025 and 16/7/2025

FC/290725/10 Other matters from Cambridgeshire County Council and East Cambridgeshire District Council

None to be considered

Meeting closed: 8:00pm