

BURWELL PARISH COUNCIL

The Jubilee Reading Room 99, The Causeway, Burwell Cambridge. CB25 0DU Telephone 01638 743142
E Mail burwellpc@burwellparishcouncil.gov.uk

Minutes of the Meeting of the Burwell Parish Council held at 7.30pm on Tuesday 26th August 2025 at Mandeville Hall, Tan House Lane (Off Reach Road), Burwell CB25 0AR.

Present: Lea Dodds (Chair), Richard Jenkins, Clive Leach, Ken McCarthy, Jim Perry, Julia Rogers, Geraldine Tate, Brenda Wilson, Ian Woodroffe

In attendance: Katherine Hyett (Clerk), Yvonne Rix (RFO), Sarah Ashby (Assistant to the Clerk), 7 Members of the Public

FC/260825/01 Apologies

Apologies were received and accepted from:

Linda Kitching (personal matters), Liz Swift (personal matters), Michael Swift (personal matters), Paul Webb (personal matters), Charlie Milner (personal matters).

Apologies refused: None

Absent: Gus Jones, Chris O'Neill, Michael Geary

FC/260825/02 Declarations of any interests known to Councillors

To receive Declarations of Disclosable and/or Non-Disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any agenda item.

No interests were declared

FC/260825/03 Approval of Minutes of the meeting of 12 August 2025

The minutes of the meeting held on 12th August 2025 were approved and signed as a true and accurate record. Proposed by Geraldine Tate, seconded by Jim Perry and agreed by all.

FC/260825/04 Public Forum

Members of the public spoke about their concerns regarding planning application 25/00550/VAR

FC/260825/05 Planning Applications

The following planning applications were considered:

25/00550/VAR Mahjong 27A High Street

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.

Permission granted by Harmeet Minhas MRTPI, Senior Planning officer to extend the consultation date and reconsider the Parish Council response following parishioner feedback and new information.

3 Councillors conducted a site visit and visited affected neighbours. This was discussed at some length and they proposed to Council that they object to the application. It was resolved that Burwell Parish Council objects to 25/00550/VAR due to lack of detail, lack of measurements and changes beyond the scope of a variation. Geraldine Tate proposed, Clive Leach seconded and all voted in favour.

25/00393/FUM Anchor Lane Farm Newnham Drove – response date 21st August 2025, extension granted.

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

The amendment involves additional information in response to the Council's Senior Ecologist's comments dated 29th July 2025.

This amendment was noted. Burwell Parish Council have no further comment at this time.

25/00857/FUL Mandeville House 4 Mandeville – response date 03 September 2025

Replacement PVCu windows to property

It was resolved to object to this application, Burwell Parish Council supports the views of the Conservation Officer. This was proposed by Ken McCarthy, seconded by Brenda Wilson and all voted in favour.

25/00802/FUL Unit 22 Lucas Close – response date 05 September 2025

Change of Use Class B1 to E(d) 1-1 personal training/rehabilitation centre

No objection – all voted in favour.

FC/260825/06 Planning decisions from District Council

The following decisions were noted:

25/00595/FUL 10 Toyse Lane -APPROVED

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

24/01242/FUL 12 Swaffham Road – APPEAL DENIED by the Planning Inspectorate

Appeal Ref: APP/V0510/W/25/3362948

The erection of a 3 bedroom detached bungalow and associated works

FC/260825/07 Notifications from ECDC of approved work to trees:

The following decisions were noted:

25/00660/TPO 6 Bewicks Mead - APPROVED

T1 Cherry - Prune to increase crown clearance from ground level to 2.5m, reduce crown spread by up to 2m and remove deadwood

25/00722/TRE 97 North Street - APPROVED

G1 2x young Sycamore - Fell due to excessive shading

25/00727/TRE Walnut Cottage 67 Silver Street - APPROVED

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

FC/260825/08 Urgent Matters for Consideration

To consider and approve the following:

- 1) The following items regarding renewable energy project communications:
 - i) A Burwell Parish Council position statement on renewable energy developments. The statement was read out by Cllr McCarthy. **It was moved to reject this statement as further consideration was needed. A vote was taken and Parish Councillors resolved not to agree on this statement. 1 Councillor abstained from voting.**
 - ii) A web page on <https://www.burwellparishcouncil.gov.uk/> providing information on renewable energy developments. **This item was deferred as further consideration needed.**
 - iii) A small working group to monitor renewable energy developments, meet/communicate with interested stakeholders and provide informed feedback to Council for decision making and communication to residents. **This was agreed in principle and a number of Councillors volunteered.**
- 2) 3 hour emergency lighting discharge tests at Mandeville, Gardiner Memorial Hall, Jubilee Reading rooms, Public Toilet for £300 + VAT. This is the cheapest of three quotes received. – **Council noted and approved this item.**
- 3) A proposal to engage Airwizard to attend Gardiner Memorial Hall to investigate the issues with the Aermec Fan Coil Units and associated Controller in the Main Hall at a cost of £750+VAT. Another quote was received from Aermec UK at a cost of £1330 + VAT. A further third quote has not been sought due to the technical specialist nature of this work. **It was resolved to progress this proposal. Proposer Ian Woodroffe, Seconder Clive Leach – all voted in favour.**
- 4) Quarterly financial reports:

The RFO gave a short overview of the finances this quarter. **The quarterly financial reports were noted and it was resolved to approve the reports. Proposer Clive Leach, seconded by Geraldine Tate and all voted in favour.**
- 5) To consider approval of the following payments:

It was resolved to approve the following payments. Proposed by Clive Leach, seconded by Ken McCarthy, all voted in favour.

Name	Description	Net Amount	Vat	Total Amount	Power
Elgia	General Waste Disposal	£221.00	£44.20	£265.20	LGA 1972 s.133
Lloyds Bank	Maintenance Supplies £90.34 Admin £33.28 Paulines Swamp £13.00 Fee £6.00	£119.59	£22.73	£142.32	LGA 1972 s.111/LGA 1972 s.133/ Open Spaces Act ss9-10

Sharp	Photocopier Contract	£50.11	£10.02	£60.13	LGA 1972 s.111
Shelford Plastering	Ceiling MH	£361.90	£0.00	£361.90	LGA 1972 s.133
Huws Gray	Maintenance Supplies	£161.54	£32.31	£193.85	LGA 1972 s.133
Zion Landscapes	Grass Cutting August	£1,150.00	£230.00	£1,380.00	Open Spaces Act ss9-10
Syston Doors	GMH Shutters	£175.00	£35.00	£210.00	LGA 1972 s.133
Stannah	Stair Lift Service	£78.27	£15.65	£93.92	LGA 1972 s.133
Burwell Print Centre	Burwell in Bloom Plaques	£55.08	£11.02	£66.10	
Burwell Library (Summer Reading Scheme)	Donation	£200.00	£0.00	£200.00	Section 137
ESPO	Jugs Mandeville Hall	£26.50	£5.30	£31.80	LGA 1972 s.133
Easybook Training	PASMA Certificate George Rowland	£30.00	£6.00	£36.00	LGA 1972 s.111
Harrisons of Burwell	Gas Boiler Checks MH and JRR	£196.00	£39.20	£235.20	LGA 1972 s.133
Mr Groundsman	Grass Cutting Recreation Ground June and July	£500.00	£100.00	£600.00	Open Spaces Act ss9-10
Engie	MH Gas	£104.88	£5.24	£110.12	LGA 1972 s.133
Engie	JRR Electric	£139.27	£6.96	£146.23	LGA 1972 s.133
Engie	JRR Gas	£76.60	£3.83	£80.43	LGA 1972 s.133
Engie	GMH Electric	£317.76	£15.89	£333.65	LGA 1972 s.133
Engie	Cemetery	£15.50	£0.78	£16.28	LGA 1972 s.214(2)
Engie	Public Toilet	£22.81	£1.14	£23.95	Public Health Act 1936 s.87
Engie	Allotment Shed including Site Visit Charge	£116.36	£5.82	£122.18	Small Holding and Allotment Act 1908 ss23,25
Richard A Hill	Ret of Dep	£50.00	£0.00	£50.00	
Laura Jeavons	Ret of Dep	£50.00	£0.00	£50.00	
		£4,218.17	£591.09	£4,809.26	

FC/260825/09 Other Reports for noting

None were considered.

FC/260825/10 Other matters from Cambridgeshire County Council and East Cambridgeshire District Council

1) MP Briefing on Devolution: for information only
Councillors requested devolution as a future agenda item.

Meeting closed 20:29

Signed:

Dated: