

GULDEN MORDEN PARISH COUNCIL**Minutes of the Meeting of the Parish Council held in the Village Hall
on Monday 19 January 2026 at 7.30 pm**

Present: Cllrs: K Lock (Chairman), N Buckland, Michael Chapman (MiC), Marian Chapman (MaC), J Davis-Roach, G Dellar, and T Frost.

In attendance: 22 members of the public, Perry Stock (applicant), District Cllr H Williams and Mr Ben Stoehr (Clerk).

Comments and observations from members of the public and from the County and District Councillors

The Chairman reminded the public of the upcoming elections and the need for Councillors to stand.

Representations were made regarding item 7.1.1.

Perry Stock presented his plans for the site, which had been updated since the last meeting.

A resident urged the Parish Council to object and cited the comments of the SCDC Planning Officer that the land falls outside the framework and is contrary to several SCDC policies. He observed that Guilden Morden was a village with limited services, resulting in heavy reliance on cars, and referred to the District Council statement that development should be in developed areas with adequate infrastructure, not in the countryside. He believed that development would be detrimental to the area with no benefit to the area.

Another resident supported the previous points and asked about the anticipated number of bedrooms. The developer replied that this would be up to individual builders, subject to various standards.

District Cllr Williams, as a member of the SCDC Planning Committee, withheld her opinion but asked whether the developer's intention was for self-build or custom-build houses. There were no sites in the emerging Local Plan which was out for consultation. Guilden Morden was an infill village and as such not seen as most sustainable, being car reliant. She encouraged all residents to make representations to SCDC.

The developer stated that this was the only site in Guilden Morden which was not designated red in the Call for Sites, but was amber, and all material was provided in accordance with the adopted Local Plan.

Another resident voiced their objection and asked how long the build would take. The developer replied that each plot would have a plot passport which would set the standards required, including timescales.

A resident commented that a site in Bourn had stood empty for years and asked how this could be prevented from happening in Guilden Morden.

Asked whether the only reason for self-build houses was to get around S106 requirements, the developer replied that he believed self-build was the best way for property owners to get what they want.

1. To receive apologies for absence and declarations of interest**1.1 To receive written apologies and reasons for absence**

None. Cllr Newman was not present.

1.2 To receive declarations of interests from councillors on items on the agenda

Cllr Buckland declared a non-pecuniary interest in item 7.1.1.

1.3 To receive written requests for dispensation for disclosable pecuniary interests (if any) and to grant any requests as appropriate

None.

2. To approve the minutes of the November meeting

RESOLVED that the minutes of the meeting of 17 November be approved and signed by the Chairman. (Prop NB, 2nd MiC, unanimous)

RESOLVED that the minutes of the meeting of 20 October be approved and signed by the Chairman. (Prop MiC, 2nd MaC, unanimous)

On a proposition by the Chairman, it was agreed to vary the order of business to take item 7.1.1 next.

7.1.1 25/05060/OUT – Land east of Bells Meadow and south of New Road – Outline application for the development of up to 8 no. self/custom-build dwellings, internal road, open space, SuDS, landscaping, and associated works, with all matters reserved except for access

RESOLVED to object to the application with the following comments:

- There is concern about access and the number of vehicle movements, the development is opposite the Cemetery on a narrow road which is already inadequate.
- The length of time to complete the development.
- There is no benefit to the village.
- Concerns that estimated population will be significantly higher than anticipated.
- It is understood that the development is outside the Development Framework.
- The Parish Council requests that the application be called in by the Planning Committee and building hours, on-site parking and a construction management scheme should be conditions if SCDC Officers are minded to approve the application. (Prop Mic, 2nd MaC, unanimous)

District Cllr Williams reported:

- The Local Plan is out for consultation. All are encouraged to get involved.
- SCDC Elections are expected to take place in May.
- Food Waste caddies should have been delivered..

3. Matters arising from last or previous meetings carried forward for discussion/decision

3.1 (3.1) Verge outside the Village Hall – to consider response from CCC if received
RESOLVED having noted the response from CCC, to take no further action. (Prop MaC, 2nd NB, unanimous)

District Cllr Williams undertook to ask CCC to deliver road planings to be used on the verge outside the Village Hall.

3.2 (3.2) Provision of additional parking – to consider response from CCC if received
RESOLVED to note that there had been no response from CCC.

3.3 (3.3) Village Hall lease arrangements – to consider any updates
Cllr Marian Chapman reported that the lease was with the Village Hall solicitor.
RESOLVED that Cllr Marian Chapman should seek an update.

3.4 (3.4) To consider new equipment to replace the Trim Trail – to consider report and recommendation
Cllr Frost reported that he has two site meetings organised in late January to discuss options.

3.5 (10) Update on the 20 mph application
Cllr Marian Chapman reported on his meeting with CCC officers. It will be necessary to reapply. Applications commence from 26 January.
RESOLVED that Cllr Marian Chapman should resubmit the application.
RESOLVED to note that £10,000 had been allocated to Guilden Morden. The Parish Council is to make a contribution of 10%. The LHI application which was previously successful had been revoked as it was only possible to use the 20 mph scheme. Cllr Marian Chapman is to circulate the information and add it to the planning agenda. Perry Stock offered traffic data if useful.
On a proposition by the Chairman, the order of business was varied.

5. Members, Working Groups items for discussion and decision

- 5.1 Proposal that the Parish Council considers correspondence from a website provider regarding Assertion 10 compliant websites
RESOLVED to seek a detailed quote from Hugo Fox.
- 6. To consider correspondence/communications received**
- 6.1 Allotments – request to amend tenancy agreement to ban carpet on allotments
RESOLVED to approve the request to ban carpet on allotments, and to add the clause to new tenancy agreements and notify existing tenants. (Prop JD-R, 2nd MiC, unanimous)
- 6.2 Draft Greater Cambridge Local Plan consultation (deadline 30 January) and consultation events
Noted.
- 6.3 RECAP Resource and Waste Strategy and RECAP Design Guide Consultation (deadline 26 January)
Noted.
- 6.4 SCDC Six Free Trees offer (deadline 31 January)
RESOLVED to send the link to Cllr Lock.
- 6.5 SCDC Offer of free Covid Commemoration tree
RESOLVED to accept the offer for a tree to go on The Craft, and to seek permission for it to be planted near the oak.
- 6.6 CAPALC – letter from Ministry of Housing, Communities and Local Government (MHCLG) seeking views on the postponement of local elections
RESOLVED to note that SCDC was expected to go ahead with elections. The Parish Council nomination papers will be issued in March.
- 7. To consider planning and tree works applications and decision notices received since the last meeting**
- 7.1 Planning applications received since the last meeting – to be considered
- 7.1.1 25/05060/OUT – Land east of Bells Meadow and south of New Road – Outline application for the development of up to 8 no. self/custom-build dwellings, internal road, open space, SuDS, landscaping, and associated works, with all matters reserved except for access
Taken earlier.
- 7.1.2 25/05052/PRIOR – Morden Farm, 32 Trap Road – Conversion of existing barn to 1 No. residential dwelling house
RESOLVED to support the application. (Prop MiC, 2nd TF, unanimous)
- 7.1.3 25/04997/FUL – Cold Harbour Farm, Ashwell Road – Conversion of barn to one dwelling with associated gardens and parking area
RESOLVED to support the application. (Prop MiC, 2nd TF, unanimous)
- 7.1.4 25/02538/CONDA – Thatchways, Little Green – Submission of details required by condition 3 (Listed building protection and support during work) of listed building consent 25/02538/LBC
Noted.
- 7.2 Planning applications for which a response has been made between meetings using delegated powers – to be noted
- 7.2.1 25/04417/FUL – Hooks Mill, Potton Road – Reconstruction of the existing barns to form 1 No. self/custom-build dwelling – The Parish Council supported the application.
- 7.2.2 25/04418/LBC – Hooks Mill, Potton Road – As above, Listed Building application. The Parish Council supported the application.
- 7.2.3 25/04489/HFUL – 5A New Road – Demolition of existing detached garage and the erection of a two storey side extension with integral domestic garage and part single storey and part two storey rear extension. Replacement of front bay window. The Parish Council supported the application
- 7.3 SCDC Decision notices, appeals notices, enforcement notices and planning correspondence for information only

- 7.3.1 25/04489/HFUL – 5A New Road – Demolition of existing detached garage and the erection of a two storey side extension with integral domestic garage and part single storey and part two storey rear extension. Replacement of front bay window – Permission granted by SCDC.
- 7.3.2 25/04397/HFUL – 4 Thompson's Meadow – Single storey front infill extension, roof extension with rear dormer, No 3 roof lights to the front roof extension – Permission granted by SCDC.
- 7.3.3 25/04351/FUL – 39 New Road – Continuous temporary change of use of dwelling house (Class C3) to religious meeting hall (Class F1) – Permission granted by SCDC.
- 7.3.4 25/03903/HFUL – 2A Trap Road – Single storey front extension – Permission granted by SCDC.
- 7.3.5 25/01825/CONDA – Land at 4 New Road – Submission of details required by conditions 4 (Foul water drainage), 5 (Surface water drainage), 11 (Contractor street parking), 12 (Ecological enhancement), 15 (Energy statement) and 17 (Biodiversity net gain) of planning permission 25/01825/FUL – Condition discharged in full.
- 7.3.6 25/00286/CONDB – 1 New Road – Submission of details required by conditions 4 (Foul water and surface water drainage) and 7 (Energy statement) of planning permission 25/00286/FUL – Conditions discharged in full.

7.4 Tree works applications

7.4.1 26/0021/TTCA – 1 Connors Close

RESOLVED that the Parish Council supports the application. (Prop MiC, 2nd MaC, unanimous)

4. Financial, procedural and risk assessment matters

4.1 To receive the financial report and approve the payment of bills

RESOLVED that the financial report be received and considered, and questions were asked and answered.

RESOLVED that that the payments as listed in the financial report (below), plus Guilden Morden Village Hall (Room hire) £60.00, MD Landscapes (Grass cutting) £1,040.00, OLP (RoSPA works) £6,321.41, Peter Furmston (Mower service) £125.96, should be paid.

Salaries		£885.00
Information Commissioner	DPO fee	£52.00
SLCC	Membership fee	£47.50
LGS Services	Admin support Nov	£993.09
LGS Services	Admin support Dec	£961.62

Credits, including bank and investment interest, and allotment rent and deposit, were noted.

4.2 Risk assessments including play inspections and tree reports

RESOLVED to receive the reports. When the new equipment is installed the existing equipment should be cleared.

The Village Hall structural survey had been received and noted. The engineer reported that the neighbour's row of leylandii was causing much of the problem and suggested a concrete root barrier.

RESOLVED to send the neighbour the relevant section of the report and ask for their comments.

RESOLVED that Cllr Michael Chapman should obtain quotations for the root barrier and underpinning works.

4.3 To note actions taken under Clerk's delegated powers

None.

4.4 To review the budget FY2026 and consider arrangements for any outstanding projects

The budget for FY2026 was reviewed. It was noted that the figure for maintenance of The Craft was high as the hedge cutting had not previously been budgeted for, and due the tree works following the tree survey.

- 4.5 To consider and approve the budget for FY2027
The draft budget for FY2027 was considered and a discussion took place about the Village Hall repairs required and how they should be funded.
RESOLVED that the budget for FY27 be approved.
- 4.6 To set and demand the precept for FY2027
RESOLVED to set the precept at £44,848.00 as this is the amount required by the Parish Council to balance its budget for FY27.
8. **Gamut items – to decide what is to be included in the next edition**
RESOLVED to include information on postal votes, the Call for Councillors, and an item encouraging residents to report potholes.
A flyer is to be produced for the February/March issue of Prospect, as it is expected that the February edition is not going ahead due to sickness. District Cllr Williams kindly agreed to deliver the flyer for the Parish Council in late January.
9. **Items for the next agenda and closure of meeting**
Updates on the Village Hall lease and LHI application are to be agenda items for the next meeting.
There being no other business, the meeting closed at 9.27 pm.

Signed _____ dated _____