

GULDEN MORDEN PARISH COUNCIL

Minutes of the Meeting of the Parish Council held in the Village Hall on Monday 20 July 2026 at 7.30 pm

Present: Cllrs: T Frost (Chairman), D Brigstocke, Michael Chapman (MAC), Marian Chapman (MEC), J Davis-Roach, T Dean, C Greenwood and P Greenwood.

In attendance: 5 members of the public including Frank Huffer and Ray Thompson, District Cllr H Williams and Mr Ben Stoehr (Clerk).

1. To receive apologies for absence and declarations of interest

1.1 To receive written apologies and reasons for absence

Apologies were received from Cllr Lock.

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

Cllrs C Greenwood and P Greenwood declared an interest in any items relating to the allotments, as allotment tenants.

Cllr Dean declared an interest in any items relating to the allotments, as his wife was an allotment tenant.

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 May and June meetings

RESOLVED that the minutes of the meeting of 18 May be approved and signed by the Chairman, after an amendment under item 7.18, line 1, to change "Marian" to "Michael." (Prop JD-R, 2nd MEC, unanimous)

RESOLVED that the minutes of the meeting of 15 June be approved and signed by the Chairman. (Prop MAC, 2nd JD-R, unanimous)

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

3.1 (Open) Presentation on development proposals for the proposed Change of Use of existing agricultural land at Beverley Farm

Mr Frank Huffer presented the plans for conversion of 1.5 hectares of land into a dog park. He explained the pressures on the farming industry and that in recent years there had been very poor harvests. Dog parks were now very popular. The proposal carried a 58% biodiversity net gain and more tree planting was planned, for which the requirement was only 10%.

There would be a very low and controllable level of additional traffic due to the nature and booking of the facility.

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

Mr P Furmston reported that the container had now been painted. There were a couple of outstanding points to be completed. It had previously been agreed that trellis would be placed on the far side, but they were now using tantalised timber and were not planning to paint the wood. It will be necessary to plant in pots due to the concrete base. The Parish Council had previously agreed the costs.

With regard to the other container, Pat Heavey is talking to the Huffers regarding removal but this will not happen until after the harvest.

Parking on the Recreation Ground – the only concern was about people's willingness to park next to an active football pitch.

A resident spoke about subsidence affecting her property. Having had various surveys carried out, she requested that four trees identified in the report be removed. The Chairman explained that the report indicated that more evidence was required.

Ray Thompson reported that he had joined several allotment groups and all had a rule that 75% of the plot must be cultivated.

It was noted that there were some plots which were not up to standard and should be written to.

A resident commented that there were three holly shrubs at the Church which should be removed, not just one.

It was reported that the Church had been struck by lightning and several floodlights had been damaged. The Floodlight Trust is to consider this and discuss insurance with the Church.

District Cllr Heather Williams reported on:

- The outcome of the Delegation meeting for the planning application opposite the Cemetery. This will be going to the Planning Committee in August.
- Local Government Reorganisation. The outcome for Cambridgeshire had not yet been decided. The authorities are supposed to set up joint committees ahead of the elections to give shadow authorities a chance of being ready after one year. There was insufficient time between knowing the proposed set up and the pre-election period.
- Cllr Williams was trying to publicise the summer holiday activities.
- Community Infrastructure Levy. Cllr Williams was not supportive of the plans and observed that the issues in Guilden Morden would not be solved by plans for Cambridge. If the village had a Neighbourhood Plan it could access more of the CIL funding.
- The proposals for 10,000 houses at Odsey station were not in the SCDC plans but the Development Company could change the situation.

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

3.2 (9.1 of 18.5.26) Provision of additional parking – to consider any further action required

There was no update.

3.3 (9.2) Village Hall lease – to consider any updates

Cllr Marian Chapman reported that the Village Hall Management Committee did not seem to have any concerns. Nothing had been heard from the solicitors.

3.4 (9.3) Village Hall survey – to consider any updates including fee proposal from Andrew Firebrace Partnership

The recommendations from the Andrew Firebrace Partnership were noted. Cllr Michael Chapman noted that many of the investigations had been carried out previously.

The report had highlighted that the changing room extension had not been built to the required specification, the drains were poor, and the leylandii hedging was encroaching. The initial report had indicated that neighbouring trees were at fault.

A proposal was made that the leylandii hedge be cut back hard to the boundary to minimise encroachment. A discussion took place about damage to the rear door.

RESOLVED to obtain quotations to cut back the leylandii hedge to the boundary.

The door repair is to be carried out by the VHMC.

3.5 (9.4) Painting of the lych gate – report following meeting and contractor responses – to consider the next steps

RESOLVED that the paint could be scrubbed and patched.

RESOLVED that Cllr P Greenwood is to carry this out and to treat the rotten sections.

3.6 (9.5) Notice board on Church Street – update

Cllr Frost reported that he had discussed this with the residents at Avenells and they had agreed for the notice board to be replaced.

RESOLVED to obtain quotations and options for 6 A4 size non-wood notice boards, without locks, for the next meeting.

3.7 (9.7) Offer of free beech tree – to consider possible locations

RESOLVED, noting that there was a dead memorial tree in the Cemetery, that the tree be removed.

RESOLVED to confirm acceptance of the offer of a beech tree as a possible replacement and notify the family.

3.8 (10.4) To consider the RoSPA report and any work required

RESOLVED to accept the quotation from OLP, noting that the chain had already been untangled.

3.9 (11.1) Allotment tenancy agreements – to consider report

RESOLVED to defer this item to later in the meeting.

3.10 (11.4) Parking on the Recreation Ground on match days, pitch use and location for different sports

There were no updates.

3.11 (3 of 15.6.26) Reports on work required at the Recreation Ground, Cemetery and Craft

3.11.1 Benches, fences and signs – To consider response from Ron Newman if received

RESOLVED, noting that a response was awaited, to ask contractors whether the benches at the Recreation Ground (3) and the Craft (2), are capable of being repaired, and if so to seek quotations for repair/refurbishment, but if not, to request quotes for the installation of new replacement benches.

RESOLVED to seek quotations for the broken fence in the south west corner of the Recreation Ground to be repaired.

RESOLVED to write to the Edward VII pub asking the landlord to remove the two damaged picnic benches, on the Recreation Ground and near the car park, which belonged to the pub.

RESOLVED to monitor the stump in the play area.

RESOLVED that Cllr P Greenwood should remove the cricket net. The cricket square had already been mown.

RESOLVED to ask the grass cutting contractor to trim the cycle humps.

RESOLVED that Cllr P Greenwood should scrub and patch the lych gate. The footpath gate had already been repaired.

RESOLVED that Cllr P Greenwood should fit a new padlock on the shed.

RESOLVED, noting that some graves were leaning, to seek quotations for Memorial testing

RESOLVED to obtain a quotation for the removal of the large dead tree at the rear of the Cemetery.

RESOLVED that Cllr P Greenwood should attach the uprooted dog sign at the Craft to the gates.

RESOLVED to plant a hedge made up of native trees, such as hornbeam, in the gaps where the fencing near Fox Hill Road is missing.

3.11.2 Tree works at the Recreation Ground – To consider quotation received

RESOLVED to accept the quotation from Root to Crown and ask them to meet with Cllr C Greenwood on site to discuss this.

3.11.3 To consider outstanding items not covered under items 3.1 and 3.2

RESOLVED that Cllr Frost and Cllr C Greenwood should discuss the remaining items.

On a proposition by the Chairman, the order of business was varied to take item 6.3 at this point.

6.3 Trinity Claims – Potential Subsidence by trees in Bells Meadow

The arboricultural report was considered. It was noted that the report indicated that evidence of the trees' involvement was required.

RESOLVED to defer this item pending receipt of additional evidence but in the meantime to obtain a quotation for removal of the trees and to obtain advice from the Council's insurance provider.

3.12 (5) Proposal for two MVAS solar powered speed signs

Cllr Marian Chapman reported. It was noted that the manufacturer of the existing Morelock signs was no longer trading.

RESOLVED that Cllr Marian Chapman is to proceed with the application for 2 solar powered MVAS units plus posts.

RESOLVED that the Parish Council should assess the locations for the existing battery operated MVAS equipment when the outcome of the application is known.

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 A Reeves (Defibrillator battery and pads) £218.99, ICCM (Membership fee) £110.00, CAPALC (Affiliation fee) £446.06, CAPALC (Training) £75.00, SCDC (Election) £135.00, MD Landscapes (Grass cutting) £1,485.00, LGS Services (Admin support May) £1,027.50, LGS Services (Admin support June) £804.96, and P Furmston (Expenses, Promain Thinners) £37.80, should be paid.

Salaries		£869.13
Resident	Water usage	£25.00
Parish Council Websites	Website hosting	£331.20
MD Landscapes	Grass cutting	£1320.00
Guilden Morden Village Hall	Room hire	£108.00
P Heavey	Mower fuel	£8.95
Fresh Air Fitness	Outdoor Gym 100%	£11,047.20
WJP Software	Website domain name	£43.20
LGS Services	Admin support	£965.41
LGS Services	Admin support	£1027.50

Credits, including investment interest and cemetery fees, were noted.

4.2 Risk assessments including play inspections and tree reports

RESOLVED to receive the reports. No issues had been reported.

RESOLVED to re-send the tree survey maps.

4.3 To note actions taken under Clerk's delegated powers

None.

4.4 To consider any matter which is urgent because of risk or health and safety

None.

5. Members, Working Groups items for discussion and decision

5.1 Proposal that the Parish Council seeks quotations to prune back a large holly bush in the Churchyard and remove a small sapling growing within it

RESOLVED to defer this item, noting that no quotations had been received.

5.2 To consider plaque for Queen Elizabeth II Memorial oak tree

RESOLVED that a plaque without a picture was preferred.

RESOLVED to purchase a plaque with the wording for the sum of £117.50.

6. To consider correspondence/communications received

6.1 Resident – Containers on the Recreation Ground and car in the Village Hall car park

It was noted that the container had been painted and the old container is being removed.

6.2 Resident – Parking issues at Trap Road

It was noted that CCC were responsible for enforcement, as the Parish Council does not have any powers.

- 6.3 Trinity Claims – Potential Subsidence by trees in Bells Meadow
Taken earlier.

- 6.4 Complaint about condition of an allotment plot

On a proposition by the Chairman, at 9.40 pm, carried unopposed, in accordance with S1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, in view of the confidential nature of the business to be transacted, that is, matters relating to allotment tenancies, the meeting was temporarily closed to the public. No members of the public remained.

The meeting was re-opened to the public at approximately 9.50 pm.

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 26/02514/FUL – Beverley Farm Ashwell Road – Change of use from agricultural land to a dog walking fields and associated car parking, access, lighting, field shelter, fencing and landscaping
RESOLVED to support the application.

- 7.1.2 25/02538/CONDB – Thatchways, Little Green – Submission of details required by condition 5 (removal of cementitious render) of listed building consent 25/02538/LBC
RESOLVED to support the application.

- 7.1.3 26/02298/HFUL – 20 Fox Hill Road – Installation of an air source heat pump to the front of the property
RESOLVED, noting that the Environmental Health Department had objected due to the sound and proximity to neighbouring properties, that the Parish Council objects to the application on the same grounds.

- 7.2 Planning applications for which a response has been made between meetings using delegated powers – to be noted
None.

- 7.3 SCDC Decision notices, appeals notices, enforcement notices and planning correspondence for information only

- 7.3.1 21/03250/CONDB – Orchard Cottage, 15 Dubbs Knoll Road – Submission of details required by conditions 5 (Scheme of ecological enhancement) and 6 (Water efficiency specification) of planning permission 21/03250/FUL – Condition discharged in full.

- 7.3.2 26/00799/LBC – 60 High Street – Replacement of 13 no. existing windows – Withdrawn.

- 7.4 Tree works applications
None.

8. **Gamut items – to decide what is to be included in the next edition**

RESOLVED to include a reminder to residents to use the outdoor gym equipment.

9. **Items for the next agenda and closure of meeting**

RESOLVED to discuss at the next meeting whether to include the notice about the outdoor gym equipment in Prospect.

Consideration of a Guilden Morden fete is also to be an agenda item for the September meeting.

There being no other business, the meeting closed at 9.57 pm.

Signed _____ dated _____