

Hatley Parish Council

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Minutes of the Extraordinary Meeting of Hatley Parish Council held in Hatley Village Hall on Tuesday 16th December 2025

PRESENT: Cllr Micky Astor (Chair), Cllr Samantha Abbasi (Vice Chair, arriving late), Cllr Harold Nickerson, Cllr Peter Hayward, Cllr Charmian Flowerday, Clerk to the Council Kim Wilde, County Cllr James Stuart, District Cllr Heather Williams (arriving late) and six members of the public.

ACTION BY

1. WELCOME AND STATEMENT OF MEETING PROTOCOL
Welcome by the Chair and the meeting protocol was read aloud.

Cllr Abbasi joined the meeting.

2. APOLOGIES FOR ABSENCE
None.

3. INTERESTS
 - i. Declarations of interest: None received.
 - ii. Dispensation applications for items on this agenda: None received.

District Cllr Williams arrived.

4. OPEN MEETING FOR MEMBERS OF THE PUBLIC TO ADDRESS QUESTIONS TO THE PARISH COUNCIL
The Chair invited questions from the public to include those relating to items on this agenda. A member of the public (1) referred to the planning appeal (agenda item 5.) stating that he lives close to the proposed site and supports the application. He considers the land to be an eyesore that would be improved by a dwelling. He was surprised the planning application was refused and queried why more information has not been provided to residents on the decision making or reasons for refusal.
The Clerk explained the planning decision is made the SCDC and not the Parish Council, with the latter only providing its recommendation, and there has been full transparency throughout the consultation, with full details on the parish notice boards and website. The discussions and decisions of the Parish Council, plus the application documents, consultee comments and the decision by SCDC are available on the SCDC website. The Clerk confirmed the Parish Council's discussion and recommendation took place at a public meeting that was advertised and minuted.
The member of the public (1) requested information on the reasons for the refusal, which District Cllr Williams read aloud from the Planning Officer's decision summary. The member of the public (1) replied that it seems it would be impossible to build anything sensible on the site and that maybe the road layout could be altered to make the location better suited to dwellings. The Chair advised that alterations to the highway would be a matter for County Council.

Another member of the public (2) commented that one person's eyesore is nature to another, and she preferred to see a natural habit than more houses in East Hatley.

Another member of the public (3) was concerned about road safety at the entrance to East Hatley, which is difficult enough without an additional house close to the junction. She stated that it takes a long time for local self builds and East Hatley houses to sell, which suggests there is little demand for new dwellings in the area. District Cllr Williams reminded the Parish Council that commercial viability is not a material consideration in planning.

5. PLANNING

- i. The Parish Council considered the planning appeal made to the Secretary of State (***Inspectorate Reference Number 6001890***) against the decision by South Cambridgeshire District Council to refuse planning application **25/02051/OUT**, being an 'outline application with some matters reserved except for access for the erection of 1 No. Self Build dwelling at land lying to the North East of 15 East Hatley, Cambridgeshire'. Cllr Abbasi confirmed she is still opposed to the proposed self build and challenged the Appellant's statement that this one dwelling might help support businesses in the neighbouring village of Gamlingay. Cllr Abbasi questioned why the Appellant can use examples where there is a precedent in favour of planning outside of a village framework, when the Parish Council is unable to use precedent as a reason to object to planning, and asked for clarification that matters such as flooding are not considered at this time, for the benefit of others. District Cllr Williams confirmed that many conditions, including flooding, will be considered at a later stage. She reminded all that at this stage is it only the basic principle of a house on the site that is being considered and stressed how issues relating to the impact on the rural entrance to the village and the sustainability of the location are the main objections, and not flooding. The Chair was concerned there is a general misunderstanding that soakaways can work on clay soil, especially with this site being so close to a ditch, and how this may affect a decision to proceed. Cllr Flowerday commented that one dwelling will have a minimal impact on the national housing shortfall but will have a big impact on East Hatley. District Cllr Williams reminded all to take care that it is the local housing supply that affects the decision by the Planning Inspectorate. Cllr Flowerday repeated earlier concerns by a member of public, that bigger self build plots in the area are not selling, suggesting a mismatch between the planning register and local demand. Cllr Hayward confirmed he continues to support the original reasons for recommending the refusal of this planning application. Cllr Nickerson agreed and shared his knowledge and concerns about local flooding due to heavy clay soil. The Chair expressed concerns about the disregard to the 'stop line' for planning and asked what is the point in the line if it keeps getting broken? He disregarded the comment made by the Appellant who was seeking support for the appeal based on it being 'just one house'. The Chair was also concerned the examples of successful appeals drawn on by the Appellant were not comparable to East Hatley. Cllr Flowerday added concerns

about road safety at the junction in East Hatley, being close to the site, and how photos supplied by the Appellant of that junction are skewed to make the junction appear a safer entrance. Cllr Abbasi confirmed she would like to stick with the original decision to object to the proposed development and the Chair agreed. The Parish Council **resolved to recommend the dismissal of the planning appeal**. A member of the public (1) asked why planning has been permitted outside of the village framework at the opposite end of the village. District Cllr Williams explained this was an exceptional case in line with the National Planning Policy Framework, specifically relating to the need to house an agricultural worker.

Clerk

- ii. The Parish Council noted, for information only, the submission of **25/01044/CONDA**, being details required by condition 4 (Sample) of Listed building consent 25/01044/LBC at St Denis' Church East Hatley, Cambridgeshire, SG19 3JA. The samples are for the stonework surrounding the stained-glass window.
- iii. The Clerk confirmed there were no other planning matters to consider. District Cllr Williams reminded all of the Local Plan consultation with a deadline at the end of January. The Clerk confirmed this was due to be considered in the ordinary meeting in January. District Cllr Williams explained that some other councils have delegated the review to 2 or 3 councillors and urged that both the Parish Council and individual residents respond, possibly looking to focus on areas that may impact Hatley, such as the expansion of Cambourne and policies relating to infill villages and Gamlingay. The Clerk agreed to place consultation posters on the notice boards and was certain the information is available on the parish website.

Clerk

3 members of the public left the meeting.

6. PAYMENTS FOR APPROVAL

The Parish Council resolved to approve the following payments:

Clerk

- i. *S Walder* – Speed sign repairs – £75.00
- ii. *K Wilde* – Reimbursements for postage stamps and Village Hall deposit repayment – £135.00
- iii. *The Royal British Legion* – Remembrance poppy wreath – £20.00
- iv. *Mark Harrod Ltd* – Football goalpost ground socket – £66.00
- v. *K Wilde* – Reimbursement for Village Hall heating oil – £298.73
- vi. *K Wilde* – Overtime payment for October and November
- vii. *HMRC* – PAYE for overtime payment
- viii. *O2* – Mobile phone D/D – £23.84 13.11.25
- ix. *BT* – Village Hall broadband D/D – £39.01 23.10.25 and 24.11.25
- x. *Octopus Energy* – Village Hall electricity D/D – £11.90 17.11.25

7. FIRST DRAFT BUDGET AND PRECEPT 2026-27

The Clerk shared the first draft of budget and precept calculation, which will require approval in January. The Chair asked about the level of funds being raised and held for the Play Area, being £700 p.a. and over £5,000 respectively, and was satisfied with the proposed precept increase of 3%. No further questions were raised.

8. GENERATING COMMUNITY ENGAGEMENT

The Chair proposed a community Valentine's Bonfire event to be led by the Parish Council with the goal of generating community spirit to encourage new volunteers across the various village groups. The November bonfire night was not organised in time but the idea had been popular. Holding this new event earlier in the year could create interest in other community events in 2026 and offers of assistance could be utilised sooner than later. The response from the meeting attendees was that turn out would be low in February and a traditional bonfire night in November with Guys made by the community would be a greater success. County Cllr Stuart suggested some ideas for events that could run on an annual basis, so residents know to expect them each year, to include a quiz night, Easter egg hunt, summer fete, bonfire night and Christmas gathering. The Clerk confirmed a calendar of events was followed previously but the HVA has only 3 members and attendance at events has been low, which is frustrating for those involved. Cllr Flowerday offered to speak to the Chair of the HVA to see how they can be better supported and to discuss future ideas, as they have not been attending Parish Council meetings. Cllr Abbasi added the suggestion of a summer football event to coincide with the 2026 World Cup, which County Cllr Stuart suggested could be a ticketed event with a large screen inside the Village Hall. The Chair thanked County Cllr Stuart for his suggestions and offered him an opportunity to address the room. County Cllr Stuart spoke about his December report, which the Clerk had forwarded to the Councillors, and he welcomed questions, of which there were none. Both Cllr Nickerson and the Chair gave thanks to County Cllr Stuart for attending the meeting.

Cllr
Flowerday

9. The time and date of the next meeting was agreed as **7.00pm on Tuesday 20th January 2026.**

3 members of the public and Cllrs Stuart and Williams left the meeting.

10. PUBLIC EXCLUSION FROM THE MEETING

The **Parish Council resolved upon the temporary exclusion** of the press and public from meeting proceedings, under Section 1 of the *Public Bodies (Admissions to Meetings) Act 1960*, as the business due to be transacted was considered to be prejudicial to the public interest. The press and public were instructed to withdraw from the meeting room whilst matters pertaining to item 11. were discussed. All members of the public and the County and District Councillors left the meeting room.

11. CLERK'S APPRAISAL AND TERMS OF EMPLOYMENT

The **Parish Council resolved to accept** the proposed new terms of employment for the Clerk. A revised agreement was signed by the Chair and Clerk.

12. TIME OF MEETING CLOSURE

The meeting was closed at 8.22pm.