



KENNETT PARISH COUNCIL

3 Feast Close, Fordham, Ely, Cambs, CB7 5PH

Email: clerk@kennett-pc.gov.uk

MINUTES

Minutes of the Parish Council Meeting held on 13th October 2025 at 7.45pm
in The Village Hall, Kennett Playing Fields, Kennett

PRESENT: Cllr A French – Chairman
Cllr F Mclachlan – Vice Chairman
Cllr R Swanson
Cllr T Foddy
Cllr D Watson
Cllr M Hillyer
Cllr S Baxter

IN ATTENDANCE: Mrs S Field – Clerk
DCllr J Huffer
CCllr Y Malinowski
7 Members of the Public

PUBLIC PARTICIPATION:

Members of the public raised various concerns relating to the development that is occurring at the site adjacent to 58 Station Road.

These include (but are not limited to):

- The capping off of the fire hydrant (the marker has been removed and the original site of the hydrant has been surrounded by a fence within the site).
- The lack of action by Anglian Water to ascertain where water from the site is coming from (installation of numerous standpipes on the site). Investigation into the prevention measures for contamination of the water supply.
- Where is waste water going to be discharged to? No septic tank has been dug and there is no mains drainage to the site.
- The appearance of a large armoured heavy duty high voltage cable which appears to be coming from the street lamp (the light on which is now not working) and draped around the perimeter of the site along fences and hedges.
- Installation of lighting at the property causing hazard to vehicles along Station Road as they are situated in line of sight to drivers.
- Erection of a perimeter fence obscuring County Council street furniture (ie 40mph speed sign).
- Damage to the footpath/highway.

Residents were advised to contact the Police via 101 (or 999 if appropriate) if any further instances of intimidating behaviour is experienced.

Parish, District and County Councillors reassured all present that concerns will be escalated to relevant authorities and they will work to ensure that measures are undertaken to rectify damage caused and that any works carried out are within the planning permission granted for the site.

DCllr Huffer confirmed that a PCN had been issued to the owner of the site and that the owner is legally obligated to provide to the District Council full plans, quotations, schedule of works etc within 21 days. Failure to do so is a criminal offence and if the information received is not satisfactory to the District Council a Stop Notice will be served immediately thereafter.

Any further updates will be communicated at the next Parish Council meeting scheduled to take place on Monday 17th November 2025 commencing at 7.45pm.

A resident raised an issue in respect of the availability of places at the new school for children of residents of the village. He had been supplied with the list of priority spaces and this has brought with it some concerns insofar as there is a possibility that despite people with children living within 100 yards of the new school may not be eligible. This issue will need to be discussed further with the County Council as the authority responsible for schooling.

FC25/26.059 **Chairman's Welcome and Open Forum**
The Chairman welcomed all those present.

FC25/26.060 **Apologies for Absence**
Cllr R Swanson – Apologies – Accepted.
Cllr F McLachlan – Apologies – Accepted.
DCllr K Pettit – Apologies.

FC25/26.061 **Declarations of Interest**
Standing Declarations of Interests:
Cllr AF – Member CLT
Cllr DW – Member CLT, Trustee VHA, PCC
Cllr RS – Trustee and Member CLT, Trustee VHA, PCC, School
Cllr TF – Trustee and Member CLT
Cllr MH – Member CLT
Cllr SB – Member CLT, Trustee VHA
Cllr FMcL – Member CLT

FC25/26.062 The Minutes of the meeting held on 9th September 2025 were agreed as a correct record and were duly signed by the Chairman.

FC25/26.063 External Forum (District and County Councillors)

CCLlr Malinowski updated the meeting in respect of the Local Government Reorganisation that is currently being discussed and which has been the subject of a public consultation (online). The County Council favour Option A which would see East Cambs, South Cambs and Cambridge City Council as one unitary and Fenland, Huntingdonshire and Peterborough as another unitary. A full report will be presented to their full Council meeting on 21st October 2025 and their preferred option will be communicated to central Government who, ultimately, will decide on the shape of local authorities in the future.

The Fire Authority are concentrating more on the strategic risk associated with battery storage facilities for the proposed solar farms within the County as this issue has been causing elevated concern within the communities where the solar farms are scheduled to be sited.

A new reporting tool has been developed and is now live on the County Council website to enable residents to report highways faults etc.

DCILlr Huffer informed those present that ECDC's views on the Local Government Reorganisation is different from the County Council and their views will be fed into the discussions at the County Council. The situation regarding ECDC's balanced books situation (and profit received from the trading company to enable the balancing of their budget) is unknown when the reorganisation takes place, ie what is going to be the effect of the reorganisation going to have for council tax payers across the County.

FC25/26.064 Interim Audit Report

The Interim Internal Audit had taken place on 23rd September 2025 by Mulberry Local Authority Services and the resultant report had been circulated to all Councillors. The interim internal audit had raised no issues to be brought to the attention of the Parish Council and was duly noted. The full report will be published on the Parish Council website.

[Agenda item FC25/26.064 duplicated on published agenda so duplicated in these Minutes to replicate error.]

FC25/26.064 Policy Renewal/Adoption

Following adoption of numerous policies in 2024 the annual review of those policies is now due to take place. The first policy renewal is the Risk Management Policy and this had been circulated to all Councillors prior to the meeting for their perusal. The Parish Council AGREED to adopt the updated Risk Management Policy and this will be updated on the website.

Further updated/renewed policies will be produced over the next few months to ensure compliance with current legislation. Each policy will be presented to the Parish Council for acceptance.

FC25/26.065 Community Land Trust ("CLT") Update

Cllr Swanson had provided a written update and this was read out by the Chairman.

"1. Four more CLT houses completed this week on Thursday. This brings total to 14 and next houses completed will not be until April 2026.

2. Agreed to take over Village Green in 4 weeks time but will exclude the pond from the transfer for 2 years to ensure it is functioning correctly and sustaining life. Tim can elaborate on the recent filling of the pond with "tap" water.

3. CLT office will be completed later this year.

4. CLT AGM took place on 23 Sep 25. Perimeter road should be complete by Spring 26 and traffic calming within existing roads will not start until sometime after completion. Bell Inn roundabout will start in 2026 but will take well over a year to complete because of subsurface (BT) pre-works and ensuring easing of traffic flows."

Cllr Foddy updated the meeting on the situation with the pond and confirmed that whilst it had been filled with "tap water" this water was seeping away from the pond and the level had dropped considerably. It would appear that people are using the pond as a 'dumping ground' for things like clothing, rubbish etc which is clearly unacceptable and of concern to both the CLT and the Parish Council. It is disheartening that a public amenity/open space is being treated with disrespect but ideas as to how to stop this behaviour are limited.

FC25/26.066 External Reports – Parish Councillors

Following an invitation received from The Timber Group Cllrs Swanson and Mclachlan, CCllr Malinowski and Charlotte Cane MP attended the site on 3rd October to talk to the owners of the site and also have a tour of their operations. One of the main concerns of residents is the amount of lorry movements to and from the site and the data gathered by The Timber Group and local residents would appear to evidence that lorry movements through the village had decreased considerably but it was acknowledged that this downward trend needed to continue. The Timber Group reiterated their desire to engage with all residents of the village to foster good relationships and this was welcomed by all those attending.

A weekly coffee morning will commence in the Pavilion shortly. This will take place on a Tuesday from 10am to 12noon. The Village Hall Committee have agreed to host this regular event on a no charge basis as it is a community event and further information has been distributed via the Parish News and will be advertised in relevant areas within the village.

FC25/26.067 Road Safety and Traffic – Update

The two new ElanCity solar radar speed signs have now been purchased and delivered. County Highways have been contacted to ascertain next steps for

the installation of relevant street furniture to affix these to and a response is currently awaited.

CCLr Malinowski agreed to liaise with Highways to get this matter expedited.

It would appear that an additional entrance/exit had been constructed within the new roundabout at the Dane Hill Road end of the village. This entrance/exit seemed to enter into what is currently farming land and concerns have been raised as to whether this is a prelude to further development in the future. Cllr Huffer suggested to the PC that perhaps the Parish Council should investigate the possibility of developing a Neighbourhood Plan which would set the parameters of any future development. A Neighbourhood Plan is a document which works in conjunction with the District Council's Local Plan and gives a parish protection against any adverse attempts to further develop the village. ECDC will match fund the cost of the development of such a plan and the Clerk will liaise with the Clerk of Chippenham (who have developed such a plan) to obtain contact information for a consultant who can assist in the development of this.

FC25/26.068 Land adjacent to 58 Station Road

This item had been discussed under Public Participation at the start of the meeting and the Clerk will provide both County and District with a list of concerns in order for them to assist with the resolution of these matters.

FC25/26.059 Financial Matters

The following invoices were presented to the Parish Council for payment for the month of October 2025 received at the date of meeting.

Payments requiring Authorisation – October 2025

Payee	Amount	Narrative	Power
S Field	£331.40	Clerk's Salary [includes back pay for NALC salary increase]	LGA 1972 s.111
K&M Lighting	£70.00	Street Light Maintenance	Open Spaces 1906 s.10-11
Swanson Landscapes	£354.00	Grass Cutting – September 2025	Open Spaces 1906 s.10-11
Mulberry Local Authority	£182.34	Interim Internal Audit Fee	LGA 1972 s.111
SALC	£54.00	Payroll Services – 6 months	LGA 1972 s.111
ElanCity	£6,107.98	2 x Radar Speed Signs [funded by CIL monies held by the PC]	Open Spaces 1906 s.10-11
Lloyds Bank	£4.25	Bank Charges	LGA 1972 s.111
TOTAL EXPENDED	£7,103.97		

The following amounts have been received into the accounts:

Creditor	Amount	Narrative
Lloyds Bank	£14.45	Interest on Comm Inst Access account
Lloyds Bank	£185.57	Interest on 95 Day Notice High Interest Account (from 29 th August to 30 th September 2025)
ECDC	£5,250.00	Precept (2 nd instalment)
TOTAL RECEIVED	£375.39	

Payment of invoice to CCC for grass cutting contribution awaited as at date of meeting.

As at the date of the meeting the bank balances were:

Commercial Instant Access:	£26,142.20
Community Account:	£8,440.03
90 Day Notice Savings Account:	<u>£76,667.30</u>
Total Sum of Bank Accounts:	£111,249.53

It was **AGREED** that the invoices received be paid by the Clerk at the earliest opportunity.

The new budget for financial year 2026/27 will need to be agreed by the end of December 2025 and draft figures will be presented to the Parish Council for consideration at the meeting to be held on 17th November 2025.

FC25/26.070 Clerk's Update

Issue with mounds of earth on footpath 2 (official number 137) (near St Nicholas's Church) has been reported (has to now be done online – no officer that can be physically called). Definitive map is now only available online and the Clerk will distribute the link to Councillors following the meeting.

FC25/26.071 Councillors' Forum (items for future meetings)

Budget figures for agreement.
Burial/Cemetery fees for review.
Naturalisation of pond area.
Church gate – replacement of the double wooden gate at the front of the Church in need of replacement. Quotes to be obtained.

Next Parish Council meeting to take place on Monday 17th November 2025 [**Note change of date**] commencing at 7.45pm

Meeting closed at 9.35 pm.

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Chairman

Dated:

DRAFT