



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 8th December 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 D Watson – Absent
Cllr M Hillyer – Apologies
Cllr S Baxter – Apologies

IN ATTENDANCE: Mrs S Field – Clerk
CCllr Y Malinowski
DCllr J Huffer

2 Members of the Public

PUBLIC PARTICIPATION:
None.

FC25/26.086 **Chairman's Welcome and Open Forum**
The Chairman welcomed all those present.

FC25/26.087 **Apologies for Absence**
Cllr M Hillyer – Apologies – Accepted.
Cllr S Baxter – Apologies – Accepted.
Cllr D Watson – Absent.

FC25/26.088 **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 MH – Member CLT
Cllr SB – Member CLT, Trustee VHA
Cllr FMcL – Member CLT

FC25/26.089 The Minutes of the meeting held on 17th November 2025 were agreed as a correct record and were duly signed by the Chairman.

FC25/26.090 External Forum (District and County Councillors)

CCLlr Malinowski updated the meeting in respect of the site in Station Road insofar as she will follow up the Fire Service, Water Company and Electricity Company about the issues previously reported.

As a member of the Fire Authority she updated the meeting concerning the battery storage issues at the proposed Sunnica development as it would appear that the Fire Authority are now going to address residents concerns if there were a fire.

The issues that had been experienced by both PCllrs and residents in respect of items reported on the CCC website will also be investigated. These items include things such as white lining, signage, drain blockages.

DCllr Huffer advised the meeting that the planning application for the property at 58 Station Road had now been submitted to the District Council. This application had been split into 2 elements and notification from the District Council will be sent to the Parish Council inviting comments once the applications had been validated. It was emphasised that the legal process must be allowed to progress in accordance with legislation.

FC25/26.091 Community Land Trust ("CLT") Update

Out of the 5 shared ownership properties, four had completed and the last one was due to complete prior to the New Year.

FC25/26.092 External Reports – Parish Councillors

PCllrs French and Swanson along with the Clerk had attended a meeting with Mr Ian Poole of Places4People in respect of the possibility of a neighbourhood plan being developed for the village. Mr Poole outlined the process that would need to be undertaken and the role of the Parish Council and the District Council in the process. ECDC are able to provide grants towards the costs of preparation of such a plan and it had been confirmed that the Parish Council could use CIL monies received. Preliminary indicative costs for a basic Neighbourhood Plan were between £8k and £10k. This item would be brought back to the meeting scheduled for 12th January 2026 where a decision would be required as to whether the PC should commission a Neighbourhood Plan.

FC25/26.079 Road Safety and Traffic – Update

A response was awaited from CCC Highways in respect of their agreement to use the current sites for the new MVAS signs. One issue is that the old signs (that no longer function) are powered by mains electricity and the new ones are solar powered so permission is required to have the electricity supply capped before installation of the new units. The CCLlr requested that she be copied in to any correspondence in order to follow up on the PC's behalf.

The new LHI is currently in abeyance due to Suffolk County Highways not having responded to communications sent from Cambridgeshire County Highways as a couple of the signs will be situated on their land. The Chairman would follow this up with the County Council Officer concerned.

FC25/26.094 Consultation Request Template Letter

Following the meeting of the newly reformed Parish Alliance the Parish Council had received a request from the Alliance to send a letter to the Government Department responsible for dealing with the consultation for the latest non-material change application they had received from Sunnica in respect of the proposed Energy Farm. Sunnica have requested that the number of consultees be reduced and this would result in all affected parishes would not be consulted.

The Alliance have provided a template letter for all affected Parishes to send and it was AGREED that Kennett Parish Council would send the appropriate representation to Government.

FC25/26.095 Replacement Hedging - Funding

This item will be taken forward to the meeting scheduled for 12th January in order for more definitive costings to be calculated.

FC25/26.096 Church Gate – Replacement – Funding

This item will be taken forward to the meeting scheduled for 12th January in order for more definitive costings to be calculated.

FC25/26.097 Financial Matters

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

Payments requiring Authorisation – December 2025

Payee	Amount	Narrative	Power
S Field	£283.70	Clerk's Salary	LGA 1972 s.111
S Field	£29.69	Ink Supply	LGA 1972 s.111
K&M Lighting	£70.00	Street Light Maintenance	Open Spaces 1906 s.10-11
Village Hall	£525.00	5% of Precept Contribution	LGA 1972 s.111
Village Hall	£216.00	Hall Hire for 2025 (12 meetings)	LGA 1972 s.111
Lloyds Bank	£4.25	Bank Charges	LGA 1972 s.111
TOTAL EXPENDED	£1,128.64		

The following amounts have been received into the accounts:

Creditor	Amount	Narrative
Lloyds Bank	£11.45	Interest on Comm Inst Access account
Lloyds Bank	£161.09	Interest on 95 Day Notice High Interest Account (from 1 st to 30 th November 2025)
TOTAL RECEIVED	£172.54	

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

Commercial Instant Access: £ 21,153.65
Community Account: £ 5,723.48
90 Day Notice Savings Account: £ 77,040.91

Total Sum of Bank Accounts: £103,918.04

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

FC25/26.098 Update on Cllr Vacancy

Unfortunately despite advertising the current vacancy on the Parish Council website, Parish Council Facebook page and the two local Facebook groups no resident had come forward for co-option or approached ECDC to hold an election. The position will continue to be promoted through social media and a further update will be provided in January 2026.

FC25/26.099 Neighbourhood Plan – Preliminary Discussion

Cllrs French and Swanson along with the Clerk had met with Mr Ian Poole of Places4People to ascertain the steps required to commission and develop a Neighbourhood Plan for the village going forward.

Mr Poole explained that the entire process is not short in timescale and would take anything from 12 to 18 months from start to finish. The current indicative cost to the Parish Council would be in the region of £8,000 to £10,000 if the Parish Council did not identify any site within the village which residents feel (after extensive consultation to take place) would be suitable for development. If a site was identified the cost would increase commensurate to the size of the site but this would be firmed up when official quotations are sought.

The costs for the production of a Neighbourhood Plan can be spent from the received CIL funds and the cost of the resultant Referendum (end of the process) would be met by the District Council.

It was agreed that this item would be brought back to the meeting scheduled for 12th January 2026 for a decision to be made as to whether it was felt appropriate for a Neighbourhood Plan to be commissioned.

FC25/26.100 Clerk's Update

The arrival of an additional caravan at 58 Station Road had been reported to Planning Enforcement along with District Councillors and the Leader of the Council. At the date of the meeting an update is awaited as to what measures the District Council are going to take.

FC25/26.01 Councillors' Forum (items for future meetings)

B/Fwd items:-

Replacement Hedging

Replacement at Gate

The Clerk was instructed to contact Swanson Landscapes to ascertain a quote for interim trimming work on the hedges that had been cut back earlier in the year. This work needs to be done prior to the official nesting season.

The Clerk was also instructed to contact Anglia Water to request that they cut back the hedge on their land at the junction of Station Road/Dane Hill Road.

The Clerk was instructed to request inclusion on the Community Payback Team waiting list for works to be carried out within the village (ie litter pick).

DCllr Huffer could arrange for litter pick equipment from ECDC if it was ultimately decided that this activity would be carried out by PCllrs and residents. An item will be included within the article for The Parish News requesting volunteers for regular litter picks.

Next Parish Council meeting to take place on Monday 12th January 2026 commencing at 7.45pm

Meeting closed at 9 pm.

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Chairman

Dated: