



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 12th January 2026 at 7.45pm
in The Village Hall, Kennett Playing Fields, Kennett

PRESENT: Cllr R Swanson
Cllr D Watson
Cllr M Hillyer
Cllr S Baxter

IN ATTENDANCE: Mrs S Field – Clerk
DCllr J Huffer

2 Members of the Public

PUBLIC PARTICIPATION:
Nothing for this meeting.

FC25/26.102 **Election of Chairman for this meeting**

In the absence of the Chair and Vice Chair for this meeting, those present elected Cllr Watson to be noted as the Chairman for this meeting.

FC25/26.103 **Chairman's Welcome and Open Forum**

The Chairman welcomed all those present.

FC25/26.104 **Apologies for Absence**

Cllr A French – Apologies – Accepted.
Cllr F Mclachlan – Apologies – Accepted.

FC25/26.105 **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

FC25/26.106 The Minutes of the meeting held on 8th December 2025 were agreed as a correct record and were duly signed by the Chairman.

FC25/26.107 Co-Option of Parish Councillor

Mr P Nelson, resident of the Parish, had applied to the Parish Council to fill the vacancy created by the resignation of Mr T Foddy at the meeting in November 2025. Papers pertaining to his application had been circulated to all Parish Councillors prior to the meeting.

Parish Councillors UNANIMOUSLY AGREED to co-opt Mr P Nelson onto the Parish Council and Mr Nelson signed his Acceptance of Office form in the presence of the Clerk and joined the meeting. Mr Nelson was also supplied with a copy of the Register of Members' Interests and informed that this must be completed and returned to the Monitoring Officer at East Cambs District Council within 28 days.

The Clerk would deal with the setting up of a generic email address and investigate what New Councillor training was currently available from CAPALC.

FC25/26.108 Planning Application (25/01277/VAR – Land adjacent to 58 Station Road

An application had been received by ECDC relating to a variation to a previously approved planning application for land adjacent to 58 Station Road Kennett. Parish Councillors were reminded by the Clerk that only items relating to Material Planning Considerations could be put forward in their comments, if they wished to make any.

The Chairman, Cllr A French, had circulated, prior to the meeting, his comments in respect of this application and these were communicated to all those present by Cllr Watson.

After discussion, it was agreed that in the first instance the Clerk to confirm that there would be 3 applications in respect of this site as had been communicated to the Parish Council previously ((a) the construction of the house, (b) the siting of the mobile home permanently and (c) the erection of the brick wall at the highway boundary) the following comments be submitted to ECDC by no later than 13th January 2026:-

- (a) House – no issues were raised in respect of the variation from a 3 bedroomed bungalow to a 5 bedroomed bungalow on the site. It was felt that there was adequate space on the site so would not form overcrowding and there was ample room to enable vehicles to exit the site in a forward motion.
- (b) The permanent siting of the mobile home – it was felt that the position of the mobile home in its current location was not in keeping with the street scene. Clarification was also sought as to what would be the purpose of

the permanent location of the mobile home. Would it become an additional 'home' or would it be used as an office?

- (c) The wall adjacent to the highway – it was felt that the lights currently installed upon the wall were intrusive and were a distraction to vehicles travelling along Station Road. The wall that has been erected is not in keeping with the street scene. Concern was raised in respect of visibility splays for neighbouring properties due to its location making it a possible hazard for vehicles exiting neighbouring properties onto Station Road.

FC25/26.109 External Consultant – Neighbourhood Plan

It was felt that instructing a consultant to commence preparing a neighbourhood plan for village consultation was perhaps too soon insofar as the development of Kennett Garden Village was currently occupied by approximately 50-100 properties and it was felt that when the development was nearer fully occupied a better representation would be forthcoming to inform the creation of a plan.

It was agreed that the matter would be re-visited in approximately 1 year when it was hoped that a lot larger proportion of the properties would be occupied.

In the interim, it was agreed that a sum of £20,000 be ringfenced from CIL monies already received to fund the creation of a neighbourhood plan.

FC25/26.110 External Forum (District and County Councillors)

DCllr Huffer updated the meeting upon the commencement of a public consultation to introduce a PSPO in respect of anti-social driving to be brought into force across the entire district. This would mean that if anyone witnesses such they would be requested to take a note of registration numbers to be forwarded to the Police who would be able to take action. The current system means that enforcement of any action against anti-social driving had to be witnessed by the Police in the first instance so introduction of a PSPO is a way of more action being able to be taken.

FC25/26.111 Community Land Trust ("CLT") Update

The transfer of the Village Green had been further delayed unfortunately. The pond would not be included within this transfer as there are still issues which will be investigated by the developer with hopeful remedy.

The CLT are planning to introduce the management fees element to tenants on 1st April 2026. Initially this fee will be £90 per annum rising annually by the CPI rate applicable at 1st April.

The completion of the CLT office was due for April and there would be an opening ceremony when this took place.

No further properties had been taken on by the CLT as they are currently investigating new mortgage arrangements that they hope to be able to secure. It is hoped that further units will be taken on in June/July 2026.

FC25/26.112 External Reports – Parish Councillors

Nothing for this meeting.

FC25/26.113 Road Safety and Traffic – Update

A date for the last LHI bid in respect of Dane Hill Road was still awaited due to non-communication received by Cambridgeshire County Highways from Suffolk County Highways in respect of the signage that needed to be placed on Suffolk County Highways land.

Permission is still awaited from Cambridgeshire County Highways in regard to the siting of the two new MVAS units that had been purchased. The Parish Council have requested that the existing poles be utilised for the new units but the poles are 'electrified' and this needs to be removed prior to the new units being installed.

The Clerk to request Cllr French to follow this up with his contact Officer at Highways upon his return.

FC25/26.114 Replacement Hedging - Funding

Brought forward item from 8th December 2025.

Following discussion, it was AGREED that the sum of £5,000 (CIL monies) be ringfenced (out of CIL monies held) for a project of replacement hedging.

It was agreed that the best time for planting of any replacement hedging will be in the autumn 2026 when the ground will be wetter. Any planting at this time of year may suffer if we have another hot/dry summer.

FC25/26.115 Church Gate – Replacement – Funding

Brought forward item from 8th December 2025.

Estimates had now been received in the sum of approximately £500 plus VAT to replace the gate with wood or £400 plus VAT for a metal gate. Due to Cllrs Swanson and Watson having to declare an interest due to being on the PCC, it was agreed that this item would be carried forward to the meeting scheduled for February where there would be more Councillors able to vote on preferred option.

FC25/26.116 Financial Matters

The following invoices were presented to the Parish Council for payment for the month of January 2026 received at the date of meeting.

Payments requiring Authorisation – January 2026

Payee	Amount	Narrative	Power
S Field	£283.70	Clerk's Salary	LGA 1972 s.111
K&M Lighting	£70.00	Street Light Maintenance	Open Spaces 1906 s.10-11
Lloyds Bank	£4.25	Bank Charges	LGA 1972 s.111
TOTAL EXPENDED	£357.95		

The following amounts have been received into the accounts:

Creditor	Amount	Narrative
Lloyds Bank	£10.08	Interest on Comm Inst Access account
Lloyds Bank	£190.28	Interest on 95 Day Notice High Interest Account (from 1 st to 30 th November 2025)
TOTAL RECEIVED	£200.36	

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

Commercial Instant Access:	£ 21,174.51
Community Account:	£ 4,531.73
90 Day Notice Savings Account:	<u>£ 77,248.62</u>
Total Sum of Bank Accounts:	£102,954.86

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

FC25/26.117 Clerk's Update

The Clerk had contacted Swanson Landscapes to request the re-trimming of the hedges along Dane Hill be carried out as soon as practicable. This had been due to take place w/c 5th January 2026 but due to the snow this had not been possible. Swanson Landscapes would complete the work upon a thawing of the ice and melting of the snow.

The Parish Conference had now been confirmed by ECDC and this will take place at The Beeches, Isleham on Thursday 12th February commencing at 10am.

Cllr Baxter requested the Clerk to organise the purchase and delivery of more disposal bags for the dog bins.

FC25/26.118 Councillors' Forum (items for future meetings)

Additional dog bins on the Village Green – location and agreement will require to be sought from ECDC for emptying.

Sign at the Herringswell end of Dane Hill Road had disappeared. Required reporting to Highways for reinstatement.

Next Parish Council meeting to take place on Monday 9th February 2026 commencing at 7.45pm

Meeting closed at 9.11 pm.

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Chairman

Dated:

DRAFT