

Hardwick Parish Council
Minutes of the Meeting held on Wednesday 19 March 2025 at 7.00 pm
Held at The Cabin at St Mary's, Hardwick

Present: Councillors: A Gill (Chairman), J Armisen, O Awoyinka, B Coxall, I Giddings and P Joslin.

In attendance: Mrs A Griffiths (Minutes Secretary, LGS Services).

Open public session including reports from the County and District Councillors

None.

1. To receive apologies for absence

Apologies were received from Cllr Rose (out of parish) and Cllr Phillips.

2. Declarations of interest

2.1 To receive declarations of interests from Cllrs on items on the agenda and details of dispensations held

Cllr Gill declared a non-pecuniary interest in item 8.2 as a Trustee, Guarantor and Director member of the Hardwick Community Centre Charity.

2.2 To receive written requests for dispensation and grant any as appropriate for items on this agenda

None received.

3. To approve the minutes of the previous meeting on 19 February

RESOLVED that the minutes of the meeting on 19 February 2025 be approved and signed by the Chairman as a true record, after adding "from 2021" after "funds" in item 4.2, line 2. (Prop PJ, 2nd AG, carried with 3 in favour and 2 abstentions)

4. Co-option to fill casual vacancies

RESOLVED to co-opt Ian Giddings as a member of the Parish Council. Cllr Giddings signed his declaration of acceptance of office before taking his seat. (Prop PJ, 2nd JA, unanimous)

5. Matters arising or deferred from the last or previous meetings for discussion/decision

5.1 (4.1) Village map at the Church – update

The Chairman reported that Dan Brown of Hill had said that they were willing to provide another village map at the Church and would cover the costs.

5.2 (4.2) Outstanding S106 funding Capstone Fields Pedestrian Islands Bus Shelter

The Chairman outlined the history and background to the proposed installation of the pedestrian islands. In 2023 the Parish Council had accepted Option B for two pedestrian islands with associated re-surfacing, at a cost of approximately £58,850, but in a recent email from Michael Martin to Cllr Joslin, he had notified the Council that the costs had now risen to £100,999.67. Furthermore the S106 funds for Capstone Fields and the Deed of Variation had not yet been received.

RESOLVED to write to Joshua Rutherford, Michael Martin and Tam Parry of CCC expressing the Parish Council's concerns at the huge increase in costs, which made the current plans unaffordable, and informing CCC that the Parish Council now wishes to revert to Option 1, namely the two pedestrian islands without re-surfacing, originally costed at approximately £40,000, which should make the project more manageable. (Prop AG, 2nd JA, unanimous)

5.3 (4.3) Outstanding S106 funding for street lighting improvements

RESOLVED to note that Cllr Rose had not yet heard anything regarding the receipt of the £15,000 S106 contribution for street lighting improvements, but that he intended to contact SCDC again on his return.

5.4 (4.3) Street light in Main Street – to note correspondence from resident and proposal to add the light to the current maintenance agreement

RESOLVED, noting that the Parish Council had informed SCDC that it was willing to take on the maintenance of the street light, but had not received a response, to ask K & M Lighting Services to add the light to the existing maintenance contract at the cost of £15.00 per light. (Prop AG, 2nd IG, unanimous)

5.5 (4.4) Grenadier Walk play improvements – to consider recommendations if received
Deferred to the next meeting pending receipt by the Chairman of a third quote following a site meeting.

5.6 (9) Re-allocation of roles arising from vacancies
RESOLVED, noting that all member roles and responsibilities would be reviewed at the Annual Meeting in May, to defer re-allocation of all roles except for the Webmaster role until that meeting.
RESOLVED, given that there had been no response to the article in Hardwick Happenings regarding the Webmaster role, to investigate prices for a commercial web provider to manage the website.
RESOLVED to accept Cllr Awoyinka's offer to take on the role of Webmaster pending the review in May, and that he should speak to the previous webmaster and the Clerk for further information.

5.7 (8.2) Resident concerns about Egremont Road traffic – to note process for extending the yellow lines on both sides of the road
RESOLVED to note CCC's response outlining the process and the possibility of applying under the LHI scheme.
RESOLVED, given that members had mixed views, that the Chairman should speak to residents of Egremont Road to seek their views, and to defer consideration of an LHI application to a future meeting when the application process re-opens.

6. **Finance, risk assessment and procedural matters**

6.1 To consider any quotes for urgent work required because of risk and the Clerk's use of delegated powers
None.

6.2 To receive play areas and skate park inspection reports and consider if any work is required
RESOLVED to note Cllr Coxall's verbal report that nothing was in need of attention at the Church play area.
RESOLVED that members should send their written reports to the Clerk.
RESOLVED that the Chairman should take look at the wall at the back of the maisonettes next to the Grenadier Walk play area was cracked and was leaning. The wall did not belong to the Parish Council and appeared to be overgrown on the other side.

6.3 To receive the financial report and approve the payment of bills
RESOLVED that the payments as listed below in the finance report should be paid, plus Morelock (Solar conversion kit) £1,017.60 and The Cabin (Room hire) £21.00, and that Cllrs Gill and Joslin should authorise the payments at the bank. (Prop PJ, 2nd BC, unanimous)

Salaries	£803.75
LGS Services (Admin support Feb 25)	£1450.10
Balfour Beatty (St Neots Road lighting)	£9589.82
Access Displays Ltd (Display cabinet)	£1335.60

Credits, including bank interest and a VAT refund, were noted.

RESOLVED that The Chairman and Cllr Armisen should install the solar panel conversion equipment.

6.4 Notification of RoSPA play inspections 2025
The costs for the inspection which would take place in April were noted. An accompanied inspection was not required.

6.5 SCDC S106 Indemnity Agreement

RESOLVED that Cllrs Gill and Armisen be appointed to sign the Parish Indemnity Agreement for Capstone Fields Phase 2 S106 Biodiversity Net Gain to cover 20 years of maintenance to trees in the Spinney and keeping the footpath clear. ^(Prop AG, 2nd JA, unanimous)

Cllr Owayinka left the meeting briefly at 8.23 pm and returned at 8.25 pm.

7. **To consider any planning applications and decision notices and tree works applications**7.1 Planning applications and appeals7.1.1 25/00558/FUL – 323 St Neots Road – Demolition of dwelling and outbuilding. Erection of 1 No. dwelling with detached garage/home office

RESOLVED to support the application, but to ask the planners to consider the concerns of neighbours that they would be overlooked by the new building. ^(Prop AG, 2nd PJ, unanimous)

7.2 To note any planning responses made between meetings using delegated powers 25/00567/HFUL – 16 Egremont Road – Demolition of garage. Part two storey, part single storey side and rear extension with rear balcony, Juliet balcony and flue – To note response made between meetings using delegated powers

The Parish Council responded as follows:

“Hardwick Parish Council notes it appears to be quite a big extension to the existing property which is on a road corner. There is a potential for an overlooking issue with the balcony. It recommends that the Planning Officer takes a look.”

7.3 SCDC decision and appeal notices and correspondence7.3.1 25/00112/PRIOR – 7 Harris Close – Single storey rear extension – Prior approval not required.7.3.2 25/00077/S73 – Land west of 283 St Neots Road – S73 to vary condition 2 (Approved plans) of planning permission 23/04073/FUL (Erection of 1 no. single storey dwelling and associated works and part use of land as orchard/wild garden (Re-submission of 23/02447FUL to amend the single storey dwelling design and to adjust access drive – Permission granted by SCDC.7.3.3 25/00008/HFUL – 1 Sudeley Grove – Single storey front extension – Permission granted by SCDC7.4 Tree works applications

None.

8. **Members' reports and items for information only**8.1 New Housing Developments and Planning Obligations

The Chairman reported that Pigeon Developments had been in touch with an update. Due to new Government planning rules, SCDC no longer met the 5 year Land requirement, and had re-opened the Call for Sites. Pigeon Developments were putting forward a proposal to build 140 houses on land near Capstone Fields, 20% of which would be self-build, as well as some affordable homes. A response from the planners was now awaited.

8.2 Community Centre update

The Chairman verbally reported on the cost consultant's advice that the overall costs had now risen to £2M. The architect had asked the client group for ideas on how to bring down the costs, such as reducing the size of the building.

The architect had suggested two options, namely 1) retaining the design but reducing the size of the building; and 2) looking at making savings by altering the design.

A consultant for mechanical services had been employed as these were a major cost for the building, including plumbing, electricity and solar panels. The cost consultant will meet with the Mechanical Services consultant and sewerage providers to explore ways of reducing these costs. The Chairman hoped to meet next week with the architect and cost consultant to discuss the options, and felt that it might be

necessary to aim for a building of 260-270 sq metres to reduce the size but some features might also have to be lost.

The project was currently about one month behind schedule.

It was suggested that if the building was reduced in size when it was built, it might be possible to extend it later. The Chairman will report back to the next meeting on the outcome of discussions.

8.3 Highways Working Group report

RESOLVED to note Cllr Joslin's previously circulated written report covering Greenways, Speed Watch/MVAS, Street lighting, C2C Busway and outstanding Bus shelter funding

8.4 Possible projects to be funded from S106 contributions for off-site sports areas and offsite play areas including MUGA refurbishment

RESOLVED to note Cllr Rose's written report and his intention to speak to the footballers, who had not used the MUGA as the surface was considered unsuitable and too slippery. Any refurbishment should ensure that it was suitable for hirers.

8.5 Updates on Members' responsibilities and outstanding tasks

None.

9. **To consider any correspondence/communications received requiring formal noting by or a decision of the Council**

9.1 MAGPAS – request for financial support

RESOLVED, having considered the request, not to donate to an external charity, but to ask Cllr Phillips to place the request on Facebook so that individuals may contribute if they wish. (Prop JA, 2nd OA, unanimous)

9.2 CCC - 2-298 Various Hardwick Proposed TTRO

Noted. RESOLVED to make no response.

9. **Closure of meeting and items for the next agenda**

The next meeting is scheduled for Wednesday 16 April 2025.

Cllr Armisen gave possible apologies for the next meeting.

Cllr Giddings reported that a Church group was having a VE day celebration on Monday 5 May and asked whether the play area could be used for a treasure hunt/quiz. No objections were raised by the Parish Council

A proposal by Cllr Giddings that he attend the Pippins coffee morning as a Parish Council member, to engage with residents and learn their views on items such as yellow lines, will be an agenda item for the next meeting.

There being no other business, the meeting was closed by the Chairman at 9.25 pm.

SignedChairmandate