



Minutes of Hadstock Annual Parish Council Meeting

Held on

Thursday 30 July 2026

at 7.45 pm in the Village Hall Hadstock.

Present: Parish Councillors: Denise Wells [Chair], David Johnson, Jude Hannam, Simon Gosling & the Parish Clerk. 5 members of the public also attended

1. The Chair, Councillor Wells, welcomed all to the meeting, reminded those present of the fire safety procedure and announced that proceedings may be filmed or recorded.
2. Apologies and reason for absence from Cllr Lockton were approved **RESOLVED 26/07/02**
Apologies were received from District Councillor Moran
3. Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to receive any Members' Dispensations – none notified.
4. The Minutes of the Parish Council Meeting held on **Thursday 25 June 2026** with an amendment proposed by Cllr Lockton, were approved **RESOLVED 26/07/04**. The Chair signed them as a true record.
5. **Public participation-** members of the public wished to
 - [a] to speak to agenda 9 ~ Kings House retrospective planning application stating that much of the work carried out had been refused by the planning authority previously as it possibly lacked the detail required with specific comments from the Conservation officer and with more information might have been considered in a better light. The fact remains that work was carried out without the required permission and the potential for preservation of historical evidence lost. It was described as an unsatisfactory position to have work carried out without approval when other home owners of listed properties in the village observe due process.
 - [b] bus service fully supportive but needs to be well advertised
 - [c] bus service needs to be supported and not sabotaged by kindness of car drivers offering those waiting for the bus an alternative of a lift to Town
 - [d] a member of the public introduced himself as the Chair of Save Abington Village Environment [S.A.V.E] a resident volunteer group who are opposing the Grange Farm development at Abington, and highlighted how their key concerns could affect Hadstock with traffic increase on the A1307 from Four Wentways to Haverhill with 2 roundabouts between the A11 and Hadstock which is a prime medical channel and a guided bus way. The immediate concerns were
 - [i] the location so near to an existing settlement
 - [i] East Cambs District Council had passed the Cambridge plan to go to central government by December 2026 for a decision
 - [iii] Consultation open from for public comment from 03 August – 25 September 2026
 - [iv] will be undertaking a road show
 - [v] comments to be submitted to the planning authority
 - [vi] the need for financial help to pay for professional expertiseAnd summarised Grange Farm as being undeliverable, unsound, lacking in evidence, the wrong place and the wrong scale.

HPC felt that presentation by S.A.V.E in the Village Hall possibly as a pub night bearing in mind the limitations posed by availability of the hall and the closing date of the consultation could be helpful. Other suggestions included the Church **ACTION** Clerk to enquire

The Chair thanked those who spoke for their valuable contribution to the meeting and invited councillors to bring forward Agenda Items 9 and 13d **RESOLVED 26/07/05** [kept in agenda order for ease of minutes]

A member of the public left the meeting

6. To receive and note any report from County Councillor Davis ~ no report/no apologies
7. To receive and note any report from District Councillor Moran ~ no report but apologies sent
8. **Action points and matters arising from previous meetings:** Updates for information only. (no resolutions will be made) refer to Action reporting document
 - a. Report from Clerk ~ items not on the agenda ~no further information about Walden Road drainage and verge damage. Despite the Clerk contacting County Councillor Davis again there has been no response. Previous ECCouncillor Martin Foley was delighted with the e-card
 - b. Report from Councillors ~ items not on the agenda ~
 - i. Cllr Wells reported that she had heard from a resident who had concerns about dog fouling in the Church grounds ~ **ACTION** Clerk to contact the Church
9. **Planning Application/s to consider a consultee comment** – Councillors considered the 2 applications below noting that they were retrospective applications for work already carried out without planning permission. It was noted that many properties within the Village are listed buildings and routinely follow the correct procedure of seeking approval through the proper statutory channels. In light of this, it was acknowledged that seeking retrospective approval at this stage would not be fair or the correct route.

[a] **UTT/26/1680/HHF** Retention of works including dry ice blasting of timber members, removal of a window and the installation of two new windows, installation of internal walls to the ground and first floor, installation of sanitary ware and the replacement of a staircase and adjacent wall. |Kings House Linton Road Hadstock Essex CB21 4NU

[b] **UTT/26/1681/LB** Retention of works including dry ice blasting of timber members, removal of a window and the installation of two new windows, installation of internal walls to the ground and first floor, installation of sanitary ware and the replacement of a staircase and adjacent wall. |Kings House Linton Road Hadstock Essex CB21 4NU

Following a very detailed discussion noting that the work described in the planning application had already been carried out HPC **RESOLVED 26/07/09 a&b** that they would make a consultee comment with the clerk using delegated authority to submit a précis of comments that they did not approve of the application and would recommend refusal for the following reasons:

Hadstock Parish Council considered this application at the meeting of 30 July 2026, acknowledging that certain works, have improved the character of the of Kings House, however the Council remains concerned that substantial works have been undertaken without Listed Building Consent, including alterations to historic fabric, changes to windows, internal reconfiguration, replacement of the staircase and the dry ice blasting of timber members. The retrospective nature of the application has prevented proper consideration of the impact of these works before they were carried out.

Hadstock Parish Council had previously commented in 2021 that conservation of the property being a Grade II listed building, requires expertise as this is a specialist area. A full and carefully detailed work schedule should be confirmed by conditions, so as to protect the heritage status for the future which should be carefully monitored by Uttlesford District Council. Conditions must ensure that the good intentions expressed in the planning application are forthcoming and monitored.

*Conservation officer comments over a period of time when this property has been subject to planning applications include “ great weight should be given to the asset's conservation”. Further reporting that “no elements of the historic fabric shall be cut or removed without prior inspection and details of the repair and cover of the existing well * shall be submitted to and approved by the Local Authority prior to the commencement of works. Thereafter the works shall be implemented in accordance with the approved details. Stating the reason was to ensure that the works preserve the fabric, character and setting of the listed building consent by the local planning authority” Additionally with regard to the change of use planning application “It is understood that no changes to the fabric of the building is proposed, as stated within the planning statement.”*

The Council is not satisfied that sufficient information or monitoring has been provided to demonstrate that all the alterations preserve the special architectural and historic interest of this listed building. In particular, further advice from the Conservation Officer should be sought regarding the effect of the dry ice blasting, changes to historic openings, and the replacement of internal features.

Hadstock Parish Council therefore objects to the applications in their current form pending a fuller in-person heritage assessment and detailed conservation advice, whilst recognising that some elements of the works have prevented the further degradation of the fabric of the building and are irreversible at this point. It was recognised that this was an unsatisfactory position, with work having been carried out without prior approval, a step that is particularly critical for a listed property. Other homeowners in the Village follow the proper statutory process to ensure compliance and achieve the correct outcome, and it was noted that this standard must be upheld consistently.

**Separately, Hadstock Parish Council requests information regarding the fate and preservation of the medieval well discovered at the rear of the property.*

10. To note decisions made by UDC on planning application/ none

- 11. To receive an update on planning matters** – it was noted that a planning application had been sent to HPC today and whilst not on the agenda **UTT/26/1894/PAM3** Prior Notification of change of use from commercial, business and service (Use Class E) to 4 no. dwellings (Use Class C3) Operations Block Bowers Lane Hadstock Cambridge CB10 1XQ Councillors were informed that with delegated authority councillors would make comment by email to the clerk who would compile a response to send to UDC **RESOLVED 26/07/11**

12. Applications still awaiting determination and for further comment if applicable ~none

13. Governance.

[a] Cllr Wells and the clerk reported on the online meeting with

Shirley Anglin PROW Lead Officer Essex County Council. It was **RESOLVED 26/07/13a** that HPC should be part of the P3 scheme **ACTION** Clerk to notify

[b] In light of the decision at 13a it was **RESOLVED 26/07/13b** that the HPC strimmer's would be disposed of and removed from the asset register

[c] Attendance at the EALC conference on HR 28 September 2026 was discussed HPC **RESOLVED 26/07/13c** that Cllr Wells and Hannam would attend together with the Clerk and mileage to be claimed.

[d] The correspondence from Saffron Walden Town Council about the trial bus service, the associated expenditure of £500.00 was discussed in detail. It was **RESOLVED 26/07/13d [Local Government and Rating Act 1997 s27]** that HPC would take part in the trial to run from 04 August – October 2026 and contribute £500.00 from reserves as no budget allocated

[e] HPC discussed membership to The Hadstock Society, having previously contacted the Society about options available. The Society would welcome members of HPC as individual members. It was agreed that HPC councillors and clerk would become members at a total fee of £35.00 annually **RESOLVED 26/07/13e**

[f] HPC **RESOLVED 26/07/13f** the payment to the Information Commissioners Office

[g] HPC noted that the AGAR for 2025/26 has been accepted by the External Auditors without comment provided the Public Rights remain unchallenged

[h] HPC considered making a donation to a local charity and agreed to make a donation of £100.00 to the NICU at The Rosie Cambridge **RESOLVED 26/07/13h**

[i] Councillors reviewed and discussed the draft scheme of delegation as presented by the Clerk. There were some concerns expressed that in relation to the clerk responding to correspondence from residents that it may lack background knowledge. The Clerk reassured councillors and the draft scheme of delegation was approved **RESOLVED 26/07/13i**

[j] to discuss the clerk's appraisal and approve way forward~ Councillors **RESOLVED 26/07/13j** to consider this item in public exempt

[k] HPC **RESOLVED 26/07/13k** to the formation of a Finance/Budget working group and the relevant terms of reference. The Working group would meet in November and January until dissolved and consist of Cllrs Wells, Hannam and Gosling.

14. FINANCE 2026/27

[a] HPC noted £23,281.923 bank balance at 30 July 2026 reconciliation of £22,731.93 and budget comparisons to date on target. The Chair signed both documents.

[b] HPC agreed and approved payments listed below noting those paid by cheque or online.

RESOLVED 26/07/14b ACTION Cllr Wells to authorise

[c] to agree and approve appropriate invoices received after Agenda issued if necessary ~ Telephone box painting

Cheque	Payee	Description	Net amount	VAT	Total	
101631	Ms S Beckett	Salary month 4 +WFHA	-		-	
101632	Ms S Beckett	Salary month 5 Advance	-		-	
101633	Hadstock Village Hall	Venue Hire	390.00		390.00	
101634	Mr I Blackman	Painting of telephone box & supply of gold paint	33.00		33.00	
Online	No Butts Bin Company Limited	Bench split 50:50 with SH funding	643.50	128.70	772.20	Previous cheque stopped
Online	JRB	Dog gloves	50.30	10.06	60.36	
Online	EALC	Clerks training [1]	50.00	10.00	60.00	

15. HPC briefly discussed VAS provision but awaiting photographs from Councillors **ACTION**

16. **Debrief of Newport Rivers talk** ~ Cllr Wells deferred

17. **Sustainable Hadstock Working Group [SHWG]** – HPC were updated about the working Group meeting of Sustainable Hadstock held on 15th July 2026 by Cllr Wells at which possible alternatives to a working were considered ~ not continuing with the project, forming a group outside the parish council or an additional option joining The Hadstock Society as they have a constitution and a bank account. All options to be investigated further by SHWG who will remain within HPC until a viable alternative is presented to HPC The Clerk gave information about the NALC Star Councils Award and suggested nominating Sustainable Hadstock **RESOLVED 26/07/17 ACTION** Clerk to submit

18. **UDC Signage and Wayfinding Project**- deferred

19. **HPC Hundred parishes project** ~ Cllr Hannam reported that the proposed draft map and paintings had been amended and completed by the artist [to be collected] who had questioned the use of the material ~ were we having a separate board? Cllr Hannam thought it could be used for a leaflet/postcard/online and a discussion followed with the clerk giving the detail of the funding awarded which confirmed that it would be a separate project apart from UDC. A suggestion was made to place it in the Church grounds **ACTION** Clerk to contact PCC. **ACTION** Cllr Wells to find info from Saffron Walden and Cllr Hannam to find info from Linton. For quotes. There has not been a resolution to approve a donation to the artist and would need to confirm with the Hundred Parishes and consider further noting that the board could be made locally.

20. **Recreation Ground Report** ~

[a] to receive report – Cllr Johnson reported that he and Cllr Lockton had reviewed the tree report in relation to the recreation ground ~ no action required Councillors **RESOLVED 26/07/20a**

i. The quote to undertake the work identified in the Playground inspection report was considered by HPC and approved **RESOLVED 26/07/20ai** at a figure of £231.00 –

- Gate tensioning
- Main gate bolt
- Bench bolt
- General surface concrete etc
- Swing Shackle bolts
- Swing matting clean
- Bird spikes to swing crossbar

ii. to confirm all play equipment has been visually checked and useable additionally confirmed by Cllr Gosling **RESOLVED 26/07/20aii**

iii. use of excess matting ~ this will kindly be removed and stored

21. **Parish Land Report & PRow's** ~ discuss any issues reported and approve actions required specifically with budget allocation.

[a] Tree survey report and discuss action and expenditure ~ no action required Councillors **RESOLVED 26/07/21a**

22. Highways ~ to receive an update on highways issues, discuss and resolve actions

[a] Highways ~ no further information about Walden Road drainage and verge damage. Despite the Clerk contacting County Councillor Davis again to which there has been no response

[b] Speed watch~ update received and continues to operate with 10 vehicles reported to police this week

[c] Twenty is Plenty ~ deferred

23. Defibrillator ~ Cllr Wells confirmed checks carried out. Pads/battery not due to expire until 2027/28

24. Telephone box repainting has been completed at a further cost of £33.00

25. Salt bag partnership ~HPC discussed with the assistance of a member of the public and decided to participate in the scheme for winter 2026/27 and requires salt **RESOLVED 26/07/25**

26. Grange Farm & S.A.V.E update ~ Cllrs Wells /Hannam had attended the presentation on 20th July 2026 ref to Agenda item 5 **RESOLVED 26/07/26 communicate with Church and assist S.A.V.E Group. No discussion or decision about financial contribution**

27. To note items for next agenda ~ noted through meeting

28. Councillors were reminded the next **Parish Council Meeting will take place on **Wednesday 30 September 2026 at 19.00pm.** in the Village Hall**

29. It was **RESOLVED 26/07/29 that under the **Public Bodies (Admission to Meetings) Act 1960**, the public and press be excluded for this item because it concerns confidential information relating to employment and publicity would be prejudicial to the public interest.**

Ref agenda item 13j ~ Cllr Hannam gave a brief outline of the outcomes of the Clerks appraisal. It was agreed that Cllrs Hannam and Wells would meet again with the Clerk to confirm the recommendations for the next meeting

30. The Chairman closed the meeting at 22.15pm

..... **Chairman of meeting**

Signed as a true record and RESOLVED to approve on 30 September 2026