

Minutes of the Annual meeting of Wimblington Parish Council held on Tuesday 12th May 2026

Present: Cllr. M T Davis (Chairman) Mrs P Amos (Clerk), Cllr. Clark; Cllr. Abbott; Cllr. Best;
Cllr. Campbell Cllr. Dent; Cllr. Thornhill
10 members of the public.

Number	Title & Agenda item no.		Action
088/26	Election - 1	There is no election in this year.	
089/26	Election of chairman and vice-chairman - 2	The election took place for chairman: Cllr. Maureen Davis would like to continue as chairman and was unopposed. Proposed: Cllr. Best; Seconded: Cllr. Dent. M Davis was elected as chairman unanimously. All in favour by show of hands. The election took place for vice-chairman: Cllr Paul Clark would like to continue as Vice-chairman and was unopposed. Proposed: Cllr. Best; Seconded: Cllr. Campbell. Cllr Clark was elected as vice-chairman unanimously. All in favour by show of hands.	
090/26	Apologies - 3	Cllr Johnson - family requirement.	
091/26	Chairs Additional items - 3a	<i>Any items for consideration, which the Chairman deems urgent by virtue of the special circumstances to be now specified: None</i> <i>A resolution under section 1(2) of the Public Bodies (Admission to meetings) Act 1960 states that if publicity would be prejudicial to the public interest by reason of the special confidential nature of the business to be transacted, it must be proposed if any such item should be discussed in Committee - see item at 111/26 Cllr Johnson's request for leave of absence</i>	
092/26	Absentees	Cllr Harding	
093/26	Declarations of interest - 4	i) declaration: Cllr Dent re 0284 Cllr 0284 ii) written dispensation requests: There were none iii) dispensation grants: There were none	
094/26	Public participation - 5	Member of the public asked: Could we have a path around the outside of the WMPF for walking and for wheelchairs? Clerk to investigate. Asked whether anything can be done regarding parked vehicles by the shop on Norfolk St. - as long as they are legal there is nothing that we can do about them, particularly as the drivers of some of the large vans live there, but they do obstruct view for other drivers and pedestrians. Possibly next LHI. Asked whether a vehicle can be moved from March Road - already reported to the Police as it's parked on a bend. Resident of Bell gardens Ms. Harrison spoke on behalf of co-residents, regarding a number of issues regarding planning application F/YR26/0269/F - see appendix 1. St Peters Drive resident said that he is just 6 meters away from the boundary which will have a 2 meter high building overlooking their property and it would be at least a years upheaval.	
095/26	Contact roles - 6	Councillor contact roles were agreed as: Michele Abbott – Finance committee, Speedwatch, Neighbourhood plan, Anglian Water Reservoir Representative John Best – Parish Hall, Flag marshal; Street Lighting. Glen Campbell – Draft Policies, Reservoir group, Finance committee Paul Clark – Vice Chairman, Defibrillators, Finance Committee, Security. Maureen Davis – Chairman, Planning, Finance Committee, Burnthouse Windmill Panel, Police Councillors Representative, Neighbourhood Plan, Anglian Water Reservoir Representative, Reservoir group, Fundraising, Wimblington Hub Julie Dent – Parkfield, War Memorial Playing Field, Cemetery, Reservoir group Judith Harding – Stonea, Finance committee, Anglian Water Reservoir Representative Chris Hennen - Hook, Finance committee, Web site, Ransonmoor Windmill Panel. Angela Johnson – Planning, Neighbourhood Plan, Local Nature Restoration Scheme, Parish Paths/ROW. Anglian Water Reservoir Representative, Reservoir group.	
096/26	Confirmation of minutes - 7	RESOLVED – that the minutes of meeting held on 14th th April 2026 were correctly recorded and that they be signed as being a true record. Proposed: Cllr. Abbott; Seconded: Cllr. Campbell. All in favour.	
097/26	Fenland District Council - 8	Cllr Davis said there is nothing to report which directly affected Wimblington.	

098/26	Cambridgeshire County Council 9	Cllr Thornhill said little to say other than there is to be a meeting on Thursday which the Chairman would also be attending regarding Stonea underpass, including Network Rail representatives.																																																																																																																																			
099/26	Clerks report - 10	Notice received that Fullers Lane and Norfolk Street, as lies between Addison Road and Norman Way: Fullers Lane and Norman Way respectively will be closed except for access probably between 5-9 June for telecoms work. The new play cube is now fitted at the WMPF. Clerk received formal notifications from our Solicitors, too late to be put on the agenda, asking for confirmation and fees, if we wish to continue with the purchase of the car park (approved 215/25c) next to the Parish Hall. Costs are expected to be £1615.00 plus search fees. A charge of £300.00 per hour will be charged for any additional work required or if the purchase should not go through. Relevant forms have been signed and returned and initial FDC fee of £1200.00 paid - see payments. The contractors who are arranging the replacement of the telecoms mast at Parkfield hope to start the work on 29th June. Our LHI bid 2025/26 (replace footpath either side of the playing field) will probably start the design stage around September this year. Land registry has been accessed to look at 2 pieces of land - Meadow Way South - not able to build as there are gas mains, access and drainage underneath. The owners are no longer in business - FDC have maintained it for many years, could FDC look into it being transferred to the Parish Council Advice is that because of the nature of the S106 it goes to the crown - we should apply to the Crown to take ownership. The 2nd is on Normans Way - ownership has been identified.																																																																																																																																			
100/26	Other Matters - 12	a) Nature recovery plan: Clerk asked Councillors whether anyone else is interested in trying to create a Parish Nature recovery plan. Having attended a recent 'from the ground up' meeting with Cllr. Johnson, who now has to step back for a time, we should attempt to create a plan. We do need residents to volunteer, as in other areas this is fully led by residents, with support from their Parish Council's. Clerk has asked 'from the ground up' for help with engaging residents, they are willing to write an information piece for Wimblington news and hold an engagement day in the village. After discussion, arrange for article and open day. b) Re-cycling credits: Further to advice from FDC that they are crediting us with £77.74 recycling credits for 2025/26. After discussion Councillors resolved to gift the money to the village school PTA as with previous payments. Proposed: Cllr. Clark. Seconded: Cllr. Abbott.	PA PA																																																																																																																																		
101/26	Payments – 13	<table><tr><td colspan="5">a) The members to consider the following: accounts for payment:</td></tr><tr><td>Payments</td><td>May 2026</td><td>NET</td><td>VAT</td><td>£</td></tr><tr><td>Staff salaries</td><td>Including pension, tax & NI</td><td></td><td></td><td>3356.48</td></tr><tr><td>FDC</td><td>Cemetery rates payment 2</td><td></td><td></td><td>54.00</td></tr><tr><td>Zurich insurance</td><td>Annual insurance fee</td><td></td><td></td><td>3774.87</td></tr><tr><td>Swift Fire</td><td>6 month alarm service</td><td>159.50</td><td>31.90</td><td>191.40</td></tr><tr><td>Yu energy</td><td>Hall electricity March</td><td>109.31</td><td>5.47</td><td>114.78</td></tr><tr><td>Giff gaff</td><td>Pavilion data</td><td>8.34</td><td>1.66</td><td>10.00</td></tr><tr><td>Idverde</td><td>Grass cutting April</td><td>584.47</td><td>116.89</td><td>701.36</td></tr><tr><td>Legra internal audit</td><td>2026 internal audit</td><td></td><td></td><td>344.00</td></tr><tr><td>Sieretto</td><td>Web domain renewal 2 yrs</td><td></td><td></td><td>215.00</td></tr><tr><td>038/25a</td><td>Fenwinds Ltd</td><td>Hall flat roof deposit 1</td><td>1525.00</td><td>305.00</td><td>1830.00</td></tr><tr><td>038/25a</td><td>Fenwinds Ltd</td><td>10% contract deposit 2</td><td>6100.00</td><td>120.00</td><td>7320.00</td></tr><tr><td>038/26a</td><td>HAGS (LGA76 s.19)</td><td>New cube play eqpt</td><td>9030.00</td><td>1806.00</td><td>10836.00</td></tr><tr><td></td><td>Playsafety Ltd</td><td>Annual Rospa inspection</td><td>266.00</td><td>23.20</td><td>319.20</td></tr><tr><td></td><td>Yu energy</td><td>Hall gas April</td><td>136.66</td><td>6.83</td><td>143.49</td></tr><tr><td></td><td>Inf. Com. office</td><td>Annual fee</td><td></td><td></td><td>47.00</td></tr><tr><td></td><td>Yu energy</td><td>Hall electric April</td><td>12.83</td><td>0.64</td><td>13.47</td></tr><tr><td></td><td>Grahams bin clean</td><td>May hall bin clean</td><td></td><td></td><td>15.00</td></tr><tr><td></td><td>Lloyds bank</td><td>Bank charges March/April</td><td></td><td></td><td>5.90</td></tr><tr><td></td><td>CAPALC</td><td>Councillor training re ROW</td><td></td><td></td><td>35.00</td></tr></table> <table><tr><td colspan="5">Invoices paid by Barclaycard</td></tr><tr><td>Unique books</td><td>Rail magazine</td><td></td><td></td><td>8.38</td></tr><tr><td>Argos</td><td>Hall mugs</td><td>26.67</td><td>5.33</td><td>32.00</td></tr></table>	a) The members to consider the following: accounts for payment:					Payments	May 2026	NET	VAT	£	Staff salaries	Including pension, tax & NI			3356.48	FDC	Cemetery rates payment 2			54.00	Zurich insurance	Annual insurance fee			3774.87	Swift Fire	6 month alarm service	159.50	31.90	191.40	Yu energy	Hall electricity March	109.31	5.47	114.78	Giff gaff	Pavilion data	8.34	1.66	10.00	Idverde	Grass cutting April	584.47	116.89	701.36	Legra internal audit	2026 internal audit			344.00	Sieretto	Web domain renewal 2 yrs			215.00	038/25a	Fenwinds Ltd	Hall flat roof deposit 1	1525.00	305.00	1830.00	038/25a	Fenwinds Ltd	10% contract deposit 2	6100.00	120.00	7320.00	038/26a	HAGS (LGA76 s.19)	New cube play eqpt	9030.00	1806.00	10836.00		Playsafety Ltd	Annual Rospa inspection	266.00	23.20	319.20		Yu energy	Hall gas April	136.66	6.83	143.49		Inf. Com. office	Annual fee			47.00		Yu energy	Hall electric April	12.83	0.64	13.47		Grahams bin clean	May hall bin clean			15.00		Lloyds bank	Bank charges March/April			5.90		CAPALC	Councillor training re ROW			35.00	Invoices paid by Barclaycard					Unique books	Rail magazine			8.38	Argos	Hall mugs	26.67	5.33	32.00	
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102/26	Annual Governance Statement - 14	The annual governance statement: a) Councillors reviewed the effectiveness of the system of internal control and considered the findings. - Internal audit completed by independent auditor. Councillors countersign monthly bank reconciliations and check all invoices against payment schedule, which will be countersigned by 2 bank signatories. Quarterly Finance report to Full Council with Summary and if requested, detailed income expenditure reports to Cllrs. Surplus to running costs money is invested in the best high interest rate accounts that could be found. Standing orders, Financial Regulations are awaiting today's review and the General reserves policy is up to date. Earmarked reserves were updated/agreed at the Finance meeting. We took all reasonable steps to assure ourselves that there are no matters of actual or potential non-compliance with laws, regulations and proper practices that could have a significant financial effect on the ability of this smaller authority to conduct its business or on its finances. We provided proper opportunity during the year for the exercise of electors' rights in accordance with the requirements of the Accounts and Audit Regulations. The internal auditors report was forwarded to Cllrs. on 24.4.2026 , chairman asked if it could be taken as read. All members in agreement by show of hands. Items which the clerk believes should be addresses from the report after b) b)) Cllrs to approve the Annual Accounts for 2025/26 by resolution/Annual Governance statement – was read out to the meeting by the elected Chairman - internal control: resolved to tick 'yes' to sections 1-8. Section 9 is N/A. Internal audit had been forwarded to Cllrs on 24.4.2026 - The statements 1-8 were read out individually. Proposed: Cllr. Best ; Seconded: Cllr. Dent. The Annual Governance Statement had been signed and dated by the clerk and the Chairman then signed at this meeting as witnessed by Full Council. Annual Accounts –(i) Councillors considered the Accounting Statements.: All Councillors had received by e-mail a copy of the accounts with supporting notes on 24.4.2026. (ii) approved the Accounting Statements by resolution – resolved to approve the accounting statement. Proposed: Cllr Campbell: Seconded Cllr. Abbott. (iii) Statements were signed and dated by the Chairman presiding at the meeting. The dates for public rights of access to the accounts will run from 3rd June to 13th July 2026 c) Internal auditor 2026/27: Clerk asked Cllrs. that if all are happy with the work of the internal auditor, are they happy to engage her for the following year? After discussion resolved to continue with the current auditor for the next Financial year. Proposed: Cllr. Clark : Cllr. Dent Suggestions/items raised by the internal auditor: <i>Name contractor and agreed amount in the minutes once a decision has been made to purchase; If any further large scale works are to be undertaken then we may need to employ a VAT specialist as Council's partial exemption position and its ability to recover VAT in full under the de minimis limits set by HM Revenue and Customs could be affected; Insurance update - see 103/26c; Minute each month that the bank reconciliation has been checked; Councillors to do a quarterly physical check of petty cash; Ensure that all required documents are published on the PC web site; Dates for Public rights access to accounts be published within minutes as well as current procedure of notices in noticeboard and on the web site; External audit report and certificate must be on our web site by 30th September each year - now diarised in case of loss of email to our web administrator; It is recommended that a data audit be completed annually and presented at future internal audits; The Website Accessibility Statement needs updating; Internal Auditors report to be published on the Council website.</i> Internal audit forwarded to Councillors on 28.4.2026. All to be addresses by clerk and web admin.	PA															
103/26	Risk Management	To review policies/procedures:																

	and Health & Safety - 15	a) To review Standing Orders, Financial Regulations, (forwarded to Cllrs 23 and 24.4.2026) To be taken as read with suggested amendment regarding petty cash. Proposed: Cllr Best; Seconded: Cllr Hennen. Cemetery Fees : Cemetery fees to be discussed at 108/26. b) To review other policies/procedures – None c) To review Parish Council insurance: We are in the last year of a 5 year agreement with Zurich insurance - see payments for renewal to 2027 - Auditor suggests 1. we increase fidelity insurance from £100,000.00 to £200,000.00, although reserves will drop as soon as the upcoming land purchases go through. 2. To update the valuation of the buildings PC own. After discussion resolved to increase fidelity insurance to £200,000.00 and complete a re- valuation of the Pavilion and toilet block. Current insurance increases valuation of buildings by 4.87% year on year with buildings sum insured values from June 2026 being: Parkfield £969,866.77; Parish hall £705,357.64; Pavilion £141,071.51 After discussion resolved not to increase insurance levels other than Fidelity insurance. Proposed: Cllr. Abbott. Seconded: Cllr. Campbell.	PA
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104/26	Planning - 16	Planning: The clerk reported that the following planning applications had been received for comment: a) <u>F/YR26/0264/F</u> - Erect a single-storey rear extension to existing dwelling at 58 March Road - no objections <u>F/YR26/0266/F</u> - Erect 1x self-build dwelling, involving demolition of existing 2x dwellings at Alders Farm Manea Road - no objections <u>F/YR26/0269/F</u> - Erect a 1x self-build/custom build dwelling including the removal of existing trees and erect 1.8m high boundary fencing at Land East Of 1 Doddington Road Accessed From Bell Gardens - Parish Council objects to this application. It is infill and would appear to be over development of the site. There is concern about the use of the block paved access driveway to which the bungalows in Bell gardens have a right of way but which remains in the ownership of the developer. The owners of the bungalows in Bell Gardens contribute to maintenance of that access driveway which forms the access to their properties. Will the owners of the driveway and this new bungalow also share maintenance costs? This is particularly concerning when it appears that it will be used by heavy construction traffic which will most definitely damage the block paving, not designed to take that sort of weight. In particular there are three drain covers set into the block paving which need to be avoided. The owners of the bungalows which form Bell Gardens are not permitted to park vehicles on that driveway at any time. How will this be applied to the new property and this application. There is not space enough for construction type vehicles etc to park on that access driveway in such a way as to enable safe use by the residents of Bell Gardens. Where will construction workers vehicles be parked when Doddington Road itself usually has many vehicles parked along it. Similarly, there is concern for emergency vehicle access if large construction/delivery vehicles are parked on the access driveway. It should be noted that the residents of Bell Gardens are in general elderly. Residents advise that there is also a 10ton weight limit on the access driveway but Parish Council could not confirm this. The visibility splays in Bell Gardens driveway are not obvious as there is a dropped curb in front of the whole of 5 Doddington Road's property. There are often cars parked in Doddington Road either for number 5 or visitors to the Memorial Field (which is worse in nice weather) and these seriously restrict viewing on leaving the access driveway. There is also a dip between the end of the access driveway and the road which requires a 'hill start' in your vehicle whilst gingerly edging out to see past parked vehicles. To add another blind exit on the access driveway will cause a considerable extra hazard as this is almost opposite the recently enlarged parking area of the six-bedroom property at 5 Doddington Road and 2 Bell Gardens. The existing dwelling at 1 Doddington Road appears to have space to enter the proposed site via the left side of the double garage on that site. As the proposed build is said to be for family occupancy and not public sale, would it not be a safer option to explore an entrance to the side of the double garage? It is noted that Morton & Hall Consulting Ltd makes comment relating to an "existing" large tarmacked area for bin collection and that the bin collection point is set out of the width of the private driveway. This is an error. There is no bin storage area. All residents currently have to leave their refuse bins on Bell Gardens driveway on collection days. This already narrows the driveway access on those days. With another property and the increase of bins needed under the new national recycling scheme this will exacerbate an already existing problem for residents of Bell Gardens. We also have concerns about the foul water drainage and whether there is enough capacity. This whole area has been subject to flooding as recently as a year ago and water travelled into the garden of 1 Doddington Road where the new property is proposed. When that area	PA MTD PA
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		was flooded there was major damage to wild life and dead reptiles, field mice etc were seen floating in the adjacent field on the corner of Addison Road/Doddington Road which is side on to 1 Doddington Road. This planning application also provides for the removal of some existing trees whilst the principal ecologist's comment suggests that trees at the rear should be retained. LP3, LP12, LP16 <u>F/YR26/0285/VOC</u> - Variation of Condition 04 (access alterations), 05 (access surfacing) and 08 (list of approved plans) of planning permission F/YR23/0208/F (Erect an extension to existing agricultural grain store, 2.5 metre high palisade and security mesh fencing, installation of a weighbridge and associated hut, and widen existing access) - access width reduction and amendment to timeframe of delivery at Knowles Transport Limited Manea Road - no objections <u>F/YR26/0284/F</u> - Erect 1 x self-build/custom build dwelling at Land South Of Ivy Cottage 2 Bridge Lane - no objections <u>F/YR26/0304/F</u> - Conversion of existing dwelling to form 2 x dwellings at 21 Chapel Lane - no objections other than does it need a second access door? Cllr Davis has chased FDC re the footpath near Nursery Gardens. It seems that because agreement between Mathew Homes and highways has not been reached, this has delayed the start of works which we were promised would begin in May 2026. Cllr Davis advised the we are awaiting FDC to arrange the final NHP referendum pending approval of the plan by external examiners. This is likely to be in September.	
105/26	Highway matters/Street lighting/Transport - 17	a) Street lights issues reported: None b) Footpaths and highways issues: Cllr Hennen said that on the ROW next to Horsemoor Rd. there was about 50m worth of hedge row on fire. Fire brigade has been alerted. Cllr Hennen has arranged to attend ROW training. Cllr Abbott has reported that on the Bellways site there is a hording on the fence which restricts drivers views. Cllr Davis will look at this.	MD
106/26	War Memorial playing field - 18	a) RoSPA report: Handyman has a copy of the report and will work through all items necessary. He also asked how Cllrs. wished the second gate into the fenced area to be treated as currently it poses a trap hazard and is temporarily secured. It could either be permanently bolted together so that it cannot be used (with the Seasons it moves considerably creating either a pinch point or large gap) or it would need to be dug out and a much larger concrete area installed around the gate post. After discussion resolved to bolt together if possible. Proposed: Cllr. Abbott. Seconded: Cllr. Clark A quote has been sought from Caloo who installed the adult gym eqpt for an instruction sign (RoSpa) as the hard plastic instruction stickers have gradually been picked off - quote is £1690.00 net. Including posts and installation. After discussion resolved to buy just the sign at cost of £695.00 net and fit ourselves. Proposed: Cllr. Hennen. Seconded: Cllr. Best.	Check for regs does it need 2 gates
107/26	Parkfield - 19	Report: Business during the week remains quiet but steady. Most weekday custom is driven by regular activities held at the venue, including bingo, crib, pool, and the quiz, which continue to attract a consistent group of attendees. Weekend Trade & Events Successful weekend trade is heavily reliant on hosting events such as live bands, guest chef evenings, or sporting activities outside of the norm. These events are particularly important in the current economic climate, as they help to significantly increase footfall. While organising such events requires a considerable amount of time and planning, the additional revenue generated helps to offset quieter trading periods. We are hopeful that with the arrival of longer and warmer days, more villagers will make greater use of the venue on a more regular basis. Sports Facilities Our grass pitches are fully booked every evening and throughout the weekend, indicating strong demand for outdoor sports facilities. The Astro Court also has bookings every evening, although there are still some available slots.	
108/26	New Cemetery/Churchyard - 20	a) Fees. FDC fees (with whom WPC used to align their fees) have increased again this year by an average of 4.8 % the highest increase being 8.3 %. Overall last year expenditure at the Cemetery was approximately (because grass cutting is now charged as one fee, not divided into areas) £1808.71 including the quoted amount for Cemetery grass cutting and income was £3489.00 After discussion resolved to increase fess overall by 1.5 % Proposed: Cllr. Campbell Seconded: Cllr. Hennen.	PA

109/26	Parish Hall - 21	a) Drain: During a (now regular) clearing of the hall drain, our handyman found that the end sump within our curtilage is breaking down with pieces of brick and concrete falling into the sump adding to the blockage problem. A quote has been sought, there are 2 chambers which need repair, 1st £390.00 net, 2nd £950.00 max, less if when broken out, it's easier than anticipated. After discussion resolved to accept preferred contractors (M Frost builders) quote. Proposed: Cllr. Hennen. Seconded: Cllr. Abbott - check that tarmac replacement is permeable The contracts have been signed by the chairman and initial deposit payment has been made for the installation of the flat/green roof. (see payments) Within the contracts there was allowance for possible additional lintels at an added cost of £4200.00 - If needed. Also an additional amount of £500.00 should any internal plasterwork - i.e. ceilings need repair. Paperwork available for Councillors to view.	PA
110/26	Correspondence - 22	Cllr Dent said that she is updating Martyn's Law information/compliance.	
111/26		<i>Confidential item – To exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: “that the public be excluded from the meeting for items which involve the likely disclosure of exempt information as defined in the paragraph 1 of Part 1 of the Schedule 12 A of the Local Government Act 1972 (as amended) as indicated. Proposed: Cllr. Davis; Seconded: Cllr. Clark</i> Cllr Johnson's request for leave of absence: Cllr Davis explained that we are allowed to permit up to 12 months at a time for any Councillors to have a leave of absence from attending meetings, under extenuating circumstances. Cllr Johnson has a family emergency which means that her time will be limited, so wishes to temporarily cease her Council roles due to her new demands. The leave of absence does not affect Cllr Johnson's ability to act as a Councillor in every other concern. If she is asked for assistance by a resident and cannot assist due to time pressures she will refer to the Chairman or Clerk. Proposed: Cllr Davis; Seconded: Cllr. Best. By show of hands Councillors agreed to an initial 12 months leave of absence.	
112/26	Date of next meeting - 24	Next meeting: Tuesday 9th June 2026 19.00 at Wimblington Parish Hall. Meeting closed at: 21.15	

Appendix a

	May 2026	NET	VAT	£
Inland revenue	Staff tax & NI			
Handyman 1	Handyman duties			
Clerk	Clerk duties incl. home wkg all.			
Hall steward	Hall steward duties			
Cleaner	Hall cleaning			
Caretaker/ Handyman 2	Caretaker and Handyman duties			
Total				3356.48

Appendix 1

Madame Chair

My name is Ms Harrison and I am a resident of Bell Gardens, Wimblington. Thank you for the opportunity for me to speak on behalf of my co-residents. I have taken the liberty to offer a copy of our comments for the benefit of clarity.

There is a planning application (number F/YR26/0269/F) submitted for a self-build dwelling in the garden of 1 Doddington Road with access via Bell Gardens, which is a private driveway owned by the original developer.

As residents of Bell Gardens, we have already submitted our considerable concerns to Fenland District Council but would like to summarise and raise key concerns with the Parish Council. This planning application is being discussed later in this meeting.

We would like to note that every comment **against** the application is from existing residents, ex-residents and family members of Bell Gardens. These are the people who have to use the driveway every day and understand the hazards and restrictions in place and the people who will be directly affected during the construction and after it. All comments in **support** of the application are from people who **do not live close** to the proposed building site, only four are from Wimblington, five live in Doddington or March. They comment on the character of the bungalow in relation to nearby properties and how the proposal complies with Local Policy for Rural Area Development. Only those using the private driveway will be aware of hazards and how the build will directly affect existing residents and their visitors. We strongly urge this to be taken into consideration when discussing the application with Fenland District Council.

We would also note that one dwelling in Bell Gardens is unoccupied and cannot comment.

Our key concerns:

1. All residents are held under covenant to finance the cost of any maintenance of the driveway. There is no mention that the new resident will be held under the same responsibility although one very recent supporting public comment suggests they will!
2. We were led to believe from builders constructing the driveway that the current weight limit is ten tonnes. Construction deliveries exceeding this will cause damage to the driveway and weak manhole covers directly opposite the new property's exit. There is no mention that the new resident will be solely responsible for damage during construction. It would be highly unfair for existing residents to have to pay.
3. The driveway is narrow allowing just two cars to pass slowly and hence all residents are prohibited from parking in the driveway. Near misses with delivery vans are frequent. There is no mention as to where construction vehicles will park during the build although one very recent supporting comment states 'to keep the site secure, the entrance onto Bell Gardens will not be opened until the end of the build'. So how will materials be delivered to the site if this is true? There is also a natural concern for construction vehicles obstructing residents, visitors and emergency vehicles.

We appreciate you cannot comment on a private agreement between resident and owner but hope you would raise this with FDC as representatives of your Parish members.

4. The visibility splays to Bell Gardens driveway are not obvious as there is a dropped curb in front of the whole of 5 Doddington Road's property. There are often cars parked in Doddington Road either for number 5 or visitors to the Memorial Field (which is worse in nice weather) and these seriously restrict viewing on leaving the driveway. There is also a dip between the end of the driveway and the road which

requires a 'hill start' in your vehicle whilst gingerly edging out to see past parked vehicles.

5. To add another blind exit on the driveway will cause a considerable extra hazard as this is almost opposite the recently enlarged parking area of the six-bedroom property at 5 Doddington Road and 2 Bell Gardens. The existing dwelling at 1 Doddington Road appears to have space to enter the proposed site via the left side of their double garage on their own driveway/parking area. As the proposed build is for family occupancy and not public sale, would it not be a safer option to explore an entrance this way?
6. Morton & Hall Consulting Ltd's comment refers to an existing 'large, tarmacked area of bin collection' (7.0). And that the 'bin store is set out of the width of the private drive' (9.0). This is false. All residents must leave their refuse bins on Bell Gardens driveway during collection days, reducing the driveway width for access. If there were more bins needed for the new national "Simpler Recycling" scheme in England, plus bins for another property, this adds to an already existing problem.
7. It is noted in the application form that foul sewage disposal is unknown and proposal connection to the existing drainage system is unknown. Where will these connect?
8. Whilst arguments in supporting comments are that the application complies with Local Planning policy for Rural Area Development, it must be noted that this is for family occupancy and not for public sale for sustainable growth of the village.
9. Planning application is also for removal of existing trees. The recent Principal Ecologist's comment suggests trees at the rear should be retained and protected and no vegetation clearance during the months of bird nesting season, March to August.

All the above points plus the obvious concerns of construction noise, dust and disturbance during build, will all impact on the mental health and well-being of existing residents in Bell Gardens and the neighbouring property in St Peter's Drive. This property and 2 Bell Gardens will be heavily affected. We ask that you carefully consider our objections in respect of ours being from people directly affected by this planning application and already experiencing these hazards first hand on a daily basis. It would be extremely beneficial if someone from the planning office could come and meet us to see the hazards mentioned as these don't appear as a problem on paper!

We thank you for noting our concerns in this meeting's minutes and trust you will put forward these on our behalf when discussing the application with Fenland District Council.