

Minutes of Ashwell Parish Council Meeting Wednesday 5th August 2026 at 7pm in the Parish Room

Present: Cllrs Graham Lee (Chair), Norton Mahy (Vice Chair), Curtis Farrington, Max Patterson and Joan Yates.

Also in attendance: Clerk, Sally Roberts, Deputy Clerk, Nicky Forrester, Cllr Steve Jarvis and 6 members of the public.

Please click on links for papers issued with agenda and referred to in the minutes. [Meetings Minutes and Agendas.](#)

52 **Apologies for absence.** To receive and accept apologies for absence. Apologies were received from Cllrs Chris Button and Ian Duffy (both on holiday).

53 **Interests** (a) To receive declarations of interest from councillors on items on the agenda, (b) To receive written requests for dispensations for declarable interests, and (c) To grant any requests for dispensation as appropriate. Where any declaration of interest involved the Chair, the meeting to agree an alternative individual to take the Chair for that item(s). None declared.

54 **Minutes Proposal** to approve draft minutes of the Parish Council meeting on [1st July 2026](#). It was proposed that the Minutes were passed as a true account of proceedings and resolved that the proposal be accepted. Proposed by Cllr Yates seconded by Cllr Mahy, all in favour.

55 **Parish Issues and Public Participation:** [Protocols for Public Participation in Council Meetings](#)

Standing Orders to be suspended

56 **To hear any new matters raised (members of the public and councillors can raise any Parish related matters).**

The Chairman congratulated the Deputy Clerk, Nicky Forrester, on successfully completing and passing her CILCA exam and becoming fully qualified.

56.1 To receive any update relating to Village Stores – no update this is still in the hands of all parties.

56.2 Kiddies fun fair – The Deputy Clerk is waiting to hear back from the correspondent.

56.3 To note correspondence from [NHC CEO relating to the LGR](#). The outcome was noted.

56.4 [Ashwell Show Call For Volunteers](#) – If any Parish Councillors or members of the public are able to help at the Ashwell Show, please contact the show organisers.

56.5 To receive reports from representatives from outside bodies, local authorities and agencies.

56.5.1 **To receive a report from HCC Leader, Cllr Steve Jarvis.**

The remaining side of the tunnel of the A505 is to be resurfaced shortly, which will be a tremendous improvement.

A Safety Committee has been set up to address the A505 issues, made up of members from Highways and representatives from parishes along both sides of the road. There is to be short term intervention to reduce speed limits to 50 at particular stretches of the road; removal of vegetation for better visibility and a re-location or increase in speed cameras. The timeframe is approximately one year.

No right turns from Odsey have been proposed for HGV lorries but concerns are they will make a 'U' turn further along the road, re-creating the problem in a different location.

The ideal solution would cost enormous sums of money and take years to implement. There is currently no money for major reconfigurations, however Chris Hinchliff, MP is speaking with the Department for Transport.

A planning application for the children's home in Station Road is to be submitted in approximately two weeks time to incorporate change of use and to replace the application for a single storey annex.

56.5.2 To receive a report from District Councillor, Tom Tyson. No updates received.

56.5.3 A parishioner addressed the Slip End planning application stating that they believed the site was not longer a Class Q application and is for 9 dwellings. Parish Council to contact NHC to enquire if a S106 application can be made on this site by APC.

Action: Cllr Mahy

The parishioner also stated that the new Local Plan may see a boundary change in Ashwell, referencing the approach made by a developer on land near Claybush Road. The Parish Council had already corresponded with the developer and invited them to interact with the Parish Council when they are at the pre-planning stage.

Another parishioner formally commended Ashwell Parish Council for the lobbying it undertook to keep Arbury Ward within the NHC area which will have huge implications for education. Cllr Lee extended his thanks to Cllrs Tom Tyson and Steve Jarvis for the part they played and also to our local MP, Chris Hinchliff. Ashwell Parish Council is extremely grateful to all parties.

Standing Orders to be reinstated

57 Reports from Working Groups. To receive oral updates from relevant leaders/members and agree any actions that require Parish Council input/approval.

57.1 Planning Advisory Working Group. No updates.

57.2 Access to Ashwell station includes the cycle/footway route and car parking. No updates.

57.3 Zero Carbon Ashwell (ZCA) Group. (Cllrs Lee & Duffy). No updates.

58 Planning matters: to include new and existing applications. To see full details of applications on the [NHC website](#) enter the reference number into the planning search box.

New Planning Applications:

- 58.1 **26/01503/FPH: 17 Hodwell, Ashwell**, Two-storey side/rear extension and single-storey side extension following demolition of the existing garage/workshop and removal of the chimney. Covered front porch and alterations to fenestration. Installation of vehicular and pedestrian gates, brick piers, brick boundary walls and timber fencing. Erection of detached shed, external rendering and cladding.

Cllrs discussed the overall increase in mass that the planning application proposes and noted the application is not only to update and modernise the property but to increase it from 3 bedrooms to 4 bedrooms with three parking spaces and no garage. Whilst the proposed footprint is similar to the existing, it does introduce a second storey which results in the increased mass and roof height. It was noted that the property is in a prominent part of the conservation area. Cllrs consider the application to be intrusive and potentially harmful to the surrounding character of the village.

It was resolved that Ashwell Parish Council object to the planning application but would consider a revised less intrusive application for a 2 storey extension that reduces the overall mass.

- 58.2 **26/01468/FPH: 20 Hodwell, Ashwell**, Single-storey side extensions, following demolition of existing western side element. Removal of existing porch and erection of a replacement porch canopy. Alterations to fenestration, external render, and replacement of roof tiles. Installation of solar panel array to south and west facing roof slopes.

Standing Orders suspended to enable the applicant to speak with Parish Councillors

The applicant advised Cllrs as follows:

At the east end of the property the application is for a small extension to enlarge a bedroom within the area of the existing gable. It is felt the design is modest and unlikely to impact overall light levels. Concerns have been raised by a neighbour regarding potential loss of natural light, however an existing tree/vegetation already casts shadows and light restriction and it is proposed to remove it which will allow more natural light into properties (subject to TCA planning approval).

At the south-west end, the application proposes to demolish an existing poorly built flat-roof extension (built in 1968) and replace it with a single-storey gable extension in line with the existing roofline. The applicant considers this to be an improvement in design and appearance.

There were no questions from councillors.

Standing Orders Reinstated

Cllr Mahy agreed with what was said and stated that it looked to improve the property.

It was resolved that Ashwell Parish Council had no objections to the application, Proposed by Cllr Mahy and seconded by Cllr Farrington, all in favour.

- 58.3 **26/01511/FPH: 35 High Street, Ashwell**, Erection of detached three bay cart lodge following demolition of existing outbuilding and associated cellar. Installation of external storage area and hardstanding to provide additional parking spaces.

It was resolved that Ashwell Parish Council had no objection – however it was noted that the NHC Conservation Officer may/may not be aware of the application, although as the dwelling is not listed this is out of APC's jurisdiction.

58.4 **25/02547/FP: Land To The South And East Of Senuna Park**, Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping. See above link to Minutes of the Planning Meeting of 2st July 2026. Cllr Lee thanked all those involved for their efforts in presenting APC's case.

58.5 **25/03050/FP : Land Adjacent To Ashridge Farmhouse, Ashwell Street** : Section 73 Application : Vary Condition Numbers 1 (BNG), 3, 4, 5, 6, 7, 8, 11, 13, 14,15, 16 and 18 of planning permission reference number 25/03050/FP granted on 02.02.2026 for Erection of 4 dwellings including parking and landscaping.

The application has already been approved for 4 dwelling and this application seeks to change it to 2 dwelling applications. It was resolved that Ashwell Parish Council had no objection.

58.6 **26/01224/S73: Land Adjacent Sewage Pumping Station, Ashwell Road, Bygrave**, change to HGV movements from 2 to 3 vehicles per day and changes to the delivery window from 09:30 – 14:30 to 09:00 – 15:00. For additional information please see planning portal.

Safety concerns were raised about the increased HGV traffic along Bygrave Road to service the solar plant, carrying a real risks to pedestrians and other traffic. Cllrs questioned if the safety risk could be reduced by greater use of farm tracks where possible to limit usage of public lanes. Cllrs also noted a history of road accidents and that there had been fatalities. A recent accident involving a bus and tractor at Newnham was noted.

Ashwell Parish Council resolved to object on the grounds of safety and proposed that deliveries be made to the main farm entrance in Newnham and transported internally by farm roads to the site thus vastly reducing the risk that HGVs impose on the country lanes.

Existing Applications, any updates:

58.7 **25/02571/OP: Growing Baldock**. To note planning amendments have been submitted. No update.

58.8 **24/01444/FP: Land Between Huntsridge and Ashwell House 5 High Street** Erection of 14 dwellings (including affordable housing), (Hunts Close).

Communication has been received from a resident to advise that the plot is for sale again.

59 **Planning Summary** – Noted

60 **Local Plan Timetable** – To be discussed with the Planning Officer shortly. The discussion also aims to identify any land allocations being considered, and also updating of the Ashwell Neighbourhood Plan.

61 **Tree consultations** (Conservation Area and TPO) received from NHC. To agree responses to any received.

61.1 **26/01825/TCA, 35 High Street, Ashwell, T1, T2, T4: Sycamore - Fell. T3: Mulberry - Fell. T5: Lime – Fell.**

Ashwell Parish Council resolved to have no objection to the trees that are in the rear garden be felled but would ask that the replanting of suitable replacements be undertaken.

62 **Tree Planning Summary** – Noted.

63 **Footpath at Townsend Meadow** – No update.

64 Reports from Committees

64.1 HR Committee. No update.

65 Reports from parish councillors on premises and other responsibilities. To receive oral reports and agree any actions needed.

65.1 The Springs. The tree planting project is booked and will take place in the Autumn.

65.2 St Mary's Churchyard Grounds Maintenance. Despite power cuts, the clock is still displaying good time.

65.3 **Recreation Ground including the [Playground](#)**, pavilion and public toilets. To receive any updates from [Pavilion Working Group](#) and [Pirton Pavilion visit](#)

A survey was undertaken with help from Ashwell School, we received 227 responses. A summary of suggestions is linked above. It was proposed that costs now be obtained to help with deciding which options could go to wider public consultation. Consultation would include options also under development for the Pavilion upgrade. **Action: Deputy Clerk/Cllrs**

65.4 Small Gains and Track – work has been carried out to fill in some of the pot holes adjacent to the ACCIES playing area.

65.5 Cemetery – To note any updates from Cllr Mahy. To discuss and agree action plan for [Holm Oaks management](#) at the cemetery. Three quotes have been received to remove a Holm Oak tree and re-plant with a Hornbeam. The quotes range between £1550 - £2360. Ashwell Parish Council decided to accept quote 3 at £1550. All Cllrs in favour.

65.6 To receive a verbal update on proposed licence agreement for the ACCIES.

The Solicitor that APC had consulted has raised some concerns which Cllr Lee is following up. Cllrs to consider if we engage with the ACCIES to agree a version that is acceptable to both parties or await further clarification from the Solicitor. Cllr Lee to progress. **Action: Cllr Lee**

66 Finance and Governance

66.1 **Budget tracking and the monthly summary of accounts and bank reconciliation.** To note the information up to month end to be circulated to parish councillors after the end of the month. Proposal that the summary of receipts and payments be issued with the draft minutes and the two nominated parish councillors sign off the accounts in accordance with internal control procedures. To note any variances of actual expenditure compared to budget.

66.2 [Volunteer Agreement](#) – for consideration and approval by councillors. Referring to Ashwell Parish Council's Terms of Reference, it was felt appropriate that a Volunteer Agreement should be put in place. This has been circulated (see above link). Cllrs resolved to approve the Volunteer Agreement.

66.3 **Annual Audit 2023/24** – No update

66.4 **Annual Audit 2024/25** – No update

66.5 **Annual Audit 2025/26** – to note parishioner objections sent to the External Auditor. Cllr Mahy suggested that we should await any instructions from the External Auditor.

66.6 To note correspondence re the [AGAR submission plans](#) to be submitted digitally from 2027. Noted.

66.1 **To appoint a Parish Councillor to be a Parish Council Trustee of [Ashwell Village Trust](#)** following the resignation of David Sims. Cllr Farrington volunteered to take on the role.

66.2 **To consider an application for co-option** to fill the vacancy on the Parish Council and to agree any appointments.

Standing Orders were suspended

Cllrs were invited to ask any question they may have with the proposed candidate, Anna Genda. No questions were raised as Anna had already spoken with the Chairman and provided an application statement. It was noted that Anna is a member of the school PTA and also the Patients' Group in the village.

Standing Orders were reinstated

Cllr Farrington proposed that Anna be elected as Councillor to Ashwell Parish Council with Cllr Mahy seconding. Anna was welcomed by Councillors. Clerk to send documents and produce a Parish Council email address for Anna.

Cllr Yates passed on sincere thanks from a parishioner regarding the overgrown hedge at Springhead to office staff and the contractor for their immediate action, making the area safer for all.

Date of next Parish Council meeting is 2nd September 2026 at 7pm in the Parish Room.

Meeting closed at 8.20pm.