

Babraham Parish Council: Minutes of meeting 11th September 2025

Stuart Laurie: Chair

Denise Dear: Vice Chair

Rob Attwood

Tim Jones

Cllr Peter Fane

Cllr Laurence Damary-Homan

Anne Charteris: Clerk

Members of the Public: 0

	<p>Part I: Non-Confidential Information</p>
2509/01	<p>To receive and approve apologies for absence District Councillor Peter McDonald and Chris Chapman</p>
2509/02	<p>To receive members' declaration of interest for items on this agenda None declared</p>
2509/03	<p>To sign and approve minutes of meeting dated 10th July 2025 Minutes were approved and signed</p>
2509/04	<p>Exclusion of the public To determine which items, if any, from Part 1 of the Agenda should be taken with the public excluded</p>
2509/05	<p>Report from South Cambridgeshire District Councillor P McDonald Report can be found in full on the Parish Council website under District and County reports https://www.babraham-pc.gov.uk</p>
2509/06	<p>Report from Cambridgeshire County Councillors Peter Fane Report can be found in full on the Parish Council website under District and County reports https://www.babraham-pc.gov.uk</p>
2509/07	<p>Report from Babraham Research Campus (BRC) representative Meeting with Chris Chapman 2nd Sept 2025 Chris offered his apologies as he will not be able to attend the September meeting: Matters discussed</p> <ol style="list-style-type: none"> 1. Removal of the deed of convenance regarding the use of the Bush and Bennet trust property. Chris assured me that UKRI, the governing body of what was BBSRC, had no objections to the removal of the covenant and I requested a letter from them to this effect which would satisfy the Bush and Bennett trustees that the build could proceed. In the meantime their legal people would prepare the necessary documents, probably to PC cost. 2. Advised Chris of traffic light-controlled road works from Sept 29th to Oct 3rd. He will notify all staff. 3. I expressed concern about the blocking of the river by excess rush and weed growth which could result in flooding during winter and enquired if the water authority had suggested removal. Chris to make enquiries.

	<p>4. The Close development. It is now proposed that 3 areas of the campus would be developed in unison. This would involve further research buildings to be constructed near the current entrance barrier and a complete overhaul of the infrastructure with removal of old buildings with the eventual aim to open the entire area to the public and the redevelopment of the Close. All loss of land would be mitigated by planting and creation of new wildlife areas. They hope to submit an outline planning application this month.</p> <p>5. I reported the ivy on the High Street wall, Chris to notify Matt to remove it. Stuart</p> <p>Other points raised: Flint walls need attention as some parts crumbling. Dog poo bin at the end of the cyclepath near the roundabout gets very full with litter as well as dog poo bags, let Chris Chapman know about this. RA would like to paint the bridge over the river near the Pocket Park and also the railings at the road coming out of the path- contact BRC about this. Chain link needs replacing as well.</p>
2509/08	<p>Public participation time – 15 minutes allowed No public present</p>
2509/09	<p>CSET- update This will be going to Public enquiry- later this year or early next year. Chevely Park plan for housing will probably be back on the table, as plans to develop the Milton Rd sewerage works has now been dropped., there is a need to find land for approx. 53,000 houses in the City and South Cambs</p>
2509/10	<p>Village Hall-invitation to tender advertised and 5 companies chosen to submit quotes. Footings need to be dug by the end of Dec.</p>
2509/11	<p>Forest Garden Project. Update Meetings of the steering group were held in August and September. The lease has to be renegotiated- this is on hold as the BRC are looking at all the leases at the moment. it was asked if the Minutes could be forwarded to the Clerk. Planting of low-lying foraging plants to be held 11th Oct this will be posted on Facebook. Hannah is going to apply for new round of funding. The container for storing equipment is hoped to now be located near the Village Hall extension- to be discussed with the school.</p>
2509/12	<p>Neighbourhood Plan- update On hold as the Local Plan has not been finalised.</p>
2509/13	<p>Updates from last meeting. Highways problems</p> <ul style="list-style-type: none"> • Speed bumps problems . Work due to begin in Sept, however the PC have been notified that the contractor wants to postpone until Dec. This is because they would prefer to do a full road closure then, rather than lane closures in Sept. The PC have responded to say that lane closures preferred rather than a full road closure, We want these bumps replaced as soon as possible and preferably all speed bumps replaced as they are not fit for purpose. Question asked as to whether money can be reclaimed back from the original work.
2509/14	<p>General Village Matters and new items for discussion:</p> <ul style="list-style-type: none"> • EV Charging points in the village: grants may be available to install these, but the main problem is that the PC do not own land. Possibilities may be to be located near the pub, also contact the BRC to speak with them, or contact EV charging company for advice.

<p>2509/15</p>	<ul style="list-style-type: none"> • Benches installed along cycle path within the campus: BRC have said they will supply one- can be made by someone at the BRC. It was suggested that benches by the river walks would be good, RA to look at costs. • Forest Garden Terms of reference- add to next months Agenda • Local Highway Initiative- discuss possible project to apply for: ask for all footpaths to be inspected and resurfacing where needed. • Dog Poo bin to be installed on Abington footpath, purchased by BRC: send details to Stuart of where to purchase this from. • Pest/vermin problems at The George: rubbish now cleared and problem hopefully resolved. • Bus stop- to be repainted, RA to obtain quotes. <p>FINANCE</p> <p>Receipts and Transfers (as of 5th Sept 2025) Sec 106 for bus stop maintenance £7059.98</p>																														
<p>2509/16</p>	<p>Payments (as of 5th Sept 2025)</p> <p>A full list of payments will be circulated and reviewed at the meeting. All approved and signed off.</p> <table border="0"> <tr> <td>Clerk</td> <td>Salary/Tax/Expenses-</td> <td>confidential</td> </tr> <tr> <td>Hugo Fox</td> <td>Website provider</td> <td>£71.98</td> </tr> <tr> <td>Unity Trust bank</td> <td>Bank charges</td> <td>£14.25</td> </tr> <tr> <td>Yorks Tax Bureau</td> <td>Payroll</td> <td>£180.00</td> </tr> <tr> <td>S Laurie</td> <td>Church Breakfast expenses</td> <td>£74.17</td> </tr> <tr> <td>CGM</td> <td>Grass cutting and bins</td> <td>£640.00</td> </tr> <tr> <td>Samsara Ecology</td> <td>Construction Environmental Management Plan</td> <td>£876.00</td> </tr> <tr> <td>PKF Littlejohn</td> <td>External Auditor</td> <td>£504.00</td> </tr> <tr> <td>Cambs County Council</td> <td>Planning application</td> <td>£383.00</td> </tr> <tr> <td>KWA</td> <td>Architects</td> <td>£528.00</td> </tr> </table>	Clerk	Salary/Tax/Expenses-	confidential	Hugo Fox	Website provider	£71.98	Unity Trust bank	Bank charges	£14.25	Yorks Tax Bureau	Payroll	£180.00	S Laurie	Church Breakfast expenses	£74.17	CGM	Grass cutting and bins	£640.00	Samsara Ecology	Construction Environmental Management Plan	£876.00	PKF Littlejohn	External Auditor	£504.00	Cambs County Council	Planning application	£383.00	KWA	Architects	£528.00
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<p>2509/17</p>	<p>Balances and Bank Reconciliation at 5th Sept 2025</p> <table border="1"> <tr> <td>Unity Current A/C balance</td> <td>£11,517.02</td> </tr> <tr> <td>Unity Savings A/C balance</td> <td>£236,510.70</td> </tr> <tr> <td>Cambridge Building Society</td> <td>£84,235.62</td> </tr> <tr> <td>TOTAL</td> <td>£332,263.34</td> </tr> <tr> <td>Above total includes Reserves:</td> <td></td> </tr> <tr> <td>Sec 106/ Village Hall</td> <td>£219,730.95</td> </tr> <tr> <td>Public Art</td> <td>£ 36,933.97</td> </tr> <tr> <td>Playground</td> <td>£25,000.00</td> </tr> <tr> <td>Forest Garden</td> <td>£735.11</td> </tr> <tr> <td>Total Reserved</td> <td>£285399.08</td> </tr> <tr> <td>Total remaining for PC</td> <td>£46,864.26</td> </tr> </table> <p>External Auditor has approved the Audit for 2024/2025</p>	Unity Current A/C balance	£11,517.02	Unity Savings A/C balance	£236,510.70	Cambridge Building Society	£84,235.62	TOTAL	£332,263.34	Above total includes Reserves:		Sec 106/ Village Hall	£219,730.95	Public Art	£ 36,933.97	Playground	£25,000.00	Forest Garden	£735.11	Total Reserved	£285399.08	Total remaining for PC	£46,864.26								
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