

**Minutes of the Ordinary Meeting of Exning Parish Council
held on Wednesday 27th April 2022 at 7.00pm at Exning Community Church Hall**

PRESENT: Parish Councillors N Barlow, J Gowing, A Hall, D Kilsby-Steele, G Robinson, K Schosland, T Wood (Chairman). Also in attendance; SCC Cllr R Hood, WSC Cllr S Cole (both departed 7.30pm), Cathy Whitaker (Clerk to Exning Parish Council). 13 members of the public (departed 7.30pm).

OPEN FORUM: Members of the public spoke to item 11, raising matters of infrastructure, medical facilities, schooling in context of current & future housing developments. Query regarding communication between Suffolk County Council & Cambridgeshire County Council. Cllr Cole stated that he had been against the Chancery Park development on Burwell Road since 2012; Cllr Hood queried this, questioning his response to Phase 2 of the development.

A member of the public spoke to item 10; the Burwell Road roadworks are finally finished (4 years late), but are unsatisfactory. There are drainage issues at the area of the dropped kerb. An onsite worker had confirmed verbally that there was "no drainage provision". Cllr Hood spoke on behalf of SCC as the Education & Highways Authority & also as the SEND Cabinet Member; she is happy to take this & all village matters forward with SCC on behalf of Exning parishioners.

A member of the public spoke about light pollution & it was noted that WSC Cllr Cole is assisting her with a 'High Hedges' complaint to WSC.

Item 1.4/22: CHAIRMAN'S WELCOME & APOLOGIES FOR ABSENCE: [LGA 1972, sch12,p40]

Chairman, Cllr T Wood, opened the meeting at 7.12pm.

- a. **To receive apologies:** Apologies received from Cllr J London (work commitment) & Cllr C Nilsen (illness).
- b. **To approve apologies from members:** Cllrs London & Nilsen apologies were approved. (NB/JG/ALL)

Item 2.4/22: COUNCILLOR REPORTS: [EPC Standing Order 24]

- a. **Suffolk County Councillor, Rachel Hood:** Cllr Hood attended the meeting & the March Report was circulated to council, with Cllr Hood referencing school choices in the county.
- b. **West Suffolk Councillor, Simon Cole:** Cllr Cole attended the meeting & reported that he would be providing funding for the Exning Fete from his Locality Budget.

Item 3.4/22: DECLARATIONS OF INTEREST: [Localism Act 2011,ss.31&33]

- a. **Councillors are invited to raise any declarations of interest concerning items on the agenda:** No declarations of interest were made.
- b. **To Consider any Requests for Dispensation:** None received.

Item 4.4/22: MINUTES OF THE ORDINARY MEETING OF EXNING PARISH COUNCIL HELD ON 23rd MARCH 2022: [LGA 1972, Sch12,p41(4)]

- a. **To consider & adopt the minutes as a true record of the proceedings:** The minutes were approved, without amendment, & were signed by the Chairman. (DKS/KS/ALL)
- b. **To consider any matters arising from the minutes which are not on this agenda:** None.

IT WAS PROPOSED TO BRING FORWARD ITEM 11 – JOCKEY CLUB ESTATES – TO THIS POINT IN THE MEETING (NB/AH/ALL)

Item 11.4/22: JOCKEY CLUB ESTATES: Let's Play Our Part exhibition & to receive a response from Exning New River Association & to formulate a response by the Parish Council: [Town & Country Planning Act 1990, Sched. 1, para. 8] Chairman, Cllr T Wood, invited public representation from members of the Exning New River Association & its report to the Jockey Club Estate's consultation (ENRA's response to the Jockey Club's conceptual plans for a 'County Park' in the Seven Springs area, the proposed housing at Pinewood Stud, all weather racecourse & additional racing yards (2022) as set out in <https://www.letsplayourpart.co.uk/community>) was received & noted. Attached to these minutes under Appendix B.

The concern is for the Seven Springs wet woodland area & the effect any development & public access would have on the fragile ecosystem. It was noted that the ecology representative at the JCE exhibition seemed unaware of these issues & appeared unfamiliar with the ecology of the New River & Seven Springs. Suffolk Wildlife Trust & Suffolk Biodiversity Information Service are currently being consulted regarding the designation of the Seven Springs area as a County Wildlife Site.

A member of the ENRA stated that the JCE plan will not help with the housing issues in Newmarket & surrounding area. Newmarket & Exning are dormitory town/village to Cambridge. Affordable housing is needed which is only for residents of the areas.

PARISH COUNCIL: The infrastructure on Exning Road is totally impractical for such a proposal.

CLLR S COLE: Serious concerns regarding the road infrastructure. The exhibition boards were merely an artist impression. There was no account for the needs of water for the New River chalk stream & the effect that this proposal will have on its life.

CLLR R HOOD: Stated that she was a member of the Jockey Club, but not Jockey Club Estates. She was in opposition to the urbanisation of Newmarket & noted that Exning needs to be separate from Newmarket. She wants to represent Exning, as its County Councillor, regarding traffic issues & other matters that developments bring.

CHAIRMAN, CLLR T WOOD: "Exning & the Parish Council have been badly let down by WSC planning authority in the past. Regarding the JCE exhibition proposals; there is nothing as yet to object to as there is no planning application, but the Parish Council will raise all concerns regarding ecology & infrastructure, requesting answers in advance of planning decisions.

CLERK

FINANCE

Item 5.4/22: FINANCE REPORT: [Accounts & Audit Regulations 2015 (SI 2015/234), reg3]

- a. **To receive the report for March 2022:** The finance report for March 2022 was received & noted.
- b. **To receive the Current Financial Position from the Clerk:** The financial position as at 27/4/22 was noted at £69,113.74.

Item 6.4/22: SUBMISSION OF SCHEDULES OF RECEIPTS & PAYMENTS: [Accounts & Audit Regulations 2015 (SI 2015/234), reg3]

- a. **To approve receipt & payment schedule for April 2022:** The receipt & payment schedule for April 2022 was received & approved. (DKS/GR/ALL)
- b. **Chairman to authorise receipts & payments for the current month:** The April 2022 non-confidential payments & receipts were scrutinised & approved by Chairman, Cllr T Wood. (Payment & Receipt Lists for April 2022 included under Appendix A). Confidential payments for April 2022 were scrutinised & approved by Chairman, Cllr T Wood.
- c. **Chairman to confirm electronic payments for the previous months:** The electronic payments for March 2022 were confirmed against the bank statements by Chairman, Cllr T Wood.

Item 7.4/22: BANK STATEMENTS: To confirm that the March 2022 bank statement balances & related bank reconciliation have been scrutinised & approved: [Accounts & Audit Regulations 2015 (SI 2015/234), reg3]
Chairman, Cllr T Wood, confirmed that the bank statements & bank reconciliation for March 2022 were in balance.

ADMINISTRATION

Item 8.4/22: OTHER ADMINISTRATIVE MATTERS:

- a. **To receive the Chairman's report:** Chairman, Cllr T Wood, stated that he has attended the JCE Exhibition 'Let's Play Our Part.'
- b. **To receive the Clerk's Report:** Old Cemetery tree has been removed. Flint wall work has begun. Replacement tree now in situation in churchyard. Graffiti on play equipment.
- c. **To receive correspondence:** None.
Copies of all correspondence are available from the Clerk; subject to GDPR & Privacy regulations.
- d. **To consider Section 137 requests:** [LGA 1972, s.137] No applications received.
- e. **To receive a report from the Newsletter Working Group:** [LGA 1972, s.142] Awaiting working group meeting to begin the Summer Issue.

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PLANNING

Item 9.4/22: REPORT: To receive the April 2022 report from the Planning Working Group & authorise any actions:
[Town & Country Planning Act 1990, Sched. 1, para. 8]
A report for April 2022 was received & responses & decisions noted & approved. (JG/TW/ALL)

CLERK

Agenda Item 9a: RESPONSES TO PLANNING APPLICATIONS BY EPC

DC/22/0525/FUL	Barn 50m south of Northmore Farmhouse, Northmore Stud, North End Road, Exning <i>Full Application – internal structural stabilising works to existing barn</i>	EPC – NO OBJECTION WSC – PENDING CONSIDERATION
DCON/21/0152/HYB	Land South of Burwell Road, Exning <i>Hybrid Application – discharge of conditions for materials, boundary treatments, access, landscape & ecology & open space management plans</i>	EPC – OBJECT : SEE SUMMARY WSC – PENDING CONSIDERATION
DC/22/0406/FUL	Crook Lodge, 2 Shepherd Close, Exning <i>Full application – single storey side extension / boundary fence</i>	EPC – NO OBJECTION WSC – PENDING DECISION
DC/22/0420/RM	Hatchfield Farm, Fordham Road, Newmarket <i>Reserved Matters application – detail of two vehicle site accesses & internal spine road</i>	EPC – COMMENT : SEE SUMMARY WSC – PENDING CONSIDERATION

CLERK

CLERK

Agenda Item 9b: RESPONSES TO PLANNING DECISIONS BY WSC

DC/22/0348/FUL	Exeter Stables, Church Street, Exning <i>Full Application – storage barn & plant room</i>	EPC – NO OBJECTION WSC – APPLICATION APPROVED
DC/22/0396/TCA	George Gibson Close, Exning <i>Application for tree work in a conservation area</i>	EPC – NO OBJECTION; REQUEST REPLANT WSC – WSC RECEIVED NO OBJECTIONS
DC/22/0369/FYL	Beech House, Fordham Road, Exning <i>Full Application – continue use of specialised care facility with ancillary staff accommodation, with associated carparking & landscaping</i>	EPC – NO OBJECTION WSC – PENDING DECISION
DC/22/0372/HH	6 Brookside, Exning <i>Householder Application – demolition of outhouse, one detached annexe</i>	EPC – NO OBJECTION WSC – PENDING DECISION

- **DCON/21/0152/HYB:** "Yet again there is non-compliance with planning conditions. The access was originally stated as a 'field entrance', then it was 'only pedestrian access', now it is 'vehicular access'."
- **DC/22/0420/RM:** "Concerns regarding the northern access to the development, which is approximately 100 yards from the Bury Road A14 exit slip road & 100 yards from the roundabout (Homebase/Burger King). This area is already severely congested; to put a junction at this point will only add to this congestion. What provision is there for j37 bridge traffic light improvements?"

Item 10.4/22: CHANCERY PARK: To receive an update: [Town & Country Planning Act 1990, Sched. 1, para. 8] A letter has been sent to WSC Planning Office, as per minutes of the March Parish Council meeting. A response is awaited.

Item 11.4/22: JOCKEY CLUB ESTATES: This item was brought forward to earlier in the meeting.

HIGHWAYS

Item 12.4/22: REPORT: To receive a report from the Highways Working Group regarding matters not on this agenda & authorise any actions: Many potholes have been marked up by SCC Highways. Exning Estates will be contacted to request vegetation clearance on Lacey's Lane.

CLERK

Item 13.4/22: BURWELL ROAD LAY-BY: To receive correspondence from a member of the public regarding the lay-by parking: Following a request for information regarding ownership of the lay-by, enquiries are being made with SCC Highways. The Burwell Corner overgrown vegetation will be dealt with to clear the pathway following communication with the landowner.

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RECREATION & ENVIRONMENT

Item 14.4/22: REPORT: To receive a report regarding Cemetery & Churchyard matters & authorise any actions: [LGA1972, s.214&s.215]

- a. **Lacey's Lane Cemetery:** An application for a remembrance tree or bench has been received. Additional trees are not required as the Parish Council has 50 saplings from the Queen's Green Canopy, some of which are ear-marked for the cemetery. A plaque on the memorial bench will be offered.
- b. **Exning Road Old Cemetery:** During tree removal at the cemetery, a nearby resident had been abusive to the contractor. The Parish Council does not condone this behaviour towards its contractors whilst going about their legitimate work.
- c. **St Martin's Churchyard:** Nothing to report.

CLERK

Item 15.4/22: REPORT: To receive a report from the Recreation & Environment Group & authorise any actions: No report was offered.

Item 16.4/22: JUBILEE FETE 2022: To receive a report from the Jubilee Fete Working Group: [Local Government Act 1972,s145] An update was given verbally by members of the working group. The main requirement is for volunteers on the date. Notices will be put on noticeboards & social media for stewards.

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Item 17.4/22: AGENDA ITEMS: To note items for consideration at the next meeting (May 2022): None.

Item 18.4/22: DATE OF THE NEXT MEETING: The next Parish Council Meeting will be held on **Wednesday 25th May 2022 at 7.30pm (THIS IS THE ANNUAL MEETING OF THE COUNCIL)** & will take place at the Exning Community Church Hall. It follows the Annual Parish Meeting – 6.30pm to 7.30pm.

Item 19.4/22: CONFIDENTIAL MATTERS: To resolve to exclude press & public under the Public Bodies (Admissions to Meetings) Act 1960: the public & press be excluded for the remainder of the meeting because of the likely disclosure of private & confidential information: No confidential section was required.

Item 20.4/22: STAFFING: To discuss staffing matters: [LGA 1972, s.112] Not required

Item 21.4/22: OTHER CONFIDENTIAL MATTERS: To discuss & authorise any actions: Not required.

Chairman, Cllr T Wood, closed the meeting at 8.40pm.

APPENDIX A: April 2022 Non-Confidential Payments & Receipts

April 2022 Receipts & Payments

27 April 2022 (2022 - 2023)

EXNING PARISH COUNCIL
RECEIPTS LIST

Voucher	Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
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NO RECEIPTS

27 April 2022 (2022 - 2023)

EXNING PARISH COUNCIL
PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
186	Computing	15/04/2022	LGA1972,s142	Barclays Current	SO 15APR22/186	Website Management	Newmarket Day Centre	E	25.00	-	25.00
187	Village Signs	17/04/2022	LGA1972,s111	Barclays Current	BACSI297940/187	General Repairs	Ridgeons Ltd	S	12.99	2.60	15.59
188	Machinery R&M	17/04/2022	Open Spaces Act	Barclays Current	BACS3684/188	Machinery Servicing	CW Kirk Lawnmowers	S	25.51	5.11	30.62
189	Herbage	17/04/2022	Open Spaces Act	Barclays Current	BACS2023--010/189	Tree Surgery	TH Tree Surgery	S	280.00	56.00	336.00
190	Storage	01/04/2022	Open Spaces Act	Barclays Current	DDDEXN1001Q1/190	Garage Storage	Flaship Group	S	118.97	23.79	142.76
191	Waste Services	17/04/2022	LitterAct1983,ss56	Barclays Current	BACS1180003/191	Dog Bin Emptying	West Suffolk Council	Z	832.00	-	832.00
192	Waste Services	17/04/2022	LGA1972,s214	Barclays Current	BACS1179279/192	Brown Bin LL Cem	West Suffolk Council	Z	213.72	-	213.72
193	Waste Services	17/04/2022	LGA1972,s214	Barclays Current	BACS1179628/193	Brown Bin Old Cem	West Suffolk Council	Z	106.86	-	106.86
194	Waste Services	17/04/2022	LitterAct1983,ss56	Barclays Current	BACS1179578/194	Trade Waste Bin Chapel Street	West Suffolk Council	Z	151.32	-	151.32
195	Subscriptions	17/01/2022	LGA1972,s111	Barclays Current	BACS25995/195	Annual Subscription	SALC	Z	794.93	-	794.93
196	Fire Engine Hut	17/04/2022	Open Spaces Act	Barclays Current	BACS20097817/196	Rates	West Suffolk Council	Z	98.80	-	98.80
197	Recreation Ground	17/04/2022	Open Spaces Act	Barclays Current	BACS088196/197	Grass Cutting Service	Vertas Group Ltd	S	285.55	57.11	342.66
198	Salaries, PAYE, NICS, WPP	08/04/2022	PensionsAct2008	Barclays Current	DD WP M1 / 198	Workplace Pension	Standard Life	X	26.10	-	26.10
199	Old Cemetery	21/04/2022	LGA1972,s214	Barclays Current	DDA-DC69F7A6/199	Electricity	E.ON	R	61.81	3.09	64.90
200	Old Cemetery	21/04/2022	LGA1972,s214	Barclays Current	DDA-FB4ECE18/200	Electricity	E.ON	R	36.21	1.81	38.02
201	Herbage	26/04/2022	LGA1972,s214	Barclays Current	BACS2023/023/201	Tree Surgery	TH Tree Surgery	S	1,440.00	288.00	1,728.00
202-204	Net Salaries	26/04/2022	LGA1972,s112	Barclays Current	BACSX01/202-204	Salaries, Mileage, Phone allow.	Net Salaries	X	2,754.50	-	2,754.50
205	Newsletter	26/04/2022	LGA1972,s142	Barclays Current	BACSI521373/205	Printing	New Print Ltd	Z	536.00	-	536.00
206-210	Reimbursements	26/04/2022	LGA1972, s111	Barclays Current	BACSREIMBM1/206-210	Reimbursements	Staff	S	376.60	69.33	445.93
Total									8,176.87	506.84	8,683.71



"Chalk streams are a rare gem of the English Countryside"

Quoted from 'Life of a Chalkstream' by Simon Cooper - published by William Collins 2015.

Exning New River Association's response to the Jockey Club's conceptual plans for a 'Country Park' in the Seven Springs area, the proposed housing at

Pinewood Stud, all weather racecourse and additional racing yards (2022) as set out in

<https://www.letsplayourpart.co.uk/community>

Exning New River Association (ENRA) has looked at these proposals with great interest. We understand that they are at an early stage however, we are disappointed that no mention has been made that this area, with its historic springs, which are derived from the local chalk aquifer are the source of the New River. ENRA was formed to help safeguard sufficient consistent flow of water to this historic but now 'challenged' chalk stream and the health and diversity of its associated ecosystem. We believe that the following important issues need to be fully understood and considered. Further background information is contained within the attached appendices including an Advisory Report, Exning New River - January 2020 by Rob Mungovan of The Wild Trout Trust.

1. The site proposed for the new 'country park' and the proposed Pinewood Stud housing development, all weather racecourse and additional yards are in close proximity to this site which provides rainfall water supply for the chalk aquifers which feeds the source of the springs for the New River. If developed, the aquifers and river of this sensitive site would need to be protected from any run-off contamination. This river flows into Exning from the Seven Springs, St Wendred's Well and Favin's Head, through a culvert beneath the A14, feeding a manorial carp and eel pond on Frogmore Paddocks, to the popular 'duck pond' and onto Landwade Hall, Monks Lode, Wicken Fen, the River Cam and the Great Ouse. Over recent years, with climate change and increasing local abstraction, the water supply to the river has been increasingly challenged, particularly during the summer months, damaging the river's ecosystem.
2. When flowing, the springs rise with clear, clean water which has fallen as rain on the ground surface and has seeped through fissures into aquifers. This water source appears to have been important to the historic development of Exning. Local lore states that it was an important settlement for the Celtic Iceni tribe led by Queen Boudica. Local finds have shown that the Romans lived here and later, King Anna and his saintly daughters including St. Etheldreda to whom Ely Cathedral is dedicated. Exning is also listed in the Domesday book, which mentions 3 mills, one of which is assumed to be the site of Mill House on the New River.
3. The New River is a chalk stream. Chalk streams are of international importance and only around 210 now survive in the world. They have a very fragile ecosystem and are a haven to many species, including kingfishers and water voles which are seen regularly on the New River.
4. The area adjacent to the A14, is classified as 'wet woodland' and is dominated by alder trees, it has a ground flora with sedge beds and other wetland plant species such as water forget-me-not and yellow flag iris. A large number of specialist invertebrate species live in the wet woodland and the habitat also provides a home for birds, reptiles (including adders) and mammals. It is recognised as an important hunting/feeding ground for Serotine bats, one of the most northerly colonies in the UK. Wet woodland is a Biodiversity Action Plan (BAP) priority habitat. This is recognised through the International Convention on Biological Diversity (1992).
5. During dry periods, the Environment Agency pumps water from a borehole in Snailwell to an outlet on the New River by the A14 river tunnel. This was set up as part of the Lodes-Granta Groundwater Scheme in the 1990s. If there was no pumping the river would run dry during the summer months. The pumping is governed by a finite licence, so does not currently guarantee the river's future needs.
6. There are very significant changes to the area during the year with the ground water levels rising during the winter months, peaking in May/June/April which is the time that the water from the springs is most noticeable above ground and then declining during summer and autumn (see appendix photos). Further loss of water supply to these aquifers by change of land use i.e. housing development and increased abstraction may threaten the future existence of the river and its ecosystem.

ENRA is extremely concerned that allowing unlimited public access to the Seven Springs area could damage its ecology and ability to supply the New River, as it is impossible to predict the unforeseen consequences of any actions in an area such as this that has been largely untouched for hundreds of years.

However it has been suggested to us that the 'country park' proposals be thought of and managed as 3 parts, 'protected', 'managed' and 'public'. The 'highest value wet woodland' areas should be the 'protected' area, with no public access to prevent disturbance to the biodiverse environment, also 'the marsh' area could be dangerous to the public at certain times of the year. The St Wendred's Well and lower park areas should be the 'managed' area, this is because of the changing ground conditions over the year. This area would require defined paths some of which may need to be boardwalks as some places can become wet/flooded. The upper park and grazing pen should be the 'public' area.

ENRA recognises that for many years there has been a desire for access to the holy site of St Wendred's Well and for this to be appropriately marked. It is suggested that by situating this within the 'managed' area, the public could visit whilst the site is protected.

Suffolk Wildlife Trust (SWT) & Suffolk Biodiversity Information Service (SBIS) have been contacted by ENRA about designating the Seven Springs area as a County Wildlife Site. A non-statutory designation which recognises the wider value of the site in its local context. SBIS suggest that GeoSuffolk be approached about designating the springs an important geomorphological feature. It is hoped that The Jockey Club will see the value of working with these organisations and allowing surveys to be undertaken.

Over the past 4 years ENRA has been working closely with the Environment Agency (EA) and Suffolk County Council (Flood and Water Management, Growth, Highways and Infrastructure Directorate) and has asked for their advice.