

BALSHAM PARISH COUNCIL
Minutes of the Parish Council meeting held on
Monday 19th January, 2026 at 7.30 pm
in Balsham Pavilion (Green Room)

Present: James Kiddy, Jennie Tipler, Steve Wilcox, Jerry Wade, Heather Pierce, Gordon Fiddy and Lynda Henderson.

Also in attendance: Geoff Harvey

Public: 5

Clerk: Tracy Coston

(James Kiddy chaired the meeting)

1. **Apologies for absence:** Kim Pearson, Nick Coates
The Parish Council held a minutes silence in memory of David Kiddy.
2. **Councillors are required to review the agenda, and to declare any pecuniary interest in any item:** Jerry Wade declared an interest in item 3).
3. **Andrew Dutton – Land and Planning Consultation to present proposals for development off Fox Road/High Street.**
Andrew Dutton promotes land for residential development and has been operating for 25 years and lives in Saffron Walden and has run his own business for last 5 years.
The first phase is to apply for planning permission for 8 self-build houses off Fox Road on part of the land that belongs to the Long Family.
Phase 2 will be accessed from the High Street next to 100 High Street. The Long Family do not want to build as high density as they could do.
The large area behind Balsham Place would be reserved as an open space and a link to the public footpath.
It is hoped to apply for planning for phase 1 in 5 months (8 self-build houses) and phase 2 (20 properties) by the end of 2026 on the 12 acre site.
The PC discussed issues with bus transport from the village making all development unsustainable.
4. **Public Participation (15 mins):**
HOPE: The HOPE van will visit Balsham near the bandstand every other Monday and have they have funding until March.
Pump Track: Kate Martin attended the PC meeting as she is the mother of two boys who would like a pump track in Balsham. A pump track would be open to all for scooters, bikes and skateboards.
The approximate costs for a pump track is 30 m x 15m £ 63,000 + VAT.
The PC discussed a suitable location and agreed that the allotment field would be more suitable than the recreation ground.
The Clerk will contact Kate Martin and look into what grants are available and report back at the next meeting.

Mark Channells attended the PC meeting as he would like to volunteer to improve the entrance ways to the allotments and help with maintenance work at the community orchard. The PC thanked Mark Channells for his offer of help and asked him to send a list of materials required to the Clerk.

5. **Minutes of the Parish Council Meeting held on 17th November, 2025:** The previously circulated minutes were approved and signed by James Kiddy, Chair of the meeting.
6. **Report from District and County Councillor:**
District Councillor:
 SCDC will start food waste collections will start in June.
 The government are trying to streamline planning procedures.
 Kingsway have a targeted consultation out.
 Government have introduced a random revaluation of pubs, which is concerning for local business.
 Reorganisation of local government: District Councillor elections in May are going to go ahead and elections for new unitary authority next year. Balsham PC will have elections this year.
 Grange Farm: Abington PC held a public meeting last week which was very well attended. Another public meeting will be held next week.
 Public consultation for the new local plan ends on 30th January.
 The PC asked Henry Batchelor to chase up Arron Boddington from CCC Highways as he isn't answering emails from the PC.
7. **Matters arising from the minutes:**
 a) **Refurbishment of the old map board cases on Mays Ave Green and Rosie Green**
Wood: Rob Ellam has promised that the work will be carried out by 31st January.
 b) **HOPE food distribution:** Discussed in public participation.
8. **Solar Farm**
 a) **Approval/changes to the Terms of Reference to the Kingsway Alliance of Parish Councils:** The PC have received an email from the Kingsway Alliance and will speak to Kim Pearson before agreeing the changes as she has attended the meetings.
 b) **Updates from Kingsway Solar Farm action group:** The targeted consultation closes on 4th February. Balsham PC agreed to response to the consultation. A lot of changes are that the BESS was undersized and have now moved. Some of the comments are contradicting their previous comments. Very few mitigation areas and the panels are much denser and the size of BESS is huge.
 Confirmation has been received that they got Gate 1 and not Gate 2 which means that they haven't got a connection to the grid and Gate 2 is over-subscribed.
 A meeting is planned with David Vernon and another meeting with Pippa Heylings MP with the Action Group.
 c) **Consider consultation response to Kingsway Solar:** The Clerk will draft a response to be agreed by the PC and Kathy Day.
9. **Planning:**
 a) **For Discussion:**
 Proposal: Single storey side extension. Erection of porch canopy to front and dormer to rear roof.
 Site address: 2 Queens Close Balsham Cambridgeshire
 Reference: 26/00017/HFUL
 Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/26/00017/HFUL>
PC Decision: No objections
- Proposal: Change of use from offices (Class E) to two four-bed dwellinghouses (Class C3), together with the installation of two air source heat pumps, two carports with PV solar panels, new boundary treatment, alterations to fenestration, and associated alterations.
 Site address: 100 High Street Balsham Cambridgeshire
 Reference: 25/04814/FUL / 25/04815/LBC

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/04814/FUL>

PC Decision: No objections

Proposal: Single storey rear extension.

Site address: 3 Anvil Close Balsham Cambridgeshire

Reference: 25/04952/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/04952/HFUL>

PC Decision: No objections

Proposal: Retrospective change of use of existing Highways verge to residential curtilage.

Site address: 1 School Lane Balsham Cambridgeshire

Reference: 25/05058/FUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/05058/FUL>

PC Decision: Support

Proposal: Erect single-storey front and side extensions, front porch, raised hipped roof and extractor flue. Alterations to exterior materials palette and fenestration.

Site address: 9 Nine Chimneys Lane Balsham Cambridgeshire

Reference: 25/04621/HFUL

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/04621/HFUL>

PC Decision: No objections

Proposal: Single storey front and side extensions, raising ridge height of the roof and new flue.

Site address: 9 Nine Chimneys Lane Balsham Cambridgeshire

Reference: 25/04621/HFUL

Public Access Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/04621/HFUL>

PC Decision: No objections

Proposal: T1: Cypress - Fell and remove

Site address: Troy Green 2A Nine Chimneys Lane Balsham

Reference: 25/1415/TTCA

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/1415/TTCA>

Approved by SCDC

Proposal: G1 - Fell row of Leyland cypress and replant.

Site address: Balsham Recreation Ground Church Lane Balsham

Reference: 25/1329/TTCA

Public Access link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/25/1329/TTCA>

PC approved

b) Decisions

Site address: 1 Church Lane Balsham

Reference: 25/1173/TTPO SCDC Approved

Site address: 19 West Wratting Road Balsham

Reference: 25/1134/TTPO SCDC Approved

Site address: 19 West Wratting Road Balsham

Reference: 25/1178/TTCA SCDC Approved

Site address: 58A High Street Balsham

Reference: 25/1188/TTCA SCDC Approved

T-3 Ash, Uplift to 6m to allow access for machinery.

Site address: Street Record Fox Road Balsham

Reference: 25/1255/TTCA SCDC Approved

Proposal: 4 large and mature horse chestnut trees to be reduced in height by at least 5m and in spread by about 3m on each side.

Site address: 11 Linton Road Balsham Cambridgeshire

Reference: 25/1263/TTPO SCDC Approved

Proposal: Single storey side and rear extension

Site address: 17 High Street Balsham Cambridgeshire

Reference: 25/04352/HFUL SCDC Approved

10. Allotment update

a) Update on vacant allotments: 6 full sized and 5 half sized are available. An advert has been placed in the all magazines. £ 2,060 has been received in rent and 6 allotment rents are still outstanding. The removal of rubbish is to be organised from D5b and D8a.

b) Removal of bamboo: The bamboo requires removal again.

c) Community Orchard update – volunteers: Mark Channells has offered to help with the orchard. Clerk to apply for the Covid 19 commemorative tree from SCDC to be planted on the triangular allotment.

d) Allotment improvement grant: The PC are very pleased to receive a grant of £ 5,000 for two taps. Clerk to contact Chris Hall to book in the work.

e) Cutting of allotment paths/community orchard/hedges: The cutting of allotment paths and community orchard will be added to the grasscutting contract.

11. Recreation Ground/Pavilion

a) Solar panel installation completed / change of electricity supplier: Clerk to ask British Gas Lite for the contract and the amount of the get-out clause.

b) Emptying of grass containers: The grass containers will be emptied in the drier weather.

c) Update on cutting back/removing the leylandii hedge at Balsham Recreation Ground and replacing the fence and hedge: Falcon Tree Surgery to carry out the work when the weather improves.

d) Replacement pavilion heaters: The PC agreed to purchase new wi-fi heaters for the cost of £ 2,425.32. The heaters will be purchased and fitted by P C Whiffen.

e) Pavilion roof repairs required: The roof repairs were carried out by Price Right Roofing at a cost of £4,385.00.

12. Highway Matters:

a) School Lane: The PC has sent emails to CCC Highways asking for School Lane to be cleared of leaves and debris.

13. Correspondence:

a) Email received regarding a ‘Pump Track’ on Balsham Recreation Ground: All discussed in public participation.

14. Finance:- Receipts and payments up to 14/01/2026 and any invoices/receipts received up until 17/01/2026 will be considered at the meeting.

a)

Receipts		
Allotment rents	Rent	£ 477.50
Balsham Singers	Rent	£ 325.00
TAC Children's party	Rent	£ 50.00
Balsham WI	Rent	£ 330.00
Total Receipts		£ 1,182.50
Payments (December/January)		
T Coston Salary (December)	£ 1,512.55(Gross) Tax/NI £ 129.96 Exp: £ 166.54 Pension £ 83.19	£ 1,465.94
M McCall	£ 480.00 (Gross) £ 96.00 (Tax) £ 36.58 (Ex)	£ 420.58
S Housden	Cleaner – Gross	£ 210.00
Falcon Tree	Tree Work	£ 60.00
EE	Broadband pavilion	£ 27.00
Cambridgeshire Pensions	Clerk Pension x 2 months	£ 765.34
British Gas	Pavilion electricity	£ 312.05
Kleen Windows	Bus Shelter cleaning	£ 60.00
Herts and Cambs	Allotment hedgecutting 4176	£ 3,972.00
Cambridgeshire Water	Allotments	£ 76.37
Cambridgeshire Water	Pavilion	£ 292.40
Mr Taylor	Allotment Deposit repay	£ 20.00
Santander	Bank Charges	£ 9.98
EE	Broadband pavilion	£ 27.00
Mr Middle	Allotment Deposit repay	£ 50.00
Cambridgeshire Pension	Clerk's pension	£ 382.67
Nextnorth	Website hosting	£ 290.40
Duck Plumbing	Pavilion plumbing	£ 447.16
T Coston Salary (January)	£ 1,512.55 (Gross) Tax/NI £ 129.96 Exp: £ 164.69 Pension £ 83.19	£ 1,464.09
M McCall	£ 255.00 (Gross) £ 45.00 (Tax) £ 16.30 (Ex)	£ 420.58
S Housden	Cleaner – Gross	£ 210.00
TOTAL		£ 10,983.56

Bank Balances as at 14/01/2026

Community A/C:	£ 4,885.41
H.I. Account:	£ 122,814.70
3 month notice account (Lloyds)	£ 43,871.51
Total	£ 171,571.62

b) Precept 2026/27

The PC discussed the budget and unanimously agreed to set the precept for 2026/27 at £ 78,000.00. The precept has not increased from last year.

The PC agreed to budget a further £ 7,500.00 for legal costs for the solar farm.

c) Appointment of new internal auditor: The PC agreed to appoint a new internal auditor called Helen Symmons. The cost of the internal auditor will be £ 250.00.

15. Area Report:

Post at Church Institute Car Park: The PC agreed that they would remove the post from the car park as it was hit by a large vehicle.

16. Date of Next Meeting: The next Parish Council meeting will take place at 7.30pm on 16th February, 2026 in Balsham Pavilion.

Meeting closed at 10.06 pm

Signed

.....

Date

.....