

Toft Parish Council

I hereby give notice that the 838th meeting of Toft Parish Council will be held
on Monday 6 July 2026 in the People's Hall, Toft at 7.00 pm

The Public and Press are invited to be present. Members of the Public are welcome to attend and may
speak under the Open Public Session only

All members of the Council are hereby summoned to attend for the purpose of considering and resolving
upon the business to be transacted at the Meeting as set out hereunder

Ben Stoehr

Mr Ben Stoehr, Clerk, 01/07/26

AGENDA

Comments and observations from members of the public on items on this agenda only and reports from the District and County Councillors

- 1. Apologies for absence and declaration of interests**
 - 1.1 To receive written apologies and reasons for absence
 - 1.2 To receive declarations of interests from councillors on items on the agenda
 - 1.3 To receive written requests for dispensations and to grant any dispensations
- 2. To approve the minutes of the last meeting**
- 3. To consider any matters arising from the last or a previous meeting including**
 - 3.1 (3.1) To co-opt to fill any vacancies resulting from insufficient candidates at election and to make arrangements for any remaining vacancies to be filled
 - 3.2 (Open) Update on meeting with CCC regarding Toft to Comberton cycle path ^(ED)
 - 3.3 (3.2) Disposal of Asset of Community Value – report on outcome ^(MY)
 - 3.4 (3.3) Finding Fitness – update and next steps ^(EM)
 - 3.5 (3.5) To consider the RoSPA report and quotations received
 - 3.6 (3.6) To consider the Assets Walk ^(MY)
 - 3.7 (5.3) To consider prices for replacement picnic benches ^(EM)
 - 3.8 (9.3 of 11.9.26) Website and emails update
- 4. To consider correspondence received requiring the Council's attention**
 - 4.1 Greater Cambridge Urban Development Corporation (UDC)
- 5. Finance, Procedure and risk assessment and use of delegated powers**
 - 5.1 To consider the finance report and approve the payment of any bills
 - 5.2 To receive play inspection reports and consider any work required ^(MY)
 - 5.3 To consider any matter which is urgent because of risk or health and safety
- 6. To consider any Planning or Tree works applications or related items received**
 - 6.1 Planning applications received – to be considered
 - 6.1.1 26/01600/HFUL – 5 Cannors Close – Single storey side extension including alterations to fenestration
 - 6.2 Planning applications for which a response has been made between meetings using delegated powers – to be noted
 - 6.3 SCDC planning decision notices and appeal notifications and applications for information only
 - 6.4 Tree works applications
- 7. Members items and reports for information only unless otherwise stated**
 - 7.1 Village Maintenance ^(MY)
 - 7.2 Highways ^(ED)
 - 7.3 Toft People's Hall ^(ED)
 - 7.4 Footpaths ^(EM)
 - 7.5 Defibrillator report ^(ED)
 - 7.6 Birdlings liaison ^(AC)
- 8. Closure of meeting**

Clerk report to Toft Parish Council meeting on 6 July 2026

2. To approve the minutes of the last meeting on 1 June – attached

3. Matters arising

3.5 (3.5) To consider the RoSPA report and quotations received
Quotations will be brought to the meeting.

3.6 (3.6) To consider the Assets Walk ^(MY)

Cllr Yeadon has written:

“Around Toft Village there are several wooden benches and signs. We want to give the ones listed below some care. Generally they need cleaning with some surface preparation and some staining or painting.

The seat on the green.

The seat opposite the green.

The map post by the seat

Seat at the bottom of the allotment site

Map sign by Toft Wood.

Information sign in Lot Meadow.

Additionally we said

Ask Dean about fence treatment - MY

Report hedge opposite the green - ED

Consider new bench for the Drift - All

Secure seat by allotments - MY

Replace a number of Dog signs - EM

Dog sign for allotment - MY

Replace benches in allotment - EM

Pin down nets in Rec - MY

Create some steps at the bottom of the allotments

decide on needs for Lot Meadow – EM”

3.7 (5.3) To consider prices for replacement picnic benches ^(EM)

Attached.

3.8 (9.3 of 11.9.26) Website and emails update

Parish Online have written:

“I'm pleased to share that we've got your new site ready.

WEBSITE

We've now ported your site to live so you can view it here:

<https://toftparishcouncil.gov.uk/>

We've got a [Knowledge Base](#) to allow you to self-serve with adding content.

See how you get on, and let me know if you have any questions. I can point you in the right direction. Don't worry if you feel the site is missing things or needs tweaking, we're always be here to help.

EMAIL

We've got your new mailboxes set up. You can log in to webmail from passwords for everyone listed in the table. You'll need to distribute to your councillors. You can then download and install the mail apps in the section below.

Individual Log in details have been emailed to Councillors separately.

Here's the information on [Getting Started with Parish Online Email](#)

EMAIL MIGRATION

We've got the ability to suck up your email history archive from your current mailboxes in preparation for you decommissioning the mailboxes in favour of using our new system.

TIDYING UP

We'd recommend decommissioning your old website and mailboxes. The easiest way to do that is allow us to take over the management of your org.uk domain. We can then set up forwarding to your website and new mailboxes. This is a £25 ex vat a year add-on to cover our costs, but it's worthwhile. You then simply inform your current suppliers to shut down their services.

We're really grateful that you've chosen to use our website service. Please use this support email if there's anything you need from us.”

4. Correspondence

4.1 Greater Cambridge Urban Development Corporation (UDC)

Dear Town and Parish Councillors,

I am writing following the Government's recent announcement confirming its intention to establish a Greater Cambridge Urban Development Corporation (UDC).

Many of you will already have seen media coverage of the proposal and may have questions about what it could mean for your communities and for local decision-making across Greater Cambridge.

The Government has said the new Development Corporation would be created to accelerate housing and economic growth in the area and help coordinate the delivery of infrastructure. While the details have yet to be worked through, the proposal is that the new body would take on many planning responsibilities currently held by local councils. In time, it could also become responsible for preparing future Local Plans once the current Greater Cambridge Local Plan has been completed.

South Cambridgeshire District Council has made clear that we support sustainable growth and investment in the infrastructure needed to support it. However, we are concerned that the Government's proposals could reduce local democratic accountability by transferring important powers away from councils whose members are directly elected by local residents.

These concerns are heightened because Greater Cambridge is already delivering on the government's ambition for growth. South Cambridgeshire is one of the highest-performing areas in the country for new homes, with planning permission already in place for around 37,000 homes. Through the emerging Greater Cambridge Local Plan, developed jointly with Cambridge City Council, we have also been planning for up to 77,000 homes and more than 100,000 jobs through a process informed by extensive public consultation and engagement with town and parish councils.

At present, there remain many unanswered questions. We do not yet know precisely how the Development Corporation would operate, how decisions would be made, how local communities would be represented, or what role elected councillors would have in shaping its priorities. We are seeking greater clarity from Government on these issues

and will continue to press for strong local representation and meaningful community involvement in any future arrangements.

Town and parish councils are often the first to hear residents' concerns and aspirations about growth and development. Your local knowledge and understanding of your communities will remain essential as discussions about the future of Greater Cambridge continue. We are committed to keeping you informed as further details emerge and will continue to make the case that decisions affecting local communities should be shaped by those communities.

We will look to organise a briefing for town and parish councils, likely after the summer, once we know more about the government's plans.

Thank you for your continued service to your residents and communities.

5. Finance, Procedure and risk assessment and use of delegated powers

The Clerk used delegated powers to order a battery for the defibrillator.

5.1 To consider the finance report and approve the payment of any bills

Attached

5.3 To consider any matter which is urgent because of risk or health and safety

None at the time of writing.

6. Planning Applications received

* NB Some planning applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council.

The planning portal for new applications can now be found at <https://applications.greatercambridgeplanning.org/>

The Parish Council may choose its own wording to show whether it agrees with an application or not and can now both support/approve or object/ refuse etc parts of the same application

The Parish Council should include material planning reasons why the Council take this stance via its comments.

The Parish Council *does/does not** request that the application be referred to the District Council Planning Committee *(please delete)

Material planning reasons:

Planning reasons:

6.1 Planning applications - to be considered

6.1.1 26/01600/HFUL – 5 Cannors Close – Single storey side extension including alterations to fenestration

6.2 Planning applications for which a response has been made between meetings using delegated powers – to be noted

None.

6.3 SCDC planning decision notices and appeal notifications and applications for information only

6.3.1 26/01919/CONDF – Land rear of 6 Hardwick Road – Submission of details required by condition 8 (verification report) of planning permission 21/01919/FUL - Withdrawn.

6.4 Tree works

None at the time of writing.

7. **Members items and reports for information only unless otherwise stated**

8. **Closure of meeting**

**Minutes of the 837th meeting of Toft Parish Council
Held on Monday 1 June 2026 in The People's Hall, Toft at 7.00 pm**

Present: Councillors: M Yeadon (Chairman), E Darbyshire and E Miles.

In attendance: 3 members of the public and B Stoehr (Clerk).

Public participation on agenda items and matters of mutual interest (includes reports from County and District Councillors and representation by members of the public)

A resident reported that hedges were overgrowing the footpaths. The Parish Council will place a note in the Calendar asking residents to cut them back.

Cllr Darbyshire reported that CCC had not been forthcoming regarding the maintenance on the Toft to Comberton cycle path. She is to arrange a meeting with the Highways Officer to discuss the options. Some other areas in need of attention will also be reported.

A resident asked about food caddies. These are expected to be delivered in June.

Asked why he had been counting cars in the village, the Chairman explained that he had been checking the accuracy of the MVAS vehicle counting and the speeds recorded against those displayed. It was noted that 11 buses had passed through and none had been speeding.

A resident asked whether the road markings were being reinstated. Cllr Darbyshire confirmed that CCC would be doing this although the date was not known. The outcome of the 20 mph application was expected in October and works were not expected to be carried out for up to 18 months afterwards.

1. Apologies for absence and declaration of interests

1.1 To approve written apologies and reasons for absence
Apologies were received from Cllr Coghlan (child care).

1.2 To receive declarations of interests from councillors on items on the agenda
None.

1.3 To receive written requests for dispensations and to grant any dispensations
None.

2. To approve the minutes of the last meeting on 11 May 2026

RESOLVED that the minutes of the meeting on 11 May 2026 be approved as a true record and signed by the Chairman. (Prop MY, 2nd EM, unanimous)

3. To consider any matters arising from the last or a previous meeting including

3.1 (6) To co-opt to fill any vacancies resulting from insufficient candidates at election and to make arrangements for any remaining vacancies to be filled
No applications had been received, although one person had expressed an interest.

3.2 (9.1) Disposal of Asset of Community Value – report and to consider next steps
The Chairman reported on the pledges received, and the submission of the loan application for up to £100,000. The working group would decide whether to take matters forward at a meeting on Friday.

The Parish Council had pointed out some errors in the legal pack. The Chairman had sent a final letter to the Methodist Church about the sales process.

The Parish Council had commissioned a condition survey and needs to consider appointing a solicitor.

The Deed of Variation for the S106 money is in progress but will not be completed until after the auction.

The spreadsheet of costs was noted.

RESOLVED that the Parish Council authorise the payment of various legal and sale fees of up to £10,570.63 in accordance with the spreadsheet provided. (Prop MY, 2nd EM, unanimous)

A 10% deposit of £16,500 would be required ahead of the auction. This would be refundable in the event of an unsuccessful bid.

Insurance cover would be required from the outset.

It had been agreed not to undertake solicitors' pre-checks.

The Chairman will attend the auction and bid.

Cllr Yeadon read out a letter from a resident to which he had responded.

3.3 (9.2) Finding Fitness – update and to consider the way forward

Cllr Miles reported on site visits to Steeple Morden and Litlington to see the equipment installed there and reported that it looked solid. She has contacted Sarah Tebbit to ask about consultation responses and has written to the company for an update on the current status of the proposal.

RESOLVED that Cllr Miles should place an article in the Calendar stating that the Parish Council will be considering this item at the next meeting.

3.4 (3.5) Speeding in the High Street and to consider the purchase of 20 mph and 30 mph speed limit wheelie bin stickers and how they should be made available

RESOLVED to await the outcome of the 20 mph application, which has been submitted.

3.4 (10.2) East West Rail consultation (deadline 9 June) – to consider response

RESOLVED having considered and approved Cllr Yeadon's report, to respond as follows:

“At its meeting on 1 June 2026, Toft Parish Council unanimously agreed the following as its response to the current consultation.

1. *Since the previous consultation the depth of the railway as it passes Comberton Road has been significantly reduced. This will result in greater visibility and a considerably greater noise issue from the railway which will have a serious impact on Comberton Village College and the houses on the Birdlings Estate. The Parish Council wants to see the deeper cutting reinstated to minimise the impact.*
2. *The railway runs close to the Village College and the Birdlings Estate. Moving the route slightly west would reduce the impact on both of these areas. The Parish Council wants to see the route running slightly to the west.*
3. *The Parish Council would like to see a cycleway along all the route but particularly between Hardwick Road and Comberton Road to enable students to cycle safely between Hardwick and Comberton Village College.*
4. *The Parish Council wants to see strong signage and construction traffic instructions banning construction traffic through Toft.”*

3.5 (11.4) To consider the RoSPA report and any necessary works

RESOLVED to note that Cllr Yeadon had repaired the gate.

RESOLVED, noting that only minor work was required, to obtain quotations. Stratagem will be spreading the play bark in June.

3.6 (11.5) To make arrangements for the Assets Walk

RESOLVED that Councillors should meet for the Assets Walk on 13 June.

4. To consider correspondence received since the last meeting requiring the Council's attention

4.1 Toft People's Hall – request that the application for planning permission be made in the Parish Council's name

RESOLVED that the application for planning permission be made in the Parish Council's name. (Prop MY, 2nd EM, unanimous)

5. Finance, Procedure and risk assessment and use of delegated powers

5.1 To consider the finance report and approve the payment of any bills

RESOLVED to receive the financial report and check the invoices and bank statements before the payments were approved, plus T Ellis-Evans (Letter drop) approximately £31.00.

Salaries		£336.50
LGS Services	Admin support	£509.12
LGS Services	Admin support	£542.67

5.2 To receive play inspection reports and consider any work required

None.

- 5.3 To consider any matter which is urgent because of risk or health and safety and relates to Council property
Cllr Miles reported that the benches in Lot Meadow were damaged and that she would obtain prices for new ones.
- 5.4 To carry out a review of the effectiveness of the system of internal control that has been in place during the year under review (between 1st April 2025 and 31 March 2026)
RESOLVED that the Parish Council considers that the system of internal control is sufficient.
- 5.5 To prepare the Annual Governance Statement (Section 1 of the Annual Return)
RESOLVED that the Annual Governance Statement be prepared and that questions 1-10 all be answered "Yes."
- 5.6 To approve the Annual Governance Statement by resolution
RESOLVED that that Annual Governance Statement be approved and signed by the Chairman on behalf of the Parish Council.
- 5.7 To consider the Accounting Statements (Section 2 of the Annual Return)
The Accounting Statements were considered.
- 5.8 To approve the Accounting Statements by resolution
RESOLVED that the Accounting Statements be approved and signed by the Chairman on behalf of the Parish Council.
- 5.9 To ensure that the Accounting Statements are signed and dated by the person presiding at the meeting
The Accounting Statements and supporting papers were signed and the council declared exemption from External Audit and signed and dated by the Chairman.
- 5.10 To consider the Internal Auditor's report and appointment of Internal Auditor for FY26
The report had not yet been received.
- 6. To consider any Planning or Tree works applications or related items received**
- 6.1 Planning applications received – to be considered
- 6.1.1 26/01919/CONDF – Land rear of 6 Hardwick Road – Submission of details required by condition 8 (verification report) of planning permission 21/01919/FUL
RESOLVED to make no comments.
- 6.2 Planning applications for which a response has been made between meetings using delegated powers – to be noted
None.
- 6.3 SCDC planning decision notices and appeal notifications and applications for information only
None.
- 6.4 Tree works applications
None.
- 7. Members items and reports for information only unless otherwise stated**
- 7.1 Village Maintenance
Nothing to report.
- 7.2 Highways
Cllr Darbyshire reported on CCC's response that they had ordered works to alleviate flooding outside Beldam's Close, along with a few other works to pavements which were due for repair.
Cllr Darbyshire had reported a considerable amount of inadequate signage and requested signage to alert drivers to the play area.
- 7.3 Toft People's Hall
Nothing to report.

- 7.4 Footpaths
Nothing to report.
- 7.5 Defibrillator report
Nothing to report. Delivery of the battery and pads is awaited and has been chased.
- 7.6 Birdlings liaison
Nothing to report.
- 7.7 Request to obtain land ownership details in Toft and Surrounding areas as part of the wildlife project
RESOLVED to note the request and the data protection requirements.
Cllr Miles outlined the plans for engaging with local landowners for biodiversity purposes.
RESOLVED if the Parish Council needs to find out title information, to see whether this is available from Parish Online.
- 7.8 Responding to aggressive confrontations outside Council meetings
A discussion took place about incidents that had taken place.
RESOLVED that Cllrs Miles and Darbyshire should draft a poster and a Calendar article.
- 7.0.9 Toft Social Club
RESOLVED to note that Toft Social Club had won the CAMRA Club of the Year award for Cambridgeshire, and had also been put forward for the regional award.
- 7.0.10 Thank you letters
RESOLVED to send letters of thanks to Sarah Tebbit and Giles Harrison for their hard work and contribution during their time on the Parish Council.
8. Closure of meeting
There was no further business and the meeting closed at 9.05 pm.

SignedChairmandate.

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