



Minutes of the Hilton Parish Council Planning Committee Meeting on Wednesday 22nd October 2025 at 19:00 in Hilton Methodist Church School Room

Present: Cllr P. Balicki, Cllr J. Capes, Cllr R. Dulstone, Cllrs E. McCarthy, Cllr S. Suckling.

In attendance: The Deputy Clerk (N. di Castiglione) and 6 members of the public

Meeting commenced 19.04

1. To receive any apologies for absence
Apologies were received from Cllr Stott.
2. To receive Councillors' declarations regarding disclosable pecuniary and/or other registrable interests along with the nature of those interests in relation to any agenda item
There were no declarations of interest
3. To note any dispensation requests made to the Clerk in accordance with the Disclosable Pecuniary Interest Dispensation Procedure, and declare the nature and existence of any dispensations granted
There were no dispensations requested.

Meeting adjourned at 19.05 to allow comments and observations from members of the public pertinent to items on this agenda only (namely planning application 25/00781/REM – Land west of Wychwood, Church End Hilton: Reserved Matters Application, following outline planning approval 20/00164/OUT in respect of the construction of 16 Dwellings). MoP1 Said that reservations about this scheme stated previously remain in particular relating to access to the site, traffic.

MoP2 said it is not clear what in the latest proposals has been changed. The welter of new documents dated 9th October are not supported by an overriding document summarising changes; and if the road is not adopted responsibility for lighting will not be accepted by the County Council, so where will the onus fall?

MoP3. Drew attention to the intention in the scheme to address affordable housing needs in both the Hemingfords and Hilton and nothing about sustainability; also, that there is nothing in the proposals about noise mitigation.



Initials

Nicola Webster, Clerk, Hilton Parish Council
10 Church End, Hilton, Huntingdon, Cambridgeshire, PE28 9NJ
Email: clerk@hiltonparishcouncil.com
www.hiltonparishcouncil.com



Initials

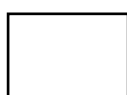
4. [To consider any planning applications received including –](#)

4.1 25/00781/REM – Land west of Wychwood, Church End Hilton: Reserved Matters

Application relating to the appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings.

It was **RESOLVED** that Hilton Parish Council Planning Committee comments on this application as follows:

- 1) The Parish Council cannot see any detailed response to the comments raised in June 2025 to the various comments and objections made. For example, the objections raised by Hilary Tandy from Cambridgeshire County Council regarding flooding and drainage do not appear to have been answered specifically.
- 2) This application gained approval under the Rural Housing Exception scheme on the basis that a significant outcome of the development would be for affordable housing. It was argued that the site would meet the affordable housing requirement for Hilton and the Hemingfords despite the Hemingfords commenting that they would prefer their affordable housing requirements being provided for in their parishes. In May 2025 Hemingford Abbots commented that of their identified need of 4 affordable houses 2 had been built and reiterated that they feel their remaining need should be met within the Hemingfords. Hilton Parish Council believe that this now make this application fall outside the original terms of the approval and would welcome a housing survey be conducted to identify the needs within Hilton.
- 3) In our comments in June 2025, we asked for more information on who would be responsible for maintaining and paying for the street lighting on the proposed development. Comment is made within the more recent documentation that there will be 10 streetlamps on this site:
 - a) This appears to be a disproportionate number of lights in comparison to other areas of the village
 - b) Comment is made that the roads on the site will not be adopted so we ask again who will be responsible for the maintenance of these lights and who will be responsible for paying the electricity cost.
- 4) If the roads are not adopted this leads on to the question as to who will be responsible for the maintenance and upkeep of these roads.
- 5) We ask also the same question about who will be responsible for the maintenance and grass cutting highlighted in for the drainage pond and green areas.
- 6) Given the questions in 3,4 and 5 above we wonder if the intention is for these requirements to be handed to a management company with the householders being charged to cover these services? Is this a reasonable thing to do when the site is being developed for affordable housing?



Initials

Nicola Webster, Clerk, Hilton Parish Council
 10 Church End, Hilton, Huntingdon, Cambridgeshire, PE28 9NJ
 Email: clerk@hiltonparishcouncil.com
www.hiltonparishcouncil.com



Initials

- 7) A parishioner has asked for reassurances that the existing ditch will not be overwhelmed by water coming off the new site, but it is hard to see that there has been any attempt to answer that request.
- 8) Hilton Parish Council consider the proposed appearance of the properties to be unacceptable. The material palette is not appropriate for the surrounding environment of the village.
- 9) What guarantees are there that Huntingdon District Council will ensure that the developers meet the planting proposals?
- 10) What risk assessment has been undertaken regarding safety around the new pond?
- 11) This is a proposed development of 16 houses on a small site. Within the site there are parking spaces available for 3 visitors. Hilton Parish Council consider this to be woefully inadequate. There is no ability to park on Church End, and these concerns have been raised before and remain unanswered.
- 12) Comment has been raised in the village about sound pollution coming from this small site. What assessment has been carried out in this regard and what mitigation is being considered?

In conclusion Hilton Parish Council states that this application remains deeply unpopular in the village, and we consider that there has been a significant change in the underlying claims regarding affordable housing needs and as such the decision to approve should be overturned.

There being no further business to transact the meeting was closed at 19.59.

Signed.....Date.....

Initials

Nicola Webster, Clerk, Hilton Parish Council
10 Church End, Hilton, Huntingdon, Cambridgeshire, PE28 9NJ
Email: clerk@hiltonparishcouncil.com
www.hiltonparishcouncil.com

Initials

This page is blank intentionally.

Initials

Initials