Ellington Parish Council

Minutes of **Extra-Ordinary** meeting of Ellington Parish Council held on **Monday 22nd June 2026, 8.30pm** at the Village Hall, Ellington.

Present: Councillors: Cllrs Stening, Hinchliffe, Schmidt, Ruddle and Elliott

Clerk: Lisa Hazel
County / Disc: Cllr Stephen Cawley.

Public: Approximately 11 member of the public was present.

Cllr Stening as Vice-Chair opened the meeting. It was agreed to vary the order of reference to take the following item first:

2020 To Elect a Chairman of the Parish Council for the year 2026 / 2027

Cllr Stening indicated he is happy to take on the role of Chairman subject to the following:

- All Councillors take active responsibility for working their areas of responsibilities, providing updates at meetings and coming back to the full PC for decisions,
- Shorter meetings,
- Quicker decision making,
- Better communication outwards to the village.

All members were asked if they were happy to accept the above.

RESOLVED unanimously to agree to the above. On a proposition by Cllr Ruddle and seconded by Cllr Hinchliffe it was unanimously agreed, to appoint Cllr Stening to role of Chairman of the Parish Council for the year 2026 / 2027. It was agreed Cllr Stening is to sign the 'Declaration of Acceptance of Office form' before the next meeting.

It was noted that there is now a vacancy for Vice-Chair. Cllr Stening nominated Cllr Hinchliffe for this role which was seconded by Cllr Ruddle. Cllr Hinchliffe confirmed he is happy to accept the role. However, as this is not on the agenda a formal decision can not be made therefore this will be carried forward to the July meeting.

The floor was then opened up for the "Open Forum". The Chairman highlighted residents would be asked for their comments on item: 2024 when the Parish Council reach that item number. It was noted the majority of residents in attendance where there for this.

Open Forum

A resident asked about the recent Speed Watch that has been set up. The Clerk provided details of the scheme and the locations that have been pre-approved by Cambridgeshire Constabulary for members to carry out speed watch sessions. The Parish Council were asked if they would consider publishing the speed watch data, location of sessions carried out along with times of sessions. The Parish Council confirmed that due to GDPR they are unable to provide details of the registration of speeding vehicles but would look into what data can be published, updating residents in due course. It was confirmed the Parish Council have studied the data from the MVAS units (Flashing speed signs) from 3 locations to establish high volume vehicle movements, times and speeds so they can target the speed watch sessions on the problem areas.

The Parish Council were asked if they are aware of HGV watch. The PC confirmed they had not heard of this and the Clerk asked she be sent details of the scheme.

2020 To Elect a Chairman of the Parish Council for the year 2026 / 2027

This item was taken earlier.

2021 To receive apologies for absence

Apologies were noted and approved from Cllr Deal and Crook along with County Councillor Ian Gardener.

2022 Declarations of interest in any agenda item

None.

2023 To approve the minutes of the Annual meeting held on 11th May 2026 and the amended minutes of the extra-ordinary meeting held on 27th April 2026

Both sets of minutes were approved as a true record and signed by the Chairman.

2024 Planning

- **PARISH COUNCIL CONSULTATION – TREE APPLICATION REF. 26/01011/TREE T1 Yew - Reduce height by 4 metres - 25 High Street Ellington Huntingdon PE28 0AB**

RESOLVE to submit response.

It was unanimously agreed to respond with "No Objection" with the following comment:

- The Parish Council ask that the work is carried out by a professional arboriculturist.

- **Lawful development certificate to confirm mixed use of land as a haulage yard and roadside service area along with associated ancillary uses - Grove Parc Grove Lane Ellington Huntingdon PE28 0DA (CLED) -** To consider Residents views.

Cllr Hinchliffe gave everyone in attendance an overview on what a CLED highlighting the following information:

"A Certificate of Lawfulness application is for the applicant to prove that the use has been carried out, without interruption, for a period of years. Planning law gives immunity to unauthorised uses or breaches of planning conditions that have prevailed for four or ten years without enforcement action taken against them dependant on the type of development. Evidence submitted needs to be assessed by the Local Planning Authority (LPA) on a purely factual rather than interpretative bases. The Parish Council may be able to assist in commenting on this application by providing any local knowledge of the site and how long a building/use has been there. If a Certificate of Lawfulness is issued it has much the same effect as a planning permission".

It was unanimously agreed to open up the meeting to members of the public to let them speak on the following item:

Mr Ross Taylor, of Buffaload Logistics Ltd who was in attendance turned around to all of the residents in attendance and confirmed he was happy to answer any questions residents had.

Mr Taylor gave a brief background confirming the Planning Inspectorate in their report had advised Buffaload Logistics Ltd to apply for a Certificate of Lawfulness which he is now doing. Buffaload Logistics Ltd have been asked to prove they have been operating over 10 years which they have been doing so highlighting they have been there for a lot longer than 10 years at least 15 years + and that the company has been doing nothing different over the corresponding years than when they started. Mr Taylor highlighted the company has been granted permission in 2006 for the refurbishment of existing buildings and the development of two new buildings on the site highlighting the 'two new' buildings in their size are comparable to warehouse and to date have not been built on site.

A resident highlighted they were not aware of the 2006 application. The Clerk confirmed details of the application: 0601759FUL, can be found on the Huntingdonshire District Council portal: https://publicaccess.huntingdonshire.gov.uk/online-applications/ . Residents can search for the application and get full access to all related documents.

It was agreed to add into these minutes that residents can also access the following Parish Council website page: https://www.ellingtonparishcouncil.gov.uk/grove-lane-ellington/ which is a good resource for residents to understand the 2006 application.

Residents raised the following points which have been summarised altogether below:

- Boundaries have been progressively pushed,
- The site has grown "massively" over the years which has resulted in an increase in traffic,
- The scale of the site as it is now is causing frustration amongst residents,

- Traffic issues were raised in particular problems arising over the bridge of the A14 highlighting it is difficult for 2 large lorries to pass each,
- Lorries cutting across the entrance to the bridge creating near misses with approaching vehicles,
- Huge Increase in number of lorries through the village,
- An increase of non Buffaload lorries some foreign traveling through the village to access the site,
- Increase in flow of traffic which is unacceptable in a small rural village,
- Lorries are now accessing the site 24 hours especially since the truck wash and road side services have been advertised on Facebook.
- Trucks trundle along Thrapston Road one after another after another 24 / 7.

It was noted their is a 18 ton weight limit on the roads around Ellington. A discussion then took place on what roads this weight limit applies to and if it was advisory or not. The Clerk was asked to look into this further. My Taylor suggested the over-bridge over the A14 has a 3000 ton capacity limit. The Clerk was asked to seek confirmation on the exact capacity weight limit for the bridge for full clarification and to sure their are no misunderstandings.

Cllr Hinchliffe highlighted there was a 2014 planning application (1400436FUL) in which the Parish Council in their response as a consultee asked that if the permission was approved that the lorries be re-directed from entering the site through the village at least during certain hours, to mitigate the volume and associated impacts on residents. It was noted the application was withdrawn by the applicant but the Parish Councils comments would be sought out.

1400436FUL can be found here https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?keyVal=N2SKJCIKIBO00&activeTab=summary

The Parish Council's response letter, for which the then-MP, Shailesh Vara, echoed in his letter to HDC, is attached as reference. Conditional approval was offered if unmet conditions from the 0601759FUL were rectified.

Because the 1400436FUL application was withdrawn by the applicant, it's unclear whether HDC acted upon the requests of the Parish Council."

Mr Taylor highlighted 300 Mick George vehicles used to travel through the village daily. A former employee of Mick George who was in attendance disputed this number of Mick George vehicles travelling daily through the village highlighting the lorries are dispatched in all different directions. It was suggested that the number of vehicles travelling through the village daily may be lower than first thought.

The following questions summarised together here were put to Mr Taylor:

- Buffaload Logistics Ltd were asked if they would consider diverting their vehicles accessing the site along an alternative route for example further up the A14 i.e. the Caxton turn off and not directly through the village.
- The Parish Council highlighted this meeting has been called to seek the views of the residents before making a formal response to this application to ensure the Parish Council are representing the views of the village. Mr Taylor was asked if needed would he clarify any points that may arise. Mr Taylor confirmed he would be happy to do so if required.
- Mr Taylor was asked if he was resident of the village would he be happy living there with the volume of trucks driving through every day?
- Do your vehicles have telematics and would you publish the information so it can be established how many Buffaload trucks travel through the village each day?
    - Mr Taylor confirmed the Parish Council would have to write and ask the Managing Director Julie Feltwell if she would be happy to provide the information.

Mr Taylor confirmed the following which is summarised here:

- The site has full approval as per the 2006 permission which granted permission for a haulage yard, storage and distribution centre. Mr Taylor gave his concerns that he felt the Parish Council had not made residents aware of this permission and that he has received abuse and hate because of this.
- Buffaload Logistics Ltd do not receive much income from the truck wash. The amount earned equates to approximately £1,000 per week and each lorry is charged £50 per wash.

- Not all traffic and trucks that travel through the village are going to the Buffaload site. Sat Navs also play a part in sending vehicles the wrong way causing them to divert off through the village.

The Chairman of the Parish Council directly asked Mr Taylor if he has full planning permission for the whole site as it is. Mr Taylor confirmed he has all of the relevant planning permission and highlighted that the business like any business has grown over the years.

Everybody was thanked for providing their thought and comments. The Chairman confirmed the open form was now closed.

It was agreed to vary the order of reference and take item: 2025 and item a of 2026 at the end of the meeting.

2025 Motion to Exclude

That under the Public Bodies (Admissions to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted

- To consider legal advice received

Motion to Re-Admit the Public and Press

To resolve that the confidential business having been concluded, the press and public be re- admitted to the meeting.

To be taken at the end of the meeting.

2026 Finance & Administration:-

a. To consider quote from Tees Planning Law Solicitors

To be taken at the end of the meeting

b. Consider request for Funding Support for Asbestos Management Survey for the Village Hall.

RESOLVED to approve funding up to the value of £500 to come from CIL money.

c. Consider request from Ellington Judo Club to help financially with the re-certification of the club.

The Clerk confirmed she has been asked by the Judo Club to defer this to the July meeting to allow the club time to gather all of the financial information.

2027 Any other Business for information only

Cllr Schmidt asked if the PC has a recent an up-to-date tree report. The Clerk confirmed the PC has a current tree report which has previously been emailed to Cllr Schmidt. The Clerk confirmed she would email a copy of the report again.

Cllr Hinchliffe asked can signs be put up on the lampposts highlighting their is an active speed watch in the village? The Clerk is to look into this.

MVAS units - Cllr Hinchliffe asked if the following can be looked into; can a new post be installed on the opposite side of Thrapston Road so the speed of vehicles traveling in both directions can be obtained.

It was highlighted the Village Gala festivities are this weekend and the Clerk was asked to ensure the grass is cut and collected before Friday lunch time.

The next meeting date of the North Hunts Group was confirmed to members.

The following item was taken here:

2025 Motion to Exclude

That under the Public Bodies (Admissions to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to

the public interest because of the confidential nature of the business to be transacted

- To consider legal advice received

Everyone in attendance was asked to leave and all of the doors were shut.

The Clerk confirmed that legal advice has been sought as per the Financial Regulations: 11.1. Procedures as to contracts are laid down as follows:

ii. for specialist services such as are provided by legal professionals acting in disputes;

Members acknowledged the information received.

Motion to Re-Admit the Public and Press
To resolve that the confidential business having been concluded, the press and public be re- admitted to the meeting.
It was noted that there were no members of public to re-admit.

The following item was taken next:

2026 Finance & Administration:-

a. To consider quote from Tees Planning Law Solicitors
The quote was received and considered.

RESOLVED to accept the quote and formally appoint Tees Planning Law Solicitors to represent the views of the residents of Ellington Parish and the Parish Council in planning matters. The cost of which is to come out of the Parish Council reserves. This action falls under section 111 of the Local Government Act 1972 (which allows spending to facilitate the council's functions

2028 Date of next meetings: July 13th, Sept 14th, Nov 9th.
There being no further business the meeting was closed at 21.44pm.