

# **SPC**                      **STANDON PARISH COUNCIL**

**Minutes of the Meeting of Standon Parish Council held on Thursday 25<sup>th</sup> November 2021 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge**

**PRESENT:** Cllr Chris Leage (Chairman), Cllr Richard Boxall, Cllr Acland Bryant, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

**CLERK:** Belinda Irons

**PUBLIC:** 7

## **Procedural Items**

21.178 Councillor apologies for absence: Cllr Cowell, Cllr Chalkley, Cllr Crook, Cllr Hall.

21.179 Other Councillor absences: None

21.180 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:  
Cllr Boxall Puckeridge Community Centre: Parish Council representative  
Tennis Club: personal declaration  
Cllr Leage Puckeridge Community Centre: Parish Council representative  
FORQ: treasurer: personal declaration  
Cllr Marshall Standon Village Hall: parish council representative

21.181 Minutes of Previous Parish Council Meetings: held on the 28<sup>th</sup> October 2021. Minutes of the meeting were agreed as a true and correct record of the meeting, and were duly signed

21.182 Public comment or representation:

Herts Stages Rally: objections:

Dangerous Activity:

Narrow country roads are unsuited to high speed rallying. Hanging Wood Cottage is at particular risk as it protrudes into the road significantly reducing road width to the point that any slight deviation from route may mean a vehicle hitting the building.

Wildlife: deer frequently cross the route and may put drivers at risk if they were to hit a deer.

Domestic pets such as cats will be forced to stay inside with the risk of escape and death an issue. No one will be able to walk dogs or ride horses.

Residents would be forced to call a marshall to be able to leave their home. This is an unacceptable infringement of civil liberty and highly dangerous if an emergency situation arise necessitating emergency service attendance.

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Hanging Wood to Barwick: steep drop from highway into the river which may put a driver's life in danger.

The road surface from Standon to Barwick is particularly poor.

Emergency Services: the proposed rally would put emergency services under pressure without good cause. This is a leisure pursuit which brings no benefit to local people.

Road Closure:

This will affect residents and farmers who may require to move heavy machinery but will not be able to do so.

This would mean that residents would effectively be locked into their homes from early morning to early evening with no respite from noise, speed, and pollution.

Pollution:

There will be significant noise pollution whilst 120 cars x 3 speed around these unsuitable roads. The noise levels may be such that they may lead to mental health issues as residents would be unable to escape.

There will be significant air pollution from petrol fumes, and also tyre pollution. Should a vehicle crash in the river, there may be petrol spill in a significant chalk river which is unacceptable. The Wildlife Trust has restocked the river with important species which may be adversely affected.

Restriction of freedom to use public rights of way: footpaths and bridleways will be closed preventing their use which is unacceptable.

Litter: residents have undertaken litter picking as the parish is heavily littered, with 10 bags collected on only 4 roads. This is an unacceptable situation as some roads have houses where residents could clear their own frontages. Residents suggested that other residents could assist with the clearance.

*Meeting resumed for*

#### 21.183 Police, County & District Council reports

Police report provided by email:

Crime figures for Standon & Puckeridge 25/10/21- 24/11/21

27/10/21 Hawken Close Standon 2 wingmirrors stolen from car.

04.11.21 Vehicles driving over land at New Street Farm causing damage to crops.

10/11/21 2 Vehicles in Batchelors tampered with, 1 having 2 drills stolen from it.

16/11/21 Theft of fuel from a vehicle that was parked in a layby A10/A120 junction.

On the 15<sup>th</sup> November we had another Operation Aguarian which took place on the A120 at the Standon Business park. Over 70 Vehicles were stopped and Traffic offence Reports were issued to vehicles for:

No MOT,

tyres under the legal limit of tread.

Non wearing of seatbelts.

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Environmental services were also working with us and a number of vehicles were stopped and checked to ensure they had waste carrier licences.

On Remembrance Sunday myself and PC Marshall attended St Marys church for the service and met a lot of the parishioners.

We are aware of the usual parking issues around the school and have been attending at school times. 1 ticket has been issued and several warning tickets.

21.184 S & P Community Centre: Cllrs Leage & Boxall

Temporary disabled ramp purchased: Cllr Boxall to check they have been received, and will fit the internal ramp.

Guttering: quotes sought: Cllr Marshall is liaising with a contractor

Energy Performance Certificate: quote: £300: more information will be sought before a decision is taken, and the Clerk will investigate whether a grant application would benefit from a certificate. **ACTION: CLERK**

21.185 Standon Village Hall: Cllr Marshall & Crook

Committee Report/update

Cllr Marshall commented that he has tried to source quotes, but the only company to quote is Lanes. He is developing a letter to send to neighbouring properties as the work will require closure of the access road whilst work is in progress. Cllr Leage was asked to speak with the immediate neighbour to advise when the work will commence. Cllr Marshall will continue to liaise with Lanes Group to arrange the work.

**PROPOSAL: That Standon Parish Council herewith appoints Lanes Group Ltd to inspect the culvert beneath Standon Village Hall using CCTV, and to clear any debris found, in the sum of £1,855.00 (one thousand, eight hundred and fifty five pounds) plus VAT.** PROPOSED:

Cllr Marshall, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY. **ACTION: MM**

Energy Performance Certificate: quote £300: see CC.

New Boiler: PC to purchase:

The Parish Council agreed to purchase a new boiler.

**PROPOSAL: That Standon Parish Council herewith agrees to purchase a new boiler for Standon Village Hall with the assistance of Standon Village Hall Management Committee.** PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY. Cllr Marshall will liaise.

21.186 Legal update: Clerk

a) Burrs Meadow: boundary issue: update: reverted to HCC: The Clerk will ask Cllr Andrews for an update. Cllr Marshall asked whether the PC could request information from the files under Freedom of Information.

b) Standon Village Hall: Fence erected on PC land: boundary set by neighbour: Cllr Leage has spoken with the neighbour, and will continue liaison. Bollards have been ordered and are awaited. Installation is being discussed with a contractor.

21.187 Highways: Cllr Wren

a) HCC: Old Standon Hill: double yellow lines consultation: the Clerk will chase the information.

b) Cambridge Road: new access onto A120 signage: awaited

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c) Puckeridge High Street/ Station Road junction: double yellow lines to be installed 100 to 96 High Street: awaited: restriction of waiting order is under consultation.

d) Hertfordshire Motorsport Rally: June 2022

The Parish Council unanimously objected to the Rally. The Clerk was instructed to write a letter covering the following points:

Danger:

to those in the rally;

to residents;

to wildlife;

to visitors to the area using little-used routes which may not be correctly closed

Infringement of local freedom to use roads, byways, bridleways and footpaths

Pollution:

Air

Noise

Petrol: fumes/ spills/ river

Emergency route: Cllr Crook pointed out by telephone that Paper Mill Lane is a designated emergency route – the 4ft deep ford is closed to vehicles so cannot be used.

Road surface conditions: the roads are not in good condition and the proposed rally will exacerbate this. There is no mention of any surface upgrade in the documentation supplied to date.

Environmental mitigation: documentation states that Parish Councils have been contacted regarding tree planting to off-set carbon emissions: this has not been the case to date.

Climate Change and 20's plenty: Such a rally is incongruous and out of place where residents want action to be taken on Climate Change issues and speeding.

Covid: mass movement of people spreading this virus which shows no signs of abating need to be prevented.

Local business benefit: there are no shops on route other than the A10 Timber Company, which will have to be closed to people wanting to purchase wood. Local businesses will suffer due to road closures.

Emergency Services: in the event of an accident, emergency services would be severely stretched to reach anyone on this narrow winding road.

There is no local benefit.

This is a leisure pursuit and should be held on a proper race track, not the public highway

21.188 Planning Matters: Cllr Leage

Planning applications:

3/21/2726/HH	The Barnhouse Standon Green End Creation of link extension to outbuilding to facilitate the conversion of car port into gym and accommodation to existing annexe: <i>Objection: overdevelopment</i>
3/21/2728/HH	27 St Johns, Puckeridge Single storey front extension: <i>No objection</i>
3/21/2652/HH	132 Station Road, Puckeridge 1 <sup>st</sup> floor side and single storey rear extensions: <i>For further review</i>

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3/21/2425/FUL	p. 2021.99 Skeleton Green, Buntingford Road, Puckeridge Demolition of building. Erection of storage unit with a 2.1 metre high fence <i>Comments:</i> <i>perimeter treatment; landscaping;</i> <i>environmental mitigation; business use</i>
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Other Planning Matters:

Standon PC application to remove 4 dead Poplars on The Moors submitted

Appeal: Knoll Farm, Standon Green End: 3/19/0331/LBC

LPA Appeal Reference: 20/00026/REFUSE

Appeal: Black Grove Wood, Colliers End: appeal 26<sup>th</sup> April.

APP/J1915/C/20.3244659; APP/J1915/C/20/324460; APP/J1915/C/20/3244661;

APP/J1915/C/20/3244662

Conservation Areas and Article 4 application submitted to EHDC: update

Puckeridge Tributaries: planning enforcement and SUDS compliance:

X/21/0180/XTRA: Land at Stortford Road/Town Farm Crescent: SuDs compliance re 3/16/2311/OUT

X/21/0178/XTRA: The Chestnuts & Glanton, Cambridge Road: Puckeridge Tributary and SuDs re 3/16/1218/FUL

X/21/0176/XTRA: The Bungalow, Ermine Street, Colliers End: Puckeridge Tributary and SuDs re 3/16/2847/FUL

X/21/1079/XTRA: Land east of Cambridge Road, Puckeridge: Puckeridge Tributary and SuDs re 3/16/1918/REM

St Marys Road: Clarion use of former garage land currently used as a storage and works compound without planning permission. The Parish Council agreed to press for enforcement action to be taken.

**ACTION: CLERK**

21.189 Finance: Itemised Payments will be shown on a separate Appendix

Finance Summary:

**Oct account:**

Brought forward	£282,240.74
Plus income	£0.18
Less expenditure	£3,909.92
Less ring-fenced	£150,000.00
TOTAL month end	£128,483.53

Budget: Councillors will consider the draft budget and make recommendation. Cllr Cowell and the Clerk will scrutinise and make further recommendations in advance of the January meeting.

**ACTION: CLERK/GC**

21.190 Climate Change: risk assessment & carbon neutral targets for assets

Appointment of ecologist to produce a base-line analysis of species in preparation of a grant application to BIFFA

'Queen's Green Canopy' tree planting initiative: Clerk to make claim: **ACTION:**

**CLERK**

EH Environment & Climate Forum: meeting: 2.12.2021.

21.191 Sewers, Drains, Ditches, River: action plan

Following discussion, Councillors agreed that there was little benefit in having a committee as it has no power to challenge the water authorities. However, it remains

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committed to gathering data to pass to a higher authority which may be able to initiate changes.

Environment Agency consultations: Cllr Leage will liaise with FORQ on a response: Draft River Basin Management Plans (RBMPs)

Draft Flood Risk Management Plans (FRMPs) for 2021-2027 We invite you to submit your views to us via the links below.

For RBMPs, go to: <https://consult.environment-agency.gov.uk/environment-and-business/draft-river-basin-management-plans> before 22 April 2022.

For FRMPs, go to: [https://consult.environment-agency.gov.uk/fcrm/draft-second-cycle-flood-risk-management-plans before 21 January 2022.](https://consult.environment-agency.gov.uk/fcrm/draft-second-cycle-flood-risk-management-plans-before-21-January-2022)

21.192 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: Cllr Leage commented that anyone with an interest would be welcomed to joined the group. They are committed to testing the water quality of the river and waterways. Members are very active promoting and protecting habitats and wildlife.

Cllr Marshall Green spaces & common land: There is another dead tree on the recreation field, and it is hoped that this can be removed when The Moors trees are removed.

21.193 Clerk's updates:

Bench & noticeboard: weatherproofing

Colliers End Village Hall: BIFFA grant update: The Clerk is in the process of closing the application.

Section 106 fund availability

Station Road Telephone Kiosk: library:

Memorial Field: dog waste and signage: more robust and larger signs are required than those supplied by EHDC. **ACTION: CLERK**

Litter Bin emptying: complaints to be sent to

[customer.service@eastherts.gov.uk](mailto:customer.service@eastherts.gov.uk)

The Queen's Jubilee: The Clerk will contact the schools to ascertain any commemorative actions they may have in place before the Parish Council takes any decisions. **ACTION: CLERK**

The Green, Buntingford Road: parking by residents: appears to have stopped

21.194 Correspondence

Herts Stages Rally

21.195 Planning decisions and awaited decisions: Cllr Leage

<p>3/20/0819/FUL Decision awaited</p>	<p>Dowsetts Farm, Dowsetts Lane, Colliers End Engineering works to re-profile part of an existing agricultural field involving the creation of a temporary haul road</p>
<p>3/20/1146/OUT Decision awaited</p>	<p>Standon Business Park Stortford Road Standon Outline planning permission for demolition of existing buildings and construction of mixed use development comprising 30 residential dwellings and commercial development of 1021 square metres</p>

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	p. 2021.101 of B1(a) office use, with associated 96 car parking spaces and landscaping - all matters reserved except for access.
3/20/2227/HH Decision awaited	26 Stortford Road, Standon Retention of increase to roof height of 100mm
3/21/1005/HH Decision awaited	9 High Street, Standon Installation of vehicle crossover
3/21/1469/HH Permission granted	80 High Street, Puckeridge Erection of single storey timber outbuilding to the rear of the property (retrospective)
3/21/1639/HH Decision awaited	24 Stortford Road, Standon Single storey rear extension and replacement existing side window with new door
3/21/1683/HH Permission granted	22 Park Lane, Puckeridge Removal of conservatory. Construction of single storey rear extension
3/21/1638/LBC 3/21/1637/HH Decision awaited	The Barnhouse, Standon Green End Construction of single storey rear extension, removal of outside existing wall of house. Replacement double glazing with new windows to side elevation and roof.
3/21/1747/FUL Decision awaited	Hawkhurst, Wellpond Green Removal of detached garage. Construction of detached 2 storey annexe with dormers.
3/21/1704/HH 3/21/1705/LBC Decision awaited	2 The Grange, High Street, Puckeridge Single storey rear extension
3/21/2259/HH Decision awaited	23 Southfields, Standon Demolition of garage, existing rear extension and existing front porch. Erection of two storey side extension, single storey rear extension and single storey front porch extension.
3/21/1978/HH Permission granted	28 Town Farm Crescent, Standon Removal of Conservatory and existing garage and erection of front porch, two storey side and single storey rear extensions
3/21/1962/HH Decision awaited	11 The Moat, Puckeridge First floor side extension
3/21/2000/PNHH Decision awaited	24 Southfields, Standon Single storey rear extension: 6m D x 3m H x 2.5m Eaves
3/21/1929/FUL Permission granted	St Thomas of Canterbury School, Puckeridge

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	p. 2021.102 Replacement fencing and pedestrian and vehicular gates
3/21/2197/HH Decision awaited	The South Barn.Latchford Install externally sited air source pump
3/20/0983/FUL 3/20/1006/LBC Planning Inspectorate quoting reference APP/J1915/W/21/3269273 by 28th September 2021. Decision awaited	Fishers Farm, Colliers End Conversion of existing barn into 2 residential dwellings demolition of modern agricultural buildings and their replacement with 4 detached and 2 semi-detached dwellings; associated garaging, parking, landscaping and new vehicle access.
3/21/2151/HH Permission granted	Arches Hal, Latchford Single storey rear extension
3/21/2097/HH Decision awaited	1 Meadow Walk, Standon Infill extension to front, insertion of 2 rooflights to side elevation and erection of a single storey rear extension incorporating roof lantern and enlargement of window to rear
3/21/2309/HH Permission granted	26 Stortford Road, Standon Retrospective application for the retention of heating and air conditioning unit, boiler house and the increase of the roof height
3/21/2458/FUL Decision awaited	Highfield Nursery, Wellpond Green Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.
3/21/2297/HH Decision awaited	4 Fishers Mead, Puckeridge 2 storey and 1 <sup>st</sup> floor side extension
3/21/2486/HH Decision awaited	20 Town Farm Crescent, Standon Single storey side extension with external steps incorporating roof terrace and insertion of door at first floor.
3/21/2356/HH Decision awaited	100 Station Road, Puckeridge Two storey side, single storey front extension. Alterations to existing front door. Two front roof lights. Single storey rear extension and two roof lanterns and insertion of bi fold doors.
3/21/2532/FUL Decision awaited	Land between 1 Gore Lane Cottages and Furze Wood House, Gore Lane, Barwick Erection of a terrace of 4no. four bed dwellings with associated parking and landscaping
3/21/2535/HH	27 Aston Road, Standon

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Decision awaited	p. 2021.103 Demolition of conservatory. Erection of single storey rear extension incorporating two rooflights. Alterations to garage to include part raising of roof with the insertion of four rooflights, insertion of bi-fold doors to create garden room/gym.
3/21/2626/HH Decision awaited	5 Perowne Way, Puckeridge Single storey rear extension
3/21/2186/FUL Decision awaited	41 Buntingford Road, Puckeridge Erection of one 4 bedroom detached dwelling with associated car parking, private garden, external landscaping and provision of new vehicular access to serve existing dwelling.
3/21/2678/VAR Decision awaited	Plot 1, Kasteel, Wellpond Green Variation of Condition 6 of planning permission ref: 3/20/1693/VAR: Variation of condition 2 of planning permission 3/18/1011/VAR. Demolition of existing bungalow and industrial unit, erection of two detached dwellings and a new vehicular access. For the re-siting of dwelling, alterations to fenestration and internal layout and increase in size of outbuilding). Variation of condition 6 (Tree/hedge retention and protection) of planning permission: 3/21/0403/VAR - Revised design of proposed front boundary treatment and planting to provide better security and enhance the setting.

21.196 Dates of Next Meetings:

PC meeting dates for 2022:

27th January; 24th February; 24th March; 28th April; 26th May; 23rd June;  
28th July; 22<sup>nd</sup> September; 27th October; 24th November

Annual Parish Meeting: 26th May

*Meeting closed at 9.05pm*

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