

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 27th January 2022 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 Claudia Chalkley, Cllr Graham Cowell, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 4

Procedural Items

22.01 Councillor apologies for absence: Cllr Crook, Cllr Hall
22.02 Other Councillor absences: none.
22.03 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
Cllr Boxall Puckeridge Community Centre: Parish Council representative
Tennis Club: personal declaration
Cllr Chalkley Tennis Club: personal declaration
Cllr Leage Puckeridge Community Centre: Parish Council representative
FORQ: treasurer: personal declaration
Cllr Marshall Standon Village Hall: parish council representative

22.04 Minutes of Previous Parish Council Meetings: held on the 25th November 2021. Minutes of the meeting were agreed as a true and correct record of the meeting and were duly signed

22.05 Public comment or representation:
Vintage Service Station planning application: incorrectly advertised. Nearby householders have not been advised and the notice has been erected close to the determination date.

Meeting resumed for

22.06 Police, County & District Council reports
Police Crime Stats for the period 26/11/2021 – 26/01/2022: by email

27/11/2021 theft of number plates from a vehicle in Foxleigh Mews Puckeridge.

27/11/2021 Attempted break in to a van in Gauldie Way, lock broken.

30/11/2021 Fuel filler cap damaged on a vehicle in Buntingford Road Puckeridge.

13/12/2021 Criminal damage to crops caused by Hare coursing in Dowsetts Lane.

On 30/11/2021 we had a community voice day at the community centre car park, held as the schools were closing. We took the police truck and the police all-terrain vehicle. The children loved it. We had goodies for them and chatted to the parents/guardians regarding any issues they have.

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*We had another Operation on 20/01/2022 at Standon Business Centre with Environmental Services in attendance.
 A large number of vehicles were stopped.
 1 vehicle was seized due to not being insured
 Several Traffic Offence Reports were issued for broken lights, unreadable index plates, no MOTs
 Myself and PC Marshall have been out regularly with our Speed Gun and have issued tickets to people speeding through Standon. Alas, most were "local" which is quite sad.
 Parking around the schools is always an issue. We try to be there at drop off and pick up as much as we can.
 Advisory tickets have been placed on vehicles parked inconsiderately and Penalty tickets have been issued to vehicles parked obstructing junctions and pavements.*

Cllr Jones: by email:

The yellow lines on the High St will be installed in this first quarter I am told. I have seen the TRO so not long now.

The Cambridge Road/Cafe Fields road signage etc, I will have to get an update for you. I am aware though that it has been through the TRO consultation so should be not long now.

- 22.07 S & P Community Centre: Cllrs Leage & Boxall
Guttering: quotes sought. Due to the difficulties associated with obtaining quotes, the Parish Council agreed to request quotes to besought through Wilby & Burnett surveyors. A site visit is scheduled for the 7th February.
- 22.08 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update: Representatives of Lanes Group are scheduled to attend site on the 31st January to ensure works can be undertaken
Drainage: Cllr Marshall agreed to further investigate an issue with a nearby neighbouring property before further action is taken.
- 22.09 Legal update: Clerk
 - a) Burrs Meadow: boundary issue: update: reverted to HCC. No update or response has been received from HCC. SPC to instruct its solicitors to formally write to HCC. **ACTION: CLERK**
 - b) Standon Village Hall: Fence erected on PC land: boundary set by neighbour: Bollards installed. A vote of thanks was extended to Cllrs Leage, Boxall and Marshall in achieving an excellent boundary treatment for the village hall which is in keeping with the historic building and street scene.
- 22.10 Highways: Cllr Wren
 - a) HCC: Old Standon Hill: double yellow lines consultation
 - b) Cambridge Road: new access onto A120 signage: awaited
 - c) Puckeridge High Street/ Station Road junction: double yellow lines to be installed 100 to 96 High Street: awaited: restriction of waiting order.
 - d) Hertfordshire Motorsport Rally: June 2022: HCC not supporting event
- 22.11 Planning Matters: Cllr Leage

Planning applications:

3/21/3154/FUL	Land Opp Café Field: Land up concrete road to A120 Stortford Road, Standon
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	P 2022.03 Change of use from agricultural land to secure dog walking field with 1.89m fencing and parking: <i>no objection</i>
3/22/0078/FUL	4 High Street, Standon Erection of open freestanding fabric tent (retrospective): <i>concerns re noise/conservation area, parking</i>
3/22/0061/HH	44a High Street, Puckeridge Creation of dormer window to rear. Alterations to parking to include bike store and electric charging point: <i>concerns: conservation area/ roofscape/ parking</i>

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 26th 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. New retrospective planning application submitted

Luton Airport: increase in day and night flights application

The Parish Council that a revised outstanding actions letter is sent to EHDC for updates on applications which, in some cases, are more than 18 months over due for decision

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

Finance Summary:

Dec account:

Brought forward	£278,331.80
Plus Nov income	£0.20
Less Nov expenditure	£9,804.64
Plus Dec Income	£246.19
Less Dec expenditure	£5,710.12
Less ring-fenced	£150,000.00
TOTAL month end	£113,309.43

BUDGET & PRECEPT:

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Cllr Cowell advised the meeting that he and the Clerk had reviewed the budget in detail. A revised budget had been circulated to all Councillors before the meeting for any further comment or action.

PROPOSAL: That Standon Parish Council herewith agrees the budget and sets the precept at £80,580 (eighty thousand, five hundred and eighty pounds) for the financial year 2022/23 PROPOSED: Cllr Leage, seconded Cllr Wren. **AGREED AND RESOLVED UNANIMOUSLY**

22.13 Flooding: Sewers, Drains, Ditches, River:

The Parish Council has received a number of reports around surface water flooding. It has constructed a letter which maps drain runs and outflows and asks for assistance from HCC, Environment Agency and Thames Water. An additional paragraph will be added to emphasise the environmental impact of these events on the River Rib.

22.14 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: FORQ are keen to work with the Parish Council to improve the River Rib, utilising the recommendations made in the report from the Herts & Middlesex Wildlife Trust.

Cllr Foot Allotments: Risk Assessment completed: recommendations: Cllr Foot reported the roadway is uneven and needs to be levelled. It was recommended that a gate be installed between Station Road and the allotments, allowing sufficient space to enable a vehicle towing a trailer to pull off Station Road before the gate is reached. Quotes are to be sought. **ACTION: CLERK/MM**

Cllr Cowell agreed to monitor water consumption, due to the very high bills being received. It may be that there is a leak, and monitoring will establish this as the taps are all off. **ACTION: GC**

Standon Charities: update re Almshouses: Cllr Foot advised on the process followed for allocation of Almshouses. Standon Charities are carrying out remedial and updating works to its properties.

Cllr Hall Community 1st Responders: by email: SPCFP have attended 16 cases this month.

Cllr Crook: by email:

A120: damage caused by contractors to the wide verge outside New Street Farm has still not been rectified

Colliers End: many complaints have been received from residents re speeding and the electronic speed sign to the south still not working (re reported to Highways plus two on A120) also on old A10 at Colliers End. The weeds growing on the road and on the islands have still not been removed despite repeated reports from the Parish Council.

Footpaths: temporary bridge rails were completed promptly on Papermill lane/Barwick road footpath and HCC Rights of Way have sent a report.

Standon Calling are working to improve conditions for the Wellington cottages residents

Queen's Platinum Jubilee Arboretum: discussion: whilst Standon Parish Council has a desire to provide an area open to the public, land needs to be available, which is not the case at present. Following discussion, the Parish Council agreed to produce a brief and seek public opinion on a Queen's Platinum Jubilee Garden to be positioned on The Moors west of the river. This will be advertised, and all suggestions will be considered at the Annual Parish Meeting.

ACTION: CLERK

Cllr Marshall Green spaces & common land: Land adjacent to the ditch on the western side of The Moors will be cleared of vegetation and the boundary on the site re-established. No work to remove silt in the ditch will be undertaken

until the Environment Agency has made recommendation or granted permission. Cllr Marshall will meet contractors and obtain quotes.

ACTION: MM

22.15 Clerk's updates:

Bench & noticeboard: weatherproofing: quotes requested
 Colliers End Village Hall: BIFFA grant update: to be finalised.
 Section 106 fund availability: The Clerk has contacted EHDC for an update on what is available and how to make a claim. Response awaited.
 Station Road Telephone Kiosk: library: BT progressing Kiosk adoption application: previous (2020) application not progressed by BT.
 Memorial Field: dog waste and signage: consideration of suitable signage was considered. The main issue was how to affix suitable signage. Cllr Boxall will investigate. **ACTION: RB**
 Memorial Field: hedge cutting complaints: Cllr Marshall is seeking quotes to carry out remedial works including clearance of the spinney area adjacent to South Road boundary **ACTION: MM**
 Litter Bin emptying: continuing issues: advised by EHDC that Covid is impacting services
 Huntsmans Close: gravel and maintenance of height barrier: quote awaited
 Leaves not cleared on footways: repeated complaints not actioned.
 Complaint: COM/001153L Stage 1 Footpath Cleaning: the road sweeper has attended the village today, but the footways have not been cleared.

22.16 Correspondence

HCC: budget consultation open to 1.2.2022
 Herts Stages Rally: not supported by HCC
 Sewer surcharge: responsibility of Thames Water
 Surface water flooding: HCC not responsible for field runoff
 Withdrawal of Local Development documents
 Mrs B Norris: leaves on footways still not cleared correctly. Recommendation that leaves are not 'blown' but lifted and removed.
 Vintage Service Station: comment re SPC response and impact on High Street shops
 Ms K Findlay: update requested on Station Road telephone kiosk conversion to library
 Station Road: sewer manholes lifting due to surface water flooding
 Queen's Jubilee: request that SPC organise an event to mark the occasion
 Mr J Arikans: sewer/ surface water drain covers lifting due to surface water flooding
 Mr S Gough: sewer/ surface water drain covers lifting due to surface water flooding
 BT Payphones: confirmation the Station Road telephone kiosk telephony will be removed, and ownership transferred to SPC
 EHDC: Tax base calculations
 Leaves on footways cleared
 Changes to Planning Portal: PC concerns
 Environment Agency: *Having checked our records the culvert is owned and maintained by the landowner. The rights and responsibilities of the landowner are explained on our webpage – "Owning a watercourse" – <https://www.gov.uk/guidance/owning-a-watercourse> We have powers to maintain flow and prevent flooding. I have also include a spreadsheet of the flood defences in the area. These are also 3rd party owned and maintained. Any blockages within the culvert would be the responsibility of the landowner to clear.*
 Mr M Belsey: St Mary's Road: Clarion: non-compliance with enforcement
 Mr G Smith: St Mary's Road: Clarion: non-compliance with enforcement

22.17 Planning decisions and awaited decisions: Cllr Leage

3/20/0819/FUL Decision awaited	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
3/20/1146/OUT Decision awaited	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 of B1(a) office use, with associated 96 car parking spaces and landscaping - all matters reserved except for access.
3/20/2227/HH Permission granted	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
3/21/1639/HH Permission granted	24 Stortford Road, Standon Single storey rear extension and replacement existing side window with new door
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 Permission granted	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.
3/21/1962/HH Decision awaited	11 The Moat, Puckeridge First floor side extension
3/21/2000/PNHH Prior approval required and refused	24 Southfields, Standon Single storey rear extension: 6m D x

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(3/21/1995/HH granted)	p. 2022.07 3m H x 2.5m Eaves
3/21/2197/HH Permission granted	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.
3/21/2097/HH Permission granted	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
3/21/2458/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 st 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 Decision awaited	27 Aston Road, Standon 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	5 Perowne Way, Puckeridge

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Permission granted	p. 2022.08 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.
3/21/2726/HH Decision awaited	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.
3/21/2728/HH Permission granted	27 St Johns, Puckeridge Single storey front extension
3/21/2652/HH Decision awaited	132 Station Road, Puckeridge 1 st floor side and single storey rear extensions
3/21/2425/FUL Permission refused	Skeleton Green, Buntingford Road, Puckeridge Demolition of building. Erection of storage unit with a 2.1 metre high fence
3/21/2675/FUL Decision awaited	Vintage Corner Service Station, Cambridge Road, Puckeridge Demolition of filling station and one x 2 storey and one x single storey building. Erection of a small supermarket, creation of new vehicle access and pedestrian access ways and car parking
3/21/2812/FUL Decision awaited	Land at St Marys Road, Standon Erection of temporary site compound comprising office/ welfare

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	p. 2022.09 accommodation cabins, secure storage containers, external yard areas and car parking (retrospective)
3/21/2800/LBC Permission refused	Dunster House, 40 High Street, Puckeridge Removal of ground floor front window and door and replace with new sash windows and brickwork. Removal and replacement of eternal front steps. Redecorate all front windows in black. Removal of gutter and downpipe on front elevation and replace with cast iron.
3/21/2965/HH Decision awaited	The Old House, Wellpond Green 1 st floor side extension with internal alterations. Part 2 storey rear extension and relocation of front door with new porch.

22.18 Dates of Next Meetings:

PC meeting dates for 2022:

24th February; 24th March; 28th April; 26th May; 23rd June; 28th July; 22nd September; 27th October; 24th November

Annual Parish Meeting: 26th May

Meeting closed at 9.35pm

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