

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 24th February 2022 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge

PRESENT: Cllr Chris Leage (Chairman), Cllr Richard Boxall, Cllr Claudia Chalkley, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 0

Procedural Items

22.19 Councillor apologies for absence: Cllr Cowell, Cllr Crook, Cllr Hall

22.20 Other Councillor absences: Cllr Bryant

22.21 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

22.22 Minutes of Previous Parish Council Meetings: held on the 27th January 2022. Minutes of the meeting were agreed as a true and correct record of the meeting and were duly signed

22.23 Public comment or representation: No comments received

22.24 Police, County & District Council reports: no reports received

22.25 S & P Community Centre: Cllrs Leage & Boxall
Cllr Boxall reported on the recent meeting with the CCMC and commented the CCMC are struggling to manage everything required to keep the building and bookings operational as more volunteers are needed. The division of responsibility between the Parish Council and the Management Committee needs to be properly established in the new agreement.

Wilby & Burnett report: update: Wilby & Burnett have recommended a structural engineer be appointed to investigate cracking in the walls, and that a drainage expert be appointed to investigate the ongoing issues with these, before any renovation or reconfiguration is undertaken.

Cllr Marshall advised the meeting that youths persist in climbing the gutter downpipe and getting onto the roof which is causing damage. His recommendation was to install a specialist gutter and downpipe to resolve this ongoing and costly issue

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PROPOSAL: That Standon Parish Council herewith appoints Landscape Concept Ltd to supply and install a metal boxed gutter system to the southern end of the Community Centre to ensure water ingress is resolved and to prevent youths climbing on the roof, in the sum of £1,400. PROPOSED: Cllr Marshall, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: That Standon Parish Council herewith appoints Drain Detectives to carry out a survey and report of the Community Centre drainage system in the sum of £395 plus £95 per extra manhole plus jetting at £125 with an estimated sum of £695 including jetting of the system. Wilby & Burnett surveyors to supervise the work. PROPOSED: Cllr Leage, seconded Cllr Marshall. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith agrees that Bauder Ltd will undertake a survey of the Community Centre roof and provide a report, all free of charge. PROPOSED: Cllr Leage, seconded Cllr Boxall. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith agrees to appoint a structural surveyor to assess the faults identified in the Community Centre by Wilby & Burnett surveyors – cost to be advised PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith agrees to appoint Wilby & Burnett surveyors to provide professional advice, quotes which comply with Standon Parish Council financial regulations and standing orders, project management including the renovation of the Community Centre, and snagging in the sum of 10% of contractors invoiced cost: On hold subject to results of surveys and inspections.

22.26 Standon Village Hall: Cllr Marshall
Committee Report/update
Culvert: update: Lanes Group are assisting with the Environment Agency application form for permission to carry out works on a main river. The permit is required due to proximity to Laundry Meadows, which is classed as a special environment. Cllr Marshall is progressing with Lanes and the Environment Agency.
Drainage outside kitchen: ongoing

22.27 Legal update: Clerk
Burrs Meadow: boundary issue: update: reverted to HCC: The Clerk will instruct Surrey Hills Solicitors to make contact with HCC on this issue.
ACTION: CLERK

22.28 Highways: Cllr Wren
Cllr Jones, HCC, has advised that double yellow lines are in progress, and that repainting Puckeridge High Street bollards is also on the schedule of works.

22.29 Planning Matters: Cllr Leage
Planning applications:

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3/21/3091/FUL	92 High Street, Puckeridge Partial demolition of side and rear extension. Erection of part single storey and part 2 storey rear extension and erection of a new 2 storey attached dwelling. Creation of sunken parking area accessible from the street frontage and erection of 2 new outbuildings in rear garden. <i>Objection: overdevelopment, insufficient parking, impact on host dwelling including no access to garden land. Further issue to be raised on parking and access</i>
3/22/0129/HH	The Winnatts, Kents Lane, Standon 2 storey rear extension. Juliet balcony to rear 1 st floor. Insertion of roof light to side elevation. Wood Burner flue added to rear extension: <i>No objection</i>
3/21/2532/FUL Amended application	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: <i>Revised documentation not on EHDC website.</i>

Other Planning Matters:

Standon PC application to remove 4 dead Poplars on The Moors: trees removed

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

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

Finance Summary:

Dec account:

Brought forward	£263,349.66
Plus Jan income	£0.20
Less Jan expenditure	£4,681.51
Less ring-fenced	£150,000.00
TOTAL month end	£108,668.15

22.31 Flooding: Sewers, Drains, Ditches, River: Cllr Marshall developed a detailed letter explaining the history of the issues particularly in Station Road, and had an

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impromptu site meeting with Cllr Andrews to explain the issues. The letter has been sent to Cllr Andrews, Thames Water and the Environment Agency. Cllr Andrews has forwarded the letter to the appropriate department for comment. Cllr Marshall commented that he will pursue the Environment Agency as the potentially contaminated water is flowing into Laundry Meadow.

22.32 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: A public meeting will take place at High Cross Village Hall on the 6th April at 7pm.

Cllr Foot Allotments: Risk Assessment completed: recommendations: Provision of entrance gate, notice board and signage: a revised quote will be sought. An allotment holder has advised that branches from a neighbouring property is preventing vehicular access. The Clerk will instruct a contractor. **ACTION: CLERK** Standon Charities: update

Cllr Hall Community 1st Responders: by email The group has been at it strongest in the 8 years since its' formation with 8 responders, one new in training.

Calls for the period of February to the time of this report are 14 and counting. We have had a mixture of jobs ranging from diabetic emergency's chest pain and cardiac arrests; all time critical life threatening. Not too many covid related jobs coming in now. Our joint agency training re commences from next month at the fire stations and we soon to offer CPR and AED awareness training to the police cadets and police.

We look forward to re start our face to face training in the local schools in the coming months.

Cllr Marshall Green spaces & common land: Cllr Marshall advised that the grounds maintenance contract has not been out to tender since 2016. The Clerk will send the revised documentation to contractors. **PROPOSAL: That Standon Parish Council herewith agrees to tender the Grounds Maintenance Contract to commence 1st April 2022 to 31st March 2025.** PROPOSED: Cllr Boxall, seconded Cllr Chalkley. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: That Standon Parish Council herewith appoints Garden Care and Design to cut back and clear the western side of The Moors at £290, and the north western corner of the Memorial Field at £380, in the total sum of £670. Separate vehicular removal of arisings required. Councillors did not agree to a separate arrangement to remove arisings.

PROPOSAL: That Standon Parish Council herewith agrees to appoint Landscape Concept Ltd to cut back and clear vegetation on the western side of The Moors in the sum of up to £750

PROPOSED: Cllr Wren, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: That Standon Parish Council herewith agrees to appoint Landscape Concept Ltd to remove fallen dead trees and replace with suitable species and make good damage created by the removal of the Poplars on the western side of The Moors in the sum of up to £800 PROPOSED: Cllr Marshall, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith appoints Landscape Concept Ltd to carry out works to the Memorial Field including stump grinding at £100, plant replacement trees £350, replace and realign entrance posts £290, fell small tree £90, trim Walnut £50, trim back tree in South Road hedge £80, remove and stump grind small dead tree £90, replace tree £170, remove sand bag £20 (total £1150) all plus VAT PROPOSED: Cllr Boxall, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith appoints Landscape Concept Ltd to remove elder and replant hedge (Batchelors) in the sum of £500 PROPOSED: Cllr Boxall, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith agrees to remove the conifers on the Memorial Field and replant with native species hedging in the sum of £700 PROPOSED: Cllr Boxall, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

22.33 Clerk's updates:

PROPOSAL: That Standon Parish Council herewith agrees to allow Burrs Meadow to be used on May Day for car parking and ancillary activities associated with the May Day celebration. PROPOSED: Cllr Boxall, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY
Buntingford Road: parking on the green: update: Letters have been hand delivered to all properties fronting the green advising no parking on the land.
Bench & noticeboard: weatherproofing: quotes requested
Colliers End Village Hall: BIFFA grant update:
Section 106 fund availability:
Sports facilities
Play facility
Extension to community centre: works must include some form of extension
Station Road Telephone Kiosk: library: BT progressing Kiosk adoption application: previous (2020) application not progressed by BT: BT removal of telephony completed. Awaiting agreement.
Memorial Field: dog waste: complaints that dog waste is left on the field:
Options:
Improved signage: design and sites
A by-law banning dogs from the Memorial Field
A by-law that all dogs are to be kept on a lead on the Memorial Field
Fence and gate the football fields with access only for football clubs
Install a separate dog area with dogs banned from the remainder of the Memorial Field

CCTV

Security patrols who challenge all dog walkers

Dog walkers and owners asked for their recommendations on what the Parish Council should do to prevent fouling

The Parish Council agreed that it would wait to see what impact the latest circulation of information has to reduce the problem before it takes more restrictive action. However, it will continuously review the situation and should it persist, action will be taken.

PROPOSAL: That Standon Parish Council herewith agrees to purchase a noticeboard to be erected at the Memorial Field to advise of dog fouling regulations from Greenbarnes in the sum of £432.88, with additional self-healing pinboard material to be fixed to the rear of the existing metal sign for use for displaying notices in the sum of £52.97.

PROPOSED: Cllr Wren, seconded Cllr Chalkley. AGREED AND RESOLVED UNANIMOUSLY

Memorial Field: hedge cutting complaints: quote received: see item 22.32

Litter bins:

PROPOSAL: That Standon Parish Council herewith agrees to remove litter bins under its control due to vandalism with children emptying contents and spreading around, bin tops taken and ongoing costs and problems with the emptying contract. NOT AGREED. Councillors felt that the issues were not insurmountable and resolution needed to be pursued.

Huntsmans Close: gravel and maintenance of height barrier

PROPOSAL: That Standon Parish Council herewith agrees to appoint Pat Taylor Aggregates to spread 20 tonnes of gravel in Huntsmans Close Car Park in the sum of £560 plus £180 to spread and level, at a date to be agreed giving those parking cars adequate time to remove them PROPOSED: Cllr Leage, seconded Cllr Marshall. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith appoints Landscape Concept Ltd to paint the Huntsmans Close height barrier in the sum of £250 PROPOSED: Cllr Leage, seconded Cllr Marshall. AGREED AND RESOLVED UNANIMOUSLY

Leaves not cleared on footways: EHDC assures footways have been cleared following formal complaint investigation. However, a dedicated parishioner has walked all routes and advised that the footways still have leaves on them. This may be a result of the method used to clear the footway. The Clerk will ask for a copy of the contract and how EHDC audits the contract.

ACTION; CLERK

The Queen Elizabeth II Platinum Jubilee Garden: update: the proposed new garden dedication and requests for suggestions and changes have been advertised in PS News which is in process of being delivered. Any suggestions will be reported to the next meeting.

22.34 Correspondence

Castle Water: conformation of change to invoices following supply of photos of meter reading

Mrs B Norris: report on leaves on footway update

22.35 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.
3/21/1005/HH Decision awaited	9 High Street, Standon Installation of vehicle crossover
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.
3/21/2259/HH Permission granted	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
3/20/0983/FUL 3/20/1006/LBC Appeal dismissed	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.
3/21/2458/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	p. 2022.17 4 Fishers Mead, Puckeridge 2 storey and 1 st floor side extension
3/21/2486/HH Permission granted	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.
3/21/2535/HH Permission granted	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.
3/21/2186/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.
3/21/2652/HH	132 Station Road, Puckeridge

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Decision awaited	p. 2022.18 1 st floor side and single storey rear extensions
3/21/2427/HH Permission refused	27 Station Road Puckeridge Two storey side and rear extension and single storey rear extension. Alteration to first floor rear window position
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 Withdrawn by applicant	Land at St Marys Road, Standon Erection of temporary site compound comprising office/ welfare accommodation cabins, secure storage containers, external yard areas and car parking (retrospective)
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.
3/21/3154/FUL Decision awaited	Land Opp Café Field: Land up concrete road to A120 Stortford Road, Standon Change of use from agricultural land to secure dog walking field with 1.89m fencing and parking
3/22/0078/FUL Decision awaited	4 High Street, Standon Erection of open freestanding fabric tent (retrospective)
3/22/0061/HH Decision awaited	44a High Street, Puckeridge Creation of dormer window to rear. Alterations to parking to include bike store and electric charging point

22.36 Dates of Next Meetings:

PC meeting dates for 2022:

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

Annual Parish Meeting: 26th May

Meeting closed at 9.22pm

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