

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 28th April 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 Graham Cowell, Cllr Sally Crook, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 2

Procedural Items

22.55 Councillor apologies for absence: Cllr Tony Hall

22.56 Other Councillor absences: None

22.57 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:

22.58 Minutes of Previous Parish Council Meetings: held on the 28th April 2022.

Cllr Boxall Puckeridge Community Centre: Parish Council representative
Tennis Club: personal declaration

Cllr Chalkley Tennis Club: personal declaration

Cllr Crook Standon Village Hall: parish council representative

Cllr Foot Allotment holder

Cllr Leage Puckeridge Community Centre: Parish Council representative

Cllr Marshall Standon Village Hall: parish council representative

22.59 Public comment or representation:

No comments received

22.60 Police, County & District Council reports

Herts Police: by email:

Re crimes in Standon & Puckeridge 27/03/2022-27/04/2022

16/04/2022 Churchfields Standon- Distraction Burglary Suspects claimed to be carers to check victims eyes, they then requested payment and took victims card details.

26/04/2022 Town Farm Crescent – Theft of garden Strimmer.

Myself and James have regularly been patrolling around the schools since they returned from the Easter break, usual culprits are parking as close as possible to the school entrance, words of advice have been given and advised tickets will be issued if same vehicles are seen.

Myself and PC Culverhouse spent 2 hours with years 3 and 4 at a local School, we took a lot of "Police Equipment" and chatted to them about what

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we do, safety, how we don't just chase criminals. We spoke about how we help people.

22.61 S & P Community Centre: Cllrs Leage & Boxall

Agreement between PC and CCMC: Cllrs Boxall, Cowell and Leage have produced a draft document. Legal aspects around ownership and responsibility have been raised and need to be clarified before any agreement can be formally discussed. **ACTION: CLERK**

Insurance claim re water leak: The Parish Council insurer has appointed a loss adjuster to assess the damage, who will attend site on Thursday, 5th May.

Community centre proposed refurbishment and modernisation, including some form of extension; time scales; options for funding; option to engage Wilby & Burnett. Surveys will be carried out on the 31st May to drains, walls and roof.

22.62 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update

Culvert: update: Cllr Marshall continues to press the Environment Agency for the licence to work on the culvert.

Drainage outside kitchen: to be progressed once the culvert is cleared.

22.63 Legal update: Clerk

Burrs Meadow: boundary issue: update: SPC solicitor instructed to pursue with HCC. No response from HCC to date. A Freedom of Information Application will now be submitted to HCC as it has failed to respond to the letter sent to its Land Department. **ACTION: CLERK**

22.64 Highways: Cllr Wren

22.65 Planning Matters: Cllr Leage

Planning applications:

3/22/0506/HH	36 Station Road, Puckeridge Single storey front and side extensions <i>No objection</i>
3/22/0744/HH	44a High Street , Puckeridge Creation of dormer window to rear. Alterations to parking to include bike store and electric charging point: <i>Objection: the dormer window has been reduced but not substantially; overlooking; Conservation Area; parking for neighbouring properties affected by proposals</i>
3/22/0763/HH	Hill Farm Bungalow, Old Hall Green Single storey rear extensions incorporating 8 roof lights. Conversion of garage to habitable room with change of garage door for window. Alterations to fenestration. <i>No objection</i>

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3/22/0764/HH	p. 2022.29 The Conifers, Hill Farm Nursery, Old Hall Green Single storey side extension: <i>No objection</i>
3/22/0760/FUL Not previously advertised	Land adj to Labdens House, Colliers End Redevelopment of previously developed land, consisting of demolition of a 'helicopter hanger', and erection of 2 detached dwellinghouses, with access onto Labdens Lane, and associated parking, residential curtilages and landscaping. <i>Objection: impact on listed Labdens House; new access onto Labdens Lane; request for whole site consideration</i>
3/22/0868/HH Not previously advertised	28 South Road, Puckeridge Ground floor rear extensions incorporating garage conversion and first floor rear extension over. Alterations to roof, fenestration and openings. <i>No objection</i>
3/22/0710/HH Not previously advertised	84 Batchelors, Puckeridge Single storey rear extension: <i>No objection</i>
3/22/0593/VAR Not previously advertised	The Surgery, Station Road, Puckeridge Demolition of prefabricated building. Erection of side extension, alterations to fenestration and cladding. Extension of car park and change of external materials. Variation of conditions 2 (Approved plans) and 3 (samples of the external materials of construction) of planning permission: 3/18/1167/FUL – Change of material due to external materials not being available within an acceptable timeframe. <i>No objection</i>

Other Planning Matters:

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: a 5 year agricultural tenancy has been granted by the Planning Inspectorate

SPC letter sent to Sir Oliver Heald MP regarding non-determination of some planning applications by EHDC: EHDC still no adequate response to its questions particularly regarding decision on the Standon Business Park

22.66 Finance: Itemised Payments will be shown on a separate Appendix
Finance Summary:

March account:

Brought forward	£246,391.91
Plus Mar income	£0.
Less mar expenditure	£14,080.52
Less ring-fenced	£150,000.00
TOTAL month end	£84,232.97

Contractors Quotes, Estimates and Invoices:

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Standon Parish Council has sought to comply with its Financial Regulations and Standing Orders. It has not been able to comply with 3 quotes on any work it has sought to commission.

The invoice from The Landscape Company shows work across a number of sites and for both grounds maintenance and building maintenance works. This has not been disaggregated into different invoices, but has been apportioned under the appropriate budget heads.

Standon Parish Council has sought quotes from a number of contractors with very little interest, and only one alternative quote received on grounds maintenance, none of which was not comparable to the quote supplied by The Landscape Company. Standon Parish Council has attempted to obtain quotes for some works for the past 5 years to no avail. Nine companies were approached to quote for the noticeboards and benches with no quotes received until those received from The Landscape Company, B & G Decorators with Paul Curtis. Given the lack of interest in Parish Council work, Standon Parish Council decided that work for the phone boxes would be split between those quoting.

Further clarification will be sought on the notice board quotes and appointment will be made at the next meeting.

22.67 Flooding: Sewers, Drains, Ditches, River: Cllr Marshall reported that the Doctors Surgery will provide data on sewage surcharges.

The owner of Standon Business Park has expressed an intention to clear the boundary ditch with The Moors.

22.68 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: A public meeting was held at High Cross which was very lively. The Group is very passionate about wildlife and works hard in the community to promote river health.

Cllr Cowell Huntsmans Close Car Park: facility for community use but appears to be used as permanent car park by some: discussion on potential for permit scheme. Councillors discussed the issue and agreed that parking for vehicles which were not road worthy or road legal would not be tolerated. The Clerk will work with the Police to design a suitable sign. The Clerk will also obtain advice from the Police about removing such vehicles from the car park, which is for temporary parking for those attending the High Street shops and facilities, not dumping cars. **ACTION: CLERK**

Cllr Foot Allotments: Further work is required on the status of what appears to be a public footpath from High Street, Puckeridge across the allotments to Station Road. HCC Rights of Way will be approached for its assistance. **ACTION: CLERK**

Standon Charities: update: Cllr Foot has asked that another Councillor be allowed to attend the meeting in her place, but did not receive a response.

Cllr Marshall Green spaces & common land: update on works: all works have been completed to an exceptionally high standard. A vote of thanks was extended to The Landscape Company.

22.69 Clerk's updates:

Bench & noticeboard: weatherproofing: quotes received: further clarification on specification will be sought in advance of the next agenda.

Telephone Kiosks: BT update & quotes for renovations: contractors appointed
Colliers End Village Hall: ENTRUST grant final report completed. ENTRUST audit report to be completed. **ACTION: CLERK**

Section 106 fund availability:

Sports facilities

Play facility

Extension to community centre: works must include some form of extension

Provision of community garden

Litter bins: discussion: new bins/ emptying contract: The Clerk has, for approximately 4 years, tried to obtain formal clarification on what EHDC empties as part of its responsibilities as the Waste Authority, and what the Parish Council needs to pay for on contract with EHDC. To date, this has not been addressed by EHDC. Standon Parish Council agreed to purchase two new bins for installation in the playground and at South Road installation to replace those which it believes were removed by the EHDC contractor, which has also not been addressed by EHDC. A dog bin will be installed in Paper Mill Lane to increase capacity. **ACTION: CLERK**

Huntsmans Close: height barrier: repainted

Resurfacing: to take place on Friday, 29th April 2022 commencing 10am.

Road plainings will be used and compressed. The Clerk has posted signs and put flyers on cars in the car park. Three cars look to be abandoned. The Clerk has requested the Police advise the owners of the proposed works. The contractor will need to go around any cars left in the car park.

The Queen Elizabeth II Platinum Jubilee Garden: update

The Landscape Company has provided two potential schemes for Parish Council consideration. Councillors agreed to install 2 recycled material benches, and four large curving beds. The design will be agreed at a site meeting with the contractor. The Parish Council also agreed to seek a quote for a metal arched sign to the entrance 'Queen Elizabeth II Platinum Jubilee Garden', potentially set on brick piers. Cllr Boxall to progress. **ACTION: RB**

22.70 Correspondence

Mr & Mrs Hindlaugh: request to plant a memorial tree on the Memorial Field: The Clerk will arrange a site meeting to discuss position and species. **ACTION: CLERK**

Gigaclear: request for Councillor meeting to discuss logistics: Cllrs Cowell and Foot will meet Gigaclear representatives. **ACTION: CLERK**

Ms B Howard: bins/ playground fencing: request for new bin by ramps: AGREED.

22.71 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

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	p.2022.32 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.
3/21/1638/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 Permission refused	Hawkhurst, Wellpond Green Removal of detached garage. Construction of detached 2 storey annexe with dormers.
3/21/1962/HH Permission granted	11 The Moat, Puckeridge First floor side extension
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 Withdrawn	4 Fishers Mead, Puckeridge 2 storey and 1 st floor side extension
3/21/2356/HH Permission granted	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.
3/21/2186/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

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	p.2022.33 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 Decision awaited	132 Station Road, Puckeridge 1 st floor side and single storey rear extensions
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
3/21/2965/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 Permission refused	4 High Street, Standon Erection of open freestanding fabric tent (retrospective)
3/21/3091/FUL Decision awaited	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.
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
3/22/0158/HH	105 & 107 Station Road, Puckeridge

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Decision awaited	p. 2022.34 Creation of driveway with dropped kerb and electric charging point
3/22/0417/HH Permission granted	3 Orchard Drive, Standon Single storey front extension with open porch. Erection of canopy roof to side. Single storey rear extension incorporating 2 rooflights and insertion of doors and windows to flank elevation
3/22/0461/VAR Decision awaited	The Lilacs, Hole Farm, Old Hall Green Erection of bungalow and summerhouse. Variation of condition 2 (agricultural occupancy) of planning permission: 3/87/0866/FP (3/0866-87FP) – to allow occupation of the bungalow by members of teaching staff employed by St Edmunds College
3/22/0563/FUL Decision awaited	Fishers Farm, Colliers End Change of use of agricultural barns to two 4 bedroom and two 2 bedroom residential dwellings with associated parking and landscaping.
3/22/0559/HH Decision awaited	102 Station Road, Puckeridge Infill single storey side extension and infill 1 st floor side extension. New ground floor side window

22.72 Dates of Next Meetings 2022:

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

Annual Parish Meeting: 26th May 7pm

Meeting closed at 9.45pm

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