

SPC STANDON PARISH COUNCIL

Minutes of the Annual Meeting of Standon Parish Council held on Thursday 26th May 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, SPC & EHDC Cllr Tony Hall, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 3

Procedural Items

22.73 Election of Chairman and signing Declaration of Acceptance of Office

PROPOSAL: *That Standon Parish Council herewith agrees to appoint Chris Leage as Chairman.* PROPOSED: Cllr Marshall, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY.

22.74 Councillor apologies for absence: none

22.75 Other Councillor absences: none

22.76 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 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

22.77 Minutes of Previous Parish Council Meeting: held on the 28th April 2022.
PROPOSAL: *That Standon Parish Council herewith agrees the minutes of the meeting held on the 28th April 2022 is an accurate record of the meeting.* PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY.

22.78 Public comment or representation:
Tennis Club: There are difficulties carrying out grounds maintenance inside the tennis court perimeter. Weed suppressing membrane will be laid during half term. All waste will be removed from site.

22.79 Police, County & District Council reports

Police: Response to reports of 'dangerous dogs'
Thank you for your email. We completely understand the concerns raised by yourself on behalf of the community. At present we appear to have a number of

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reports some substantiated which are supported by CCTV and killing of livestock and offences, which having spoken to the reporting person appear to be based on 3rd party information. The reports do seem to describe several different breeds of dog with and in some case different colouring. We are collating as much information as possible but would ask that any reports are based on actual first hand sightings and facts rather than supplying accounts from others.

The reality is that at this time there has been no aggression towards a person, has not injured a person or an assistance dog. Therefore, no offence under the dangerous dog act has been committed/Breached. The actually offence would fall under worrying livestock in this circumstance. Just last week our Rural operational support team (ROST) attended an incident in the area where one dog was seized and enquiries are continuing by them.

The Parish Council felt that the report did not reflect the level of concern expressed by members of the public, but there was little more the Parish Council could do at present.

EHDC Cllr Hall: Local Plan Call for Sites: this has not commenced as yet, but is likely to include the small sites put forward under the previous Local Plan assessment.

Cllr Hall reiterated the comments expressed by Cllr Andrews at the Annual Parish Meeting regarding dogs out of control: a meeting between relevant Authorities is being progressed.

22.80

Election of Vice-Chairman

PROPOSAL: *That Standon Parish Council herewith agrees to appoint Cllr Pat Foot as Vice-Chairman.* PROPOSED: Cllr Marshall, seconded Cllr Cowell. AGREED AND RESOLVED UNANIMOUSLY

22.81

S & P Community Centre: Cllrs Leage & Boxall

SPC/CCMC Agreement: Cllr Marshall provided a memory stick containing historic documents to Cllrs Boxall, Cowell and Leage to aid production of the agreement.

Insurance claim re water leak: update: email from PC insurer: I have received approval of costs from the loss adjuster, they will be requesting an urgent payment in the sum of £8211.69, which is net of the £250.00 excess.

Please see below from the loss adjuster;

I am pleased to confirm that we have no objection to you instructing Direct Carpets & Flooring Ltd and The Landscape Concept Limited to proceed with the necessary reinstatement works to your property in accordance with their estimates to the sums of £5,706.00 and £840.00 respectively. I also have no objection to the costs proposed by Executive Carpet Care I respect to drying works and associated costs in the total sum £1,915.69.

PROPOSAL: That Standon Parish Council herewith agrees the required 50% deposit to Direct Carpets and Flooring Ltd to commence the order for the carpet as stated in the email from Gallaghers insurers shown above. PROPOSED: Cllr Cowell, seconded Cllr Boxall. AGREED AND RESOLVED UNANIMOUSLY. The Clerk will progress the deposit payment.

22.82 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update: Cllr Crook attended the AGM and reported that the Chairman runs a very tight and efficient operation. A vote of thanks was extended to Mr Denis Olliver for his professional management of the Village Hall.

Culvert: update: A revised quotation is awaited from Lanes Group as additional workforce and materials are required to effect protection of adjacent properties when work commences.

22.84 Legal update: Clerk

Burrs Meadow: boundary issue: update: SPC solicitor instructed to pursue with HCC. The Parish Council solicitor has a senior contact in HCC. A formal response is still awaited. Councillors noted that a gate is still in use, and that a new access would appear to have been formed. **ACTION: CLERK**

Herts Constabulary: renewal of PCSO Funding and Service Level Agreement 2022/23: £17,796pa:
Councillors discussed this substantial commitment. The Clerk was directed to ask Herts Constabulary what additional support the Parish receives over and above that which any Council Tax paying resident would. Concern was expressed that routine attendance at PC meetings was not occurring, and the level of high profile Parish attendance, which was excellent under PCSO Whittaker's regime, has slipped significantly. Former Police Sgt Duncan Wallace was frequently in attendance in the community and at Parish Council meetings, but the new Sargent has only attended a Parish Council meeting once. The Clerk will formulate a response and circulate to Councillors for comment in the first instance. **ACTION: CLERK**

22.85 Highways: Cllr Wren
High Street, Puckeridge: double yellow lines are due to be installed in June.

The Police have been stopping vehicles on the A120, mainly vans.

Gigaclear: Cllrs Cowell and Foot met a representative of Gigaclear who gave a detailed presentation on the process to install fibre. There is likely to be significant disruption to the local highway. Whilst it is hoped that some roads will be completed in the school summer holidays, no guarantees were provided. Whilst digging up the highway will be a necessity in some areas, Gigaclear has said that existing services will be used such as telegraph poles, if possible. The major pinch points in High Street, Puckeridge, High Street, Standon, and Station Road will be dug up. There is no intention to install in Colliers End. Councillors were assured that reinstatement would be completed to a high standard. The Parish Council will request more details once the public consultation is made public.

A vote of thanks was extended to Cllrs Cowell and Foot for liaising with Gigaclear.

22.86 Planning Matters: Cllr Leage

Planning applications:

3/22/0882/HH	27 Perowne Way, Puckeridge Single storey rear extension and block up 1 side door: <i>No objection</i>
3/22/0873/HH	11 South Road, Puckeridge Alteration to rear elevation incorporating 2 roof lights in pitched roof, replace rear garage door with new door and 2 windows. New bi-fold doors, 2 new ground floor windows, 1 new 1 st floor window and 2 roof lights to rear of dwelling. Alterations to front elevation incorporating enlarged ground floor window, infill of existing front door, replace front garage door with new porch roof, new door and 2 windows:

Other Planning Matters:22.87 Finance: Itemised Payments will be shown on a separate Appendix

Finance Summary:

Year End account:

<u>Brought forward</u>	£250,293.21
Add Receipts	£85,883.35
Subtract Payments	£99,745.93
Cash in hand	£236,430.63

Bank

Building Society	£80,497.76
UTB	£18,774.80
Reserve	£22,296.87
Current	£114,915.80
TOTAL	£236,430.63

April Accounts:

Brought forward	£236,430.63
Plus April income	£42,226.55
Less mar expenditure	£11,282.43
Less ring-fenced	£150,000.00
TOTAL month end	£117,421.30

Audit: update

Documents sent to Internal Auditor for assessment

22.88 Flooding: Sewers, Drains, Ditches, River:

Papermill Stream: Concern was expressed that Papermill Stream required clearing out, particularly the areas which are currently blocked and are creating water to flow across the public highway. Cllr Marshall commented that he has raised this repeatedly with HCC. Cllr Cowell commented that the Environment Agency has previously cleared the Stream, which is classed as a main water course.

Queen Elizabeth II Platinum Jubilee Garden: ditch bordering Standon Business Park: Cllr Marshall reported that despite writing extensively to HCC, Thames Water and the Environment Agency, no response has been received, and no action taken regarding digging out the ditch, which is full of silt, resulting in flooding across the land to the River Rib.

22.89 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: FORQ have requested the Parish Council install an information board in the QEII Platinum Jubilee Garden for the River Rib, and that areas are left unmown to encourage wildlife. The Parish Council suggested that an information board be sited closer to the River Rib. The Parish Council has recently had rough areas cleared to enable the whole, relatively small area to be used for recreation. Leaving unmanaged areas was not considered to be conducive to the garden intention.

The Chairman changed the running order to enable a member of the public, delayed due to personal commitments, to speak

Memorial Field: antisocial behaviour exhibited: Councillors agreed that the area close to the South Road entrance needs ongoing maintenance outside the current mowing contract. It also agreed that a vine in the hedge needed removing.

The Chairman resumed the agenda:

Cllr Cowell Huntsmans Close Car Park: to discuss terms of use: Councillors agreed that a suitable notice needs to be erected pointing out that the car park is private property. Cllr Chalkley will establish the form of words which will enable the Parish Council to remove unroadworthy vehicles. **ACTION: CC/ CLERK**

Cllr Foot Allotments: rights of access: discussion: Standon Charities has commented that it would not object to a bridge over the Puckeridge Tributary. Councillors commented that permission would need to be sought from the Environment Agency. Allotment holders have stated they are not in favour of a bridge which would encourage more people to access the allotments for leisure purposes. The cost of installing a safe bridge would be excessive. The Parish Council agreed that the costs outweighed any benefit. Whilst the route is shown as a path, it is not shown as a public footpath or right of way on the Herts County Council Definitive Map and is therefore not a public right of way. It was recommended that the Clerk contact Standon Charities and point out the liabilities commensurate with continuing to allow any form of public access. **ACTION: CLERK**

Standon Charities: Some properties are being refurbished.

Cllr Hall Community 1st Responders: Cllr Hall reported that there have been 15 calls which included chest pains and other ailments. The Air Ambulance attended Puckeridge yesterday, landing behind the White Hart PH to manage a very serious incident. There are 10 volunteers who are covering Westmill to Buntingford supporting the Emergency Service.

Cllr Hall also reported that he has moved out of the village which he has lived in for 25 years. He will continue to support the 1st Responders, but formally gave his resignation to the Meeting as required under the legislation. He will serve the community as a Parish Councillor for the next 6 months in line with regulations. He will continue as a District Council until the next election.

Cllr Marshall Green spaces & common land: Further work commitments:

The QEII Platinum Jubilee Garden: the area around the ditch needs ongoing work to cut back weeds. The beds and new trees will need to be watered regularly, and maintained.

The Memorial Field: the area near South Road needs cutting back and maintaining. The new trees need watering regularly. Parts of the hedge need hand cutting.

22.90 Clerk's updates:

Bench & noticeboard: weatherproofing: quotes received: TLC Ltd was appointed to complete the works.

Telephone Kiosks: Renovations update: glass and paint received. Awaiting contractors availability to complete the work. BT has advised that the South Road telephone kiosk is 'no longer available'.

Section 106 fund availability:

Sports facilities: New quotes will be sought for adult gym equipment.

Play facility

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

Provision of community garden

The Clerk will investigate time scales for use of S106 grants.

Litter bins: new bins/ emptying contract

Huntsmans Close: Resurfacing: update

The piles of surfacing will be laid into the space. The Parish Council will organise the space to be empty to enable the contractor to return. **ACTION: CLERK/SPC**

The Queen Elizabeth II Platinum Jubilee Garden: update

Garden completed. Jubilee tree planted on Memorial Field

A vote of thanks was extended to The Landscape Concept Ltd for the excellent work completing the garden.

22.91 Correspondence

Mr J Mansfield: weed spraying and litter collection service

Mr Olliver: dangerous dogs in Wellpond and Westland Green: see Police report

Standon Open Gardens: use of Burrs Meadow for car parking: agreed.

22.92 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</p>

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	p. 2022.41 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.
3/21/2458/FUL Decision awaited	Highfield Nursery, Wellpond Green Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.
3/21/2186/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

Decision awaited	p. 2022.42 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 Withdrawn	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
3/21/3091/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 Permission refused	105 & 107 Station Road, Puckeridge Creation of driveway with dropped kerb and electric charging point
3/22/0417/HH Decision awaited	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-

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	p. 2022.43 87FP) – to allow occupation of the bungalow by members of teaching staff employed by St Edmunds College
3/22/0563/FUL Permission refused	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 Permission granted	102 Station Road, Puckeridge Infill single storey side extension and infill 1 st floor side extension. New ground floor side window
3/22/0506/HH Decision awaited	36 Station Road, Puckeridge Single storey front and side extensions
3/22/0744/HH Decision awaited	44a High Street , Puckeridge Creation of dormer window to rear. Alterations to parking to include bike store and electric charging point
3/22/0763/HH Decision awaited	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.
3/22/0764/HH Decision awaited	The Conifers, Hill Farm Nursery, Old Hall Green Single storey side extension
3/22/0760/FUL Decision awaited	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.
3/22/0868/HH Decision awaited	28 South Road, Puckeridge Ground floor rear extensions incorporating garage conversion and first floor rear extension over. Alterations to roof, fenestration and openings.
3/22/0710/HH Decision awaited	84 Batchelors, Puckeridge Single storey rear extension
3/22/0593/VAR Decision awaited	The Surgery, Station Road, Puckeridge Demolition of prefabricated building.

	<p style="text-align: right;">p. 2022.44</p> <p>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.</p>
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22.93 Dates of Next Meetings 2022:

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

Meeting closed at 9.15pm