



STANDON PARISH COUNCIL

Clerk to the Council: Belinda Irons, 14 Crawley End, Chrishall. SG8 8QL
Tel: 01763-838732 e-mail: clerk@standonparishcouncil.gov.uk

To: MEMBERS OF STANDON PARISH COUNCIL

You are hereby summoned to attend the **Meeting of Standon Parish Council** to be held on Thursday 28th July 2022 at **7.30pm** in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge to transact the business shown in the Agenda below. Public and press are invited to attend.

Belinda Irons

Signed: Belinda Irons

dated 22/7/22

AGENDA

Procedural Items

- 22.113 Councillor apologies for absence
- 22.114 Other Councillor absences:
- 22.115 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
Minutes of Parish Council Meeting held on the 23rd June 2022.
- 22.116 Public comment or representation:
In accordance with Standing Order 3, members of the public present at the meeting are permitted to make representations and give evidence in respect of any item included in this agenda. This section shall not exceed 15 minutes. Each person may speak once only for no longer than three minutes. All comments must be directed to the Chairman
- 22.117 Police, County & District Council reports
- 22.118 S & P Community Centre: Cllrs Leage & Boxall
SPC/CCMC Agreement
Insurance claim re water leak: update
- 22.119 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update: revised quote: £2,620 + VAT. Suitable dates sent to Lanes Group.
- 22.120 Legal update: Clerk
Burrs Meadow: boundary issue:

From: @carterjonas.co.uk>

Sent: Thursday, 21 March 2019 17:16

To: clerk@standonparishcouncil.gov.uk

Subject: Burrs Meadow Access Gates

Dear Ms. Irons,

I am writing to you on behalf of Hertfordshire County Council as Carter Jonas are instructed as their property consultants.

As I am sure you are aware, Standon Parish Council are tenants of Burrs Meadow under the terms of the lease dated 12th September 2000. Following an annual inspection of the site, it was noted that there are a number of gates on neighbouring land which provide access over the asset.

Under the terms of the lease, it is the responsibility of Standon Parish Council to ensure that Hertfordshire County Council's interest in the land is protected from any claims over the land. The presence of the access gates for a prolonged period of time may lead to the granting of implied rights over Council land which we are obviously looking to avoid.

Please could you ensure that the clock is stopped on any potential adverse possession claims by notifying the neighbours to remove the gates, or take the necessary steps to prevent any access over the land.

If you have any queries or concerns relating to this, please do not hesitate to contact me.

Kind regards,

Graduate Surveyor

SPC Action: All properties with gates have been written to advising the gates need to be removed, or locked so they cannot be used. SPC believes that it has fulfilled the requirement issues by Carter Jonas on behalf of Herts County Council. Herts County Council has not responded to SPC approaches for clarification on any further action required.

Herts Constabulary: renewal of PCSO Funding and Service Level Agreement 2022/23: £17,796pa: letter sent requesting information on level of service delivered to Standon Parish.

22.121 Highways: Cllr Wren
Gigaclear: cabinet installation 28th July

22.122 Planning Matters: Cllr Leage
Planning applications:

3/22/1375/HH	11 The Moat, Puckeridge Second storey side extension. Replacement of existing flat roofs to rear and front elements to pitched roofs
3/22/1407/HH	28 South Road, Puckeridge Demolition of outbuilding. Construction of ground floor side and rear extension. Replacement of flat roof to ground floor rear extension with pitched roof. Replacement of flat roof to first floor rear extension with pitched roof. Alterations to fenestration.
3/22/0702/HH Response date extended to 29.7.2022	81 Station Road, Puckeridge Creation of cross-over and disabled parking bay
3/22/1421/CLPO	Lorne Croft, Wellpond Green Construction of outbuilding
3/22/1433/FUL	Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling
3/22/1473/FUL	Fishers Farm, Colliers End Conversion and change of use of 2

	agricultural barns into 4 residential dwellings, with alterations to external materials, new ground floor and first floor windows, new rooflight windows, associated parking and landscaping.
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Other Planning Matters:

Appeal: The Winnats, Kents Lane, Standon: 3/22/0129/HH: LPA Appeal Reference: 22/00046/REFUSE

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

Brought forward	£252,713.54
Plus June income	£8,663.52
Less June expenditure	£5,365.70
Less ring-fenced	£150,000.00
TOTAL month end	£106,011.36

June Payments:

Service Received	Cheque No	Value
Salary		£1,099.17
PAYE & NICs		£357.45
payroll: June	june	£36.00
reimbursement		£64.30
Comm Centre drains	23120	£1,458.00
Dog Bin emptying	inv0234759	£2,180.98
Bank chq surcharge		£5.10
Bank service charge		£18.00
Playground inspection		£72.00
Clerk pension		£61.30
		£5,352.30
Allot water/ mobile phone		£13.40
		£5,365.70

June 2022 Bank Reconciliation

Bank Reconciliation at 30/06/2022

Cash in Hand 01/04/2022	£236,430.63
ADD Receipts 01/04/2022 - 30/06/2022	£51,267.03
	£287,697.66
SUBTRACT Payments 01/04/2022 - 30/06/2022	£31,890.90
A Cash in Hand 30/06/2022 (per Cash Book)	£255,806.76
Cash in hand per Bank Statements	
Petty Cash 30/06/2022	£0.00
Saffron Building Society 30/06/2022	£80,497.76
Unity Trust Bank 30/06/2022	£38,200.79
Standon Parish Council reserve 30/06/2022	£22,302.21
Standon Parish Council current account 30/06/2022	£115,010.60
	£256,011.36

B Less unrepresented payments
Plus unrepresented receipts

Adjusted Bank Balance

£255,806.76

22.124 **Audit:** update: confirmation that documentation has been received by PKF Littlejohn

22.125 Flooding: Sewers, Drains, Ditches, River:
Paper Mill Lane: blocked ditches/ damage to road surface

22.126 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update
Cllr Boxall Skate park proposals
Cllr Cowell Huntsmans Close Car Park: signage for terms of use
Cllr Foot Allotments:
Standon Charities: update
Cllr Hall Community 1st Responders
Cllr Marshall Green spaces & common land: Further work commitments

22.127 Clerk's updates:

Bench & noticeboard: weatherproofing: to take place across the summer
Telephone Kiosks: Renovations update
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: Ongoing issues with EHDC emptying.
Huntsmans Close: Resurfacing: completed
The Queen Elizabeth II Platinum Jubilee Garden: update
'Friends of the Jubilee Gardens'

22.128 Correspondence

HCC: Minerals and Waste Local Plan consultation to 30.09.2022

7.9 The remaining five sand and gravel site options (MLPCS005 Nashe's and Fairfold's Farm, MLPCS001/MLPCS001RS Cromer Hyde Farm, MLPCS015 Plashes Farm and MLPCS007 Barwick) have over seven 'red' scores suggesting that these sites offer the least potential as sand and gravel site allocations. Sites MLPCS001/MLPCS001RS and MLPCS005 lie to the north west of Hatfield, whereas sites MLPCS007 and MLPCS015 represent the most north eastern site options. Site MLPCS001/MLPCS001RS has the potential for very high impacts on heritage assets within close proximity to the site. Site MLPCS015 has potential for very high impacts on the pockets of ancient woodland it contains. Furthermore, all five options lie within close proximity to sensitive land uses and have the potential for high impacts on the local recreation resource, sustainable transport network and landscape.

7.10 There is some uncertainty attached to the suitability of the relatively unconstrained sand and gravel site options MLPCS017 and MLPCS018, moderately constrained sites MLPCS011, MLPCS014, MLPCS016, MLPCS023 and MLPCS019 and highly constrained sites MLPCS005, MLPCS001, and MLPCS007. These ten sites all score 'red' in the Sieve 2 assessment due to a lack of information to conclusively determine their economic viability and deliverability. This uncertainty should be resolved before any of these site options are allocated within the Minerals Local Plan.

22.129 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
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<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 of B1(a) office use, with associated 96 car parking spaces and landscaping - all matters reserved except for access.</p>
<p>3/21/2458/FUL Decision awaited</p>	<p>Highfield Nursery, Wellpond Green Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.</p>
<p>3/21/2186/FUL Permission granted</p>	<p>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.</p>
<p>3/21/2678/VAR Decision awaited</p>	<p>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.</p>
<p>3/21/2652/HH Decision awaited</p>	<p>132 Station Road, Puckeridge 1st floor side and single storey rear extensions</p>
<p>3/21/2675/FUL Decision awaited</p>	<p>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</p>
<p>3/21/3091/FUL Decision awaited</p>	<p>92 High Street, Puckeridge Partial demolition of side and rear</p>

	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
3/22/0461/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
3/22/0506/HH Decision awaited	36 Station Road, Puckeridge Single storey front and side extensions
3/22/0744/HH Permission granted	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 Permission granted	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.
3/22/0593/VAR Decision awaited	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.
3/22/0882/HH Permission granted	27 Perowne Way, Puckeridge Single storey rear extension and block up 1 side door
3/22/0873/HH Permission granted	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
3/22/1131/LBC Decision awaited	28a High Street, Puckeridge Replacement windows
3/22/1132/LBC Decision awaited	28a High Street, Puckeridge Internal alterations to include: installation of bathrooms to ground and first floors; removal of sections of walls and installation of internal walls and doors.
3/22/1179/HH Decision awaited	The Old House, Wellpond Green First floor side extension. Part two storey rear extension. Removal of front porch, relocation of front door with new front porch. Enlarged first floor rear window. Alterations to ground floor fenestration.
3/22/1167/FUL Decision awaited	Dowsetts Farm, Colliers End Change of use of agricultural building to Class E(g) (Office and light industry); enclosing of building and installation of doors, windows and roof lights, alterations to the roof and cladding and the installation of solar panels
3/22/1129/HH Decision awaited	11 Orchard Drive, Standon Garage conversion to form sensory Room and utility room
3/22/0935/HH Decision awaited	27 Station Road, Puckeridge Demolition of 2 storey side and single

	storey rear projection. Construction of 2 story side/rear extension with part single storey rear extension
3/22/1281/ARPN Decision awaited	Falkenham, Wellpond Green Change of use of agricultural building to 2 dwelling houses (use Class C3): response by 11 th July

22.130 Dates of Next Meetings 2022:

22nd September; 27th October; 24th November