

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 23rd June 2022 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge

PRESENT: Cllr Chris Leage (Chairman), Cllr Acland Bryant, Cllr Graham Cowell, Cllr Sally Crook, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 1

Contractor: Mr K Glogner

One minutes silence to mark the passing of former Cllr Alex Lang

Cllr Cowell commented that Alex Lang had been a valued member of Standon Parish Council from 2010 to 2014. He was the Treasurer for the Standon & Puckeridge Community First Responders, was a PC representative on the Community Centre Management Committee, assisted with the WWI group and historical investigations, and spent a great deal of time supporting and running 'Crucial Crew' – a scheme designed to provide children with enhanced life skills.

Alex was a highly valued member of the community and will be missed.

Procedural Items

22.94 Councillor apologies for absence: Cllr Boxall, Cllr Chalkley, Cllr Hall

22.95 Other Councillor absences: none.

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

Cllr Crook Standon Village Hall: parish council representative

Cllr Foot Allotment holder

Cllr Leage Puckeridge Community Centre: Parish Council representative
FORQ

Cllr Marshall Standon Village Hall: parish council representative

22.97 Minutes of Annual Meeting and Annual Parish Council Meetings held on the 26th May 2022. Minutes of the meetings were agreed as a true and correct record of the meetings and were duly signed

22.98 Public comment or representation:

Allotments: public access and theft of produce: A member of the public attended the Parish Council meeting to express concern regarding the behaviour of a parishioner on and off the allotments, towards allotment holders and the volunteer allotment manager. Standon Parish Council will seek further information regarding the parishioner, and will consider options open to it. Given the nature of the complaint, reporting will be considered confidential.

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TLC Ltd: Mr Glogner updated the Parish Council on the progress of works undertaken to date. SPC provided Mr Glogner with a further list of works for quotation. SPC offered a vote of thanks was extended to Mr Glogner for his consistent hard work in the Parish.

Town Farm Crescent: lack of, and inconsistent mowing by Ringway: It was recommended that the parishioner keep a photographic record of the issues and report direct to HCC. If there is a failure to rectify the situation by HCC, it can be escalated to the County Councillor.

Barwick Road: 'no entry 7am to 9am' signage preventing access: It was recommended that the parishioner keep a photographic record of the issues and report direct to HCC. If there is a failure to rectify the situation by HCC, it can be escalated to the County Councillor.

Standon Calling: will take commence on the 21st July.

- 22.99 Police, County & District Council reports
 Police: an email has been received requesting priorities for the forthcoming quarter. Cllr Crook reported that PCSO Blackham and PC Marshall attended Standon Open Gardens.
 Cllr Andrews: by phone to the Clerk: Cllr Andrews has updated the Clerk by telephone across the month with regard to policing, highways, planning, waste and littering.
- 22.100 S & P Community Centre: Cllr Leage
 SPC/CCMC Agreement: ongoing
 Insurance claim re water leak: update: the loss adjuster has agreed that the SPC insurer will pay for redecoration in the toilet, and in the Lankester Lounge to the window sill, plus replacement flooring. The Clerk has emailed the invoices to the loss adjuster.
- 22.101 Standon Village Hall: Cllr Marshall & Crook
 Committee Report/update
 Culvert: update: revised quote: £2,620 + VAT. Suitable dates sent to Lanes Group and confirmation is awaited. Neighbours will be advised once the PC has the date for attendance.
- 22.102 Legal update: Clerk
 Burrs Meadow: boundary issue: update: SPC solicitor instructed to pursue with HCC. No response from HCC to date. The original letter from Carter Jonas will be reviewed against the actions taken by SPC to date, with the PC solicitor's advice. All documentation will be made appendices to the minutes to ensure there is a clear evidence trail of the actions taken by SPC to protect Burrs Meadow and the 999 year lease. **ACTION: CLERK**
 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: Councillors instructed the Clerk to send a copy of the letter to the Police and Crime Commissioner, David Lloyd as no response has been received from Herts Police **ACTION: CLERK**
- 22.103 Highways: Cllr Wren
 Barwick Road: fly tipping footpath 017: reported to HCC

Gigaclear update: Online forum scheduled for 21.7.2022. Letters sent to residents by Gigaclear.

Speeding on the A120: Councillors discussed options regarding speed monitoring, safety audit, and the ever increasing usage of vehicles accessing the A10. The Clerk will formulate letters to HCC regarding safety, and the Police regarding speeding. **ACTION: CLERK**

22.104 Planning Matters: Cllr Leage

Planning applications:

3/22/1131/LBC	28a High Street, Puckeridge Replacement windows: <i>No objection</i>
3/22/1132/LBC	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. <i>No objection</i>
3/22/1179/HH	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. <i>No objection</i>
3/22/1167/FUL	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 <i>No objection</i>
3/22/1129/HH	11 Orchard Drive, Standon Garage conversion to form sensory Room and utility room: <i>No objection</i>
3/22/0935/HH	27 Station Road, Puckeridge Demolition of 2 storey side and single storey rear projection. Construction of 2 storey side/rear extension with part single storey rear extension: <i>Comment: retention of off-street car parking space is a priority</i>
3/22/1281/ARPN	Fakenham, Wellpond Green Change of use of agricultural building to 2 dwelling houses (use Class C3): response by 11 th July: <i>SPC comments: Access road is not associated with the proposed development site, lack of infrastructure, not compliant with Neighbourhood Plan, lack of detail to plan application.</i>
3/22/0702/HH: not previously advertised. Response date: 17.7.2022. Request for extension to respond.	81 Station Road, Puckeridge Creation of cross-over and disabled parking bay: <i>further consideration of application to be undertaken and reported to next meeting</i>

Other Planning Matters:

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

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

Brought forward	£267,421.30
Plus May income	£375.17
Less May expenditure	£15,089.29
Less ring-fenced	£150,000.00
TOTAL month end	£102,722.18

June Payments:

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
Community Centre	job 22158	£900.00
watering trees: J Garden	watering	£120.00
		£18.00
		£72.00
		£61.30
		£6,367.20
		£13.40
		£6,380.60

22.106 **Audit:** update

a) Internal Audit report

The Internal Auditor's report was circulated to all Councillors by email in advance of the meeting. The Internal Auditor did not find any items which required amendment or attention.

PROPOSAL: That Standon Parish Council herewith agrees to accept the findings of the internal auditor and agrees to take appropriate action to ensure any recommendations are implemented. PROPOSED: Cllr Leage, seconded Cllr Cowell. AGREED AND RESOLVED UNANIMOUSLY

b) Financial Controls: SPC discussed how financial controls operate and were satisfied that sufficient control is applied. All financial risks are assessed on a rolling programme across the year and improvements made as they arise.

PROPOSAL: That Standon Parish Council herewith review the effectiveness of the system of financial controls and make recommendations to ensure all risk is minimised PROPOSED: Cllr Cowell, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

c) Exercise of Public Right to Inspect the Accounts:

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The dates chosen ensure that the notice, which will be posted to the website on the 24th June, is compliant with Government legislation and time frames

PROPOSAL: That Standon Parish Council herewith agrees by resolution to ensure the electorate is able to exercise its public right to inspect the Parish Council accounts for a single period of 30 working days commencing Monday 27th June to 5th August 2022 PROPOSED: Cllr Crook, seconded Cllr Marshall.
AGREED AND RESOLVED UNANIMOUSLY

d) Governance Statement: The Governance Statement was supplied to every Councillor by email in advance of the meeting. Each element was read to the meeting to ensure Councillors were aware and understood the requirements of the Statement.

PROPOSAL: That Standon Parish Council herewith review and agrees by resolution the Annual Governance Statement for 2021/22 PROPOSED: Cllr Cowell, seconded Cllr Bryant. AGREED AND RESOLVED UNANIMOUSLY

e) Accounting Statement: The Accounting Statement was prepared by the Clerk and supplied to all Councillor in advance of the meeting by email, with the Scribe accounting summaries and bank account statements to ensure every Councillor had the opportunity to check and verify the accounts as presented.

PROPOSAL: That Standon Parish Council herewith agrees by resolution the Accounting Statement for 2021/22: PROPOSED: Cllr Leage, seconded Cllr Cowell. AGREED AND RESOLVED UNANIMOUSLY

22.107 Flooding: Sewers, Drains, Ditches, River:

Cllr Crook raised the issue of the blocked culvert and ditches in Paper Mill Lane, which is leading to serious highway erosion. Items have been thrown into the ford, and are not visible to anyone trying to cross. The Clerk will contact the Environment Agency and a) advise of the potential risks to users and b) request a copy of the latest culvert report carried out last year.

ACTION: CLERK

22.108 Members Portfolio reports:

Cllr Leage:

Friends of Rib & Quin: update: FORQ have been active at the Buntingford Festival and will attend the Braughing Wheelbarrow Race in July.

Himalayan Balsam is a major issue along the River Rib which FORQ are addressing.

Cllr Crook raised the issue of Hemlock, which is wide spread. This is a highly poisonous plant which should not be allowed to proliferate in any public areas.

Cllr Crook advised the meeting that a substantial colony of bats has been identified in the Business Park. Cllr Leage will liaise with the Herts & Middlesex Wildlife Trust.

ACTION: CL

High Street, Standon: van parked long term: discussion: whilst this van is taking up 2 car parking spaces, nothing can be done to move it until such time as it is unroadworthy.

Dangerous dogs: update: the Police have advised the owners of the dogs that they have to pay the costs of kennelling and compensation for loss of livestock from dog attacks.

- Cllr Cowell Huntsmans Close Car Park: to discuss terms of use: Cllr Chalkley to provide suitable wording for a sign. **ACTION: CC**
- Cllr Foot Allotments: rights of access: allotment holders and manager accosted by a parishioner who does not have an allotment: discussion: SPC will seek further information and take action which is deemed to be appropriate to the situation. **ACTION: SPC**
- Cllr Hall Standon Charities: update: awaiting response to SPC letter re access Community 1st Responders: by email:
10 jobs related to Standon and Puckeridge and CFR's this month with a mixture between respiratory issues, cardiac arrest and anaphylactic shock
- Cllr Marshall Green spaces & common land: Further work commitments including strimming, watering trees and planters, new schedule of works and reviewed schedule of works. Cllr Marshall has committed to water the planters and trees on The Moors. The Tennis Club has agreed to water the new trees on the Memorial Field. A vote of thanks was extended to Cllr Marshall and the Tennis Club for their community spirit and actions.

22.109 Clerk's updates:

Bench & noticeboard: weatherproofing: to take place across the summer
Telephone Kiosks: Renovations update: Clerk to chase contractors
Section 106 fund availability:
 Sports facilities
 Play facility
 Extension to community centre: works must include some form of extension
 Provision of community garden
 Cllr Wren will resend her analysis of the S106 available to ensure funds are spent within the timeframe. **ACTION: MW**
 Co-op site: Councillors reiterated that the playground which formed part of this development has never been built, and the developer was granted dispensation. SPC therefore believe that S106 should be paid to recompense the community for loss of facility. **ACTION: CLERK**
Litter bins: EHDC
Huntsmans Close: Resurfacing: completed
The Queen Elizabeth II Platinum Jubilee Garden: update
 Garden completed. Jubilee tree planted on Memorial Field: Cllr Marshall will establish the exact site and the Clerk will register on the 'Queen's Green Canopy' website. **ACTION: CLERK/ MM**
Herts Constabulary: PCSO contract renewal: clarification letter sent

22.110 Correspondence

Ms D Parry: complaint: trees overhanging ford: photographs awaited
 Gigaclear: Puckeridge consultation 21.7.2022
 MAG: Stansted Airport: Stage 2 CAP1616 submission published
<https://www.stanstedairport.com/futureairspace/>

22.111 Planning decisions and awaited decisions: Cllr Leage

3/20/0819/FUL Decision awaited	Dowsetts Farm, Dowsetts Lane, Colliers End
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	p. 2022.51 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.
3/21/1638/LBC 3/21/1637/HH Permission granted	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.
3/21/2458/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 New plans on EHDC website 11.5.2022	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 Permission granted	The Barnhouse Standon Green End Creation of link extension to

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	p.2022.52 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 Withdrawn	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.
3/21/3091/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
3/22/0417/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
3/22/0506/HH	36 Station Road, Puckeridge

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Decision awaited	p. 2022.53 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 Permission refused	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 Permission granted	84 Batchelors, Puckeridge Single storey rear extension
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	27 Perowne Way, Puckeridge Single storey rear extension and block up 1 side door
3/22/0873/HH	11 South Road, Puckeridge

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	<p style="text-align: right;">p.2022.54</p> <p>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 1st 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</p>
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22.112 Dates of Next Meetings 2022:

28th July; 22nd September; 27th October; 24th November

Meeting closed 9.35pm

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