



# STANDON PARISH COUNCIL

Clerk to the Council: Belinda Irons, 14 Crawley End, Chrishall. SG8 8QL  
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**To: MEMBERS OF STANDON PARISH COUNCIL**

You are hereby summoned to attend the **Meeting of Standon Parish Council** to be held on Thursday 29<sup>th</sup> September 2022 at **7.30pm** in the Williams-Davies Room, 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 21/9/22

## AGENDA

### Chairman's Tribute to Queen Elizabeth II

### One Minute Silence: Queen Elizabeth II

### Accession of King Charles III

#### Procedural Items

- 22.132 Councillor apologies for absence
- 22.133 Other Councillor absences:
- 22.134 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
- 22.135 Minutes of Parish Council Meeting held on the 28<sup>th</sup> July 2022.
- 22.136 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*
- 22.137 Police, County & District Council reports
- 22.138 S & P Community Centre: Cllrs Leage & Boxall  
SPC/CCMC Agreement  
Drain Detectives report: repairs recommended to clear drains and repair, and replace manholes: recommendation to commission descaling the system.  
CC toilets: CCMC request that SPC replace  
Accessibility Ramp: quotes awaited: decision to be taken at the meeting  
Lift and relay perimeter footpath slabs: quotes awaited: decision to be taken at the meeting  
Car Park: repairs and relining: quotes awaited: decision to be taken at the meeting
- 22.139 Standon Village Hall: Cllr Marshall & Crook  
Committee Report/update

Culvert: update:

22.140

Legal update: Clerk  
Burrs Meadow: boundary issue: response from HCC

SPC Action: Request for meeting with Herts County Council solicitor for further assurance that SPC has complied with the requirements.

Herts Constabulary: renewal of PCSO Funding and Service Level Agreement 2022/23: update

Land Registry: Standon High Street Common Land

Football: Standon & Puckeridge Hares: agreement with SPC  
Football: Bishops Stortford Saints: use of recreation field/ agreement with SPC

22.141

Highways: Cllr Wren  
Gigaclear:  
A120: speed issues  
HCC: Standon High Street: parking scheme

22.142

Planning Matters: Cllr Leage

Planning applications:

3/22/1530/HH Permission granted	12 Sadlier Road, Standon Conversion of garage to habitable space. Alternation to fenestration
3/22/1535/FUL	Parcel Of Land Adjacent To Ashleigh Home Mobile Home Site And Wellington House Gore Lane Barwick Change of use of land from public house curtilage land to include land within the established mobile home site.
3/22/1829/HH	1 High Street, Puckeridge Garden room to create home office
3/22/1815/AGPN Prior Approval Required and Refused	Black Grove Farm Labdens Lane Colliers End Proposed new partially enclosed agricultural building for hay and equipment storage: Length 24 metres, Eaves height 4 metres, Breadth 9 metres, Ridge height 6.5 metres. Agricultural pond for irrigation and new farm track
3/22/1725/HH	79A Station Road, Puckeridge Single storey rear extension, alterations to existing extension roof to include 2 rooflights
3/22/1713/CLPO	24 Southfields, Standon Erection of outbuilding
3/22/1620/HH	Almond Bank, Wellpond Green Single storey side extension to detached garage
3/22/1586/HH	13 Gatesbury, Puckeridge Single storey front extension to facilitate disabled use of premises

3/22/1757/FUL	Highfield Nursery, Wellpond Green Demolition of an agricultural building and construction of a garage building in replacement
3/22/1758/FUL	Highfield Nursery, Wellpond Green Demolition of an agricultural building and construction of a garage building in replacement
3/22/1700/HH	25 Barleymead Way, Puckeridge Single storey rear/side extension to existing house
3/22/1897/HH	Hawkhurst, Wellpond Green Demolition of garage and erection of an annexe

Other Planning Matters:

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

Appeal: Fishers Farm, Colliers End: 3/22/0563/FUL: Previous appeals dismissed

Appeal: Highfield Nursery: 3/21/2458/FUL: Appeal lodged: non-determination

22.143 Finance: Itemised Payments  
Finance Summary:

July Payments:

Service Received	Cheque No	Value
Salary		£1,128.78
PAYE & NICs		£327.84
payroll		£36.00
reimbursement		£39.75
Community Centre	22158	£900.00
watering trees: June	water June	£120.00
Insurance: drying equip	220408	£1,458.00
Insurance: decoration	July 5th	£1,080.00
Watering trees: July	Water July	
Accounting system	2931	£561.60
Comm Centre carpet	2676	£2,852.25
Internal audit	123/1009	£420.00
play inspection		£72.00
		£61.30
		<b>£9,057.52</b>
Allot water/ mobile		£28.80
		£9,086.32

Aug Payments

Service Received	Cheque	Value
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	No	
Salary		£1,128.98
PAYE & NICs		£327.64
payroll	Aug	£36.00
reimbursement		£24.90
Station Rd phone box	7675	£750.00
phone box frames	18916	£813.84
		£0.00
		£0.00
play ground inspection	dd	£72.00
	dd	£61.30
		<b>£3,214.66</b>
	dd	£29.20
		£3,243.86

<b>Balances Carried Forward</b>			
<b>Business Tracker Account</b>	Brought forward		£22,303.98
Add Income			£2.02
	Transfer to current account		£0.00
	Transfer from current account		£0.00
	Carried forward		£22,306.00
			31.8.2022
<b>Unity Account</b>	Brought forward		£29,143.27
Less Expenditure			£3,214.66
Add Income			£0.00
	Transfer from Tracker account		£0.00
	Transfer to Tracker account		£0.00
	Carried forward		£25,928.61
			31.8.2022
<b>Current Bank</b>			£121,123.71
Less Expenditure			£13.40
Add Income			£0.00
			£121,110.31
			31.8.2022
<b>Saffron Building Society</b>			£80,497.76
<b>Total Cash Assets carried forward</b>			<b>£249,856.08</b>
<b>Ring Fenced Funding</b>			<b>£150,000.00</b>
<b>Available Balance Carried Forward</b>			<b>£99,856.08</b>

22.144 **Audit**: update: PKF Littlejohn: extract from External Audit Report & Certificate:  
*On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.*  
*Other matters not affecting our opinion which we draw to the attention of the authority: None.*

22.145 Flooding: Sewers, Drains, Ditches, River:  
Paper Mill Lane: blocked ditches/ damage to road surface: HCC state this is the responsibility of the adjacent land owner

22.146 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: allotments & signage  
Cllr Hall Community 1<sup>st</sup> Responders

Cllr Marshall Green spaces & common land: Further work commitments

**PROPOSAL: *That Standon Parish Council herewith agrees to appoint TLC Ltd to complete grounds maintenance works in line with the quote for Burrs Meadow to remove Ash and Elder from the High Street hedge (£190); to remove Ivy from all hedges and replant specimens (£1,700); remove Birch stump (£90); clear North boundary to fence line and reseed (£500); clear East side of bank to at least 6ft and reseed (£2,300); TOTAL SUM: £4,780***

**PROPOSAL: *That Standon Parish Council herewith agrees to appoint TLC Ltd to complete grounds maintenance works in line with the quote for The Moors in the sum of £60***

**PROPOSAL: *That Standon Parish Council herewith agrees to appoint TLC Ltd to complete grounds maintenance works in line with the quote for the Recreation Field to Strim North west corner of playing field (£25); remove lump of concrete, steel poles, old gate etc and dispose of (£140); South road end: at top of steps going northwards install steel rail, fill in tracks and plant native hedge (£2500); Between steps and Southfields there is a track through hedge line, fence of and replant hedge (£120); Between play area and station road correct cherry trees overhanging path and onto roadway (£1200); Replacement knee rail (£50); Weed kill by slides in play area and make good. Remove temporary fencing, install a membrane and bring in a large quantity of top soil to cover the membrane in the hope of preventing the bees returning. Grass seed area to make good. (Note it may be sensible to have the fence remain while the grass seed is allowed to establish) (£600) TOTAL SUM: £4,635***

22.147 Clerk's updates:

Bench & noticeboard: weatherproofing: update

Telephone Kiosks: Renovations update: Station Road kiosk repainted and glass installed. Library shelving installation:

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.

The Queen Elizabeth II Platinum Jubilee/ Memorial Garden: signage update  
'Friends of the Jubilee Gardens'

22.148 Correspondence

Mrs B Norris: suggestion that A120 has Speed Indicator Devices installed to help prevent speeding

Standon Charities: response re allotment signage

## 22.149 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 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 Appeal lodged: non-determination</p>	<p>Highfield Nursery, Wellpond Green Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.</p>
<p>3/21/2678/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 Permission granted</p>	<p>132 Station Road, Puckeridge 1<sup>st</sup> 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</p>

	access and pedestrian access ways and car 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
3/22/0461/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 Permission refused	36 Station Road, Puckeridge Single storey front and side extensions
3/22/0763/HH Permission granted	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.
3/22/0760/FUL Withdrawn	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 Garage conversion. Insertion of 2 ground floor side windows. Alterations to rear elevation incorporating 3 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 first floor window and 3 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 Permission granted	11 Orchard Drive, Standon Garage conversion to form sensory Room and utility room
3/22/0935/HH Permission granted	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 Prior approval granted	Falkenham, Wellpond Green Change of use of agricultural building to 2 dwelling houses (use Class C3): response by 11 <sup>th</sup> July
3/22/1321/HH Permission granted	39 Saffron Meadow, Standon Erection of summer house
3/22/1375/HH Permission granted	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 Permission granted	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 Decision awaited	Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling
3/22/1473/FUL Decision awaited	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.

22.150 Dates of Next Meetings 2022:

27th October; 24th November