



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 27th October 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 21/10/22

AGENDA

Procedural Items

- 22.151 Councillor apologies for absence
- 22.152 Other Councillor absences:
- 22.153 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
- 22.154 Minutes of Parish Council Meeting held on the 29th September 2022.
- 22.155 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
- 22.156 Police, County & District Council reports
- 22.157 S & P Community Centre: Cllrs Leage & Boxall
SPC/CCMC Agreement
Drain Detectives report: commencement awaited
CC toilets: CCMC request that SPC replace: site meeting with Wilby & Burnett: update
Accessibility Ramp: installation update
Lift and relay perimeter footpath slabs: installation update
Car Park: repairs and relining: commencement awaited
- 22.158 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update:
- 22.159 Legal update: Clerk
Burrs Meadow: boundary issue: solicitor instructed

Land Registry: Standon High Street Common Land: solicitor instructed

Football: Standon & Puckeridge Hares: agreement with SPC

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

22.161 Planning Matters: Cllr Leage

Planning applications:

3/22/1952/HH	9 Orchard Drive, Standon Part single, part 2 storey side extension

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
LPA Appeal Reference: 22/00064/NONDET: Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.

If you wish amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference **APP/J1915/W/22/3302750** by 8th November 2022. You can make a comment to The Planning Inspectorate at <https://acp.planninginspectorate.gov.uk> or in writing to, The Planning Inspectorate, Room 3/05 Temple Quay House, 2 The Square, Bristol, BS1 6P.

Appeal: 105 & 107 Station Road, Puckeridge: 3/22/0158/HH:

LPA Appeal Reference: 22/00052/REFUSE Creation of driveway with dropped kerb and electric charging point.

If you wish amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference **APP/J1915/W/22/3300441** by 8th November 2022. You can make a comment to The Planning Inspectorate at <https://acp.planninginspectorate.gov.uk> or in writing to, The Planning Inspectorate, Room 3/05 Temple Quay House, 2 The Square, Bristol, BS1 6P.

Appeal: The Bell PH, 4 High Street, Standon: Erection of pen free standing fabric tent (retrospective) 3/22/0078/FUL

If you wish amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference **APP/J1915/W/22/3299772** by 21st November 2022. You can make a comment to The Planning Inspectorate at <https://acp.planninginspectorate.gov.uk> or in writing to, The Planning Inspectorate, Room 3/05 Temple Quay House, 2 The Square, Bristol, BS1 6P.

Enforcement: 24 Southfields, Standon: E/22/0239/ENF: 3/22/1713/CLPO

Withdrawn: Retrospective planning application awaited

Standon Business Park

PROPOSAL: *That Standon Parish Council herewith agrees to appoint a Planning Consultant, within budgetary constraints, to produce a review of the information provided on the EHDC website to enable the Parish Council to respond to application 3/20/1146/OUT in a robust manner*

22.162 Finance:

Bank Reconciliation

Brought Forward	£236,430.63
Plus receipts	£97,691.36
Less payments	£52,441.91
TOTAL	£281,680.08

BANK

Building Society	£80,497.76
Unity	£66,139.31
Reserve	£22,310.03
Current	£121,096.91
Less unrepresented payments	£8,363.93
TOTAL	£281,680.08

Sept Payments:

Service Received	Cheque No	Value
Salary		£1,128.98
PAYE & NICs		£327.64
payroll	55204	£36.00
reimbursement		£39.75
Repair play fence	2377	£66.00
External Audit report	HTO100	£360.00
phone box shelving	Inv 0096	£545.87
allotment rent	inv 043	£635.00
PCSO charge	H0006073	£4,449.00
Annual play inspection	INV0258465	£113.59
PCSO Feb/Mar	H0005523	£385.50
Service charge	dd	£18.00
play ground inspection	dd	£72.00
	dd	£61.30
		£8,238.63
Phone/allotment water		£13.40
		£8,252.03

22.163 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

22.164 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 1st Responders
- Cllr Marshall Green spaces & common land: Further work commitments: update

22.165 Clerk's updates:

- Bench & noticeboard: weatherproofing: update
- Telephone Kiosk Colliers End:

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'

South Road/Station Road junction: tree work by persons unknown and without permission to the Oak trees on land owned by Clarion Housing Group

22.166 Correspondence

22.167 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 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.
3/21/2458/FUL Decision awaited Appeal lodged: non-determination	Highfield Nursery, Wellpond Green Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.
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.
3/21/2675/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
3/21/3091/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
3/22/1131/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.
3/22/1167/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
3/22/0702/HH Decision awaited	81 Station Road, Puckeridge Creation of cross-over and disabled parking bay
3/22/1421/CLPO Refused	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.
3/22/1535/FUL Decision awaited	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 Decision awaited	1 High Street, Puckeridge Garden room to create home office
3/22/1725/HH Decision awaited	79A Station Road, Puckeridge Single storey rear extension, alterations to existing extension roof to include 2 rooflights
3/22/1713/CLPO Withdrawn: Retrospective planning application awaited	24 Southfields, Standon Erection of outbuilding
3/22/1620/HH Decision awaited	Almond Bank, Wellpond Green Single storey side extension to detached garage
3/22/1586/HH Decision awaited	13 Gatesbury, Puckeridge Single storey front extension to facilitate disabled use of premises
3/22/1757/FUL Decision awaited	Highfield Nursery, Wellpond Green Demolition of an agricultural building and construction of a garage building in replacement
3/22/1758/FUL Decision awaited	Highfield Nursery, Wellpond Green Demolition of an agricultural building and construction of a garage building in replacement
3/22/1700/HH Decision awaited	25 Barleymead Way, Puckeridge Single storey rear/side extension to existing house
3/22/1897/HH Decision awaited	Hawkhurst, Wellpond Green Demolition of garage and erection of an annexe
3/22/1853/LBC Decision awaited	38 High Street, Puckeridge Proposed internal opening up of wall to ground floor
3/22/1776/HH Decision awaited	49 Aston Road, Standon Demolition of single storey side extension and construction of 2 storey extension on same footprint, extension to single storey front porch
3/22/1918/VAR 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. Addition of two new first floor rear juliet balconies. Alterations to ground floor

	fenestration. Variation of condition 2 (Approved Plans) of planning permission (3/22/1179/HH) -
3/22/1978/HH Decision awaited	65 Station Road, Puckeridge 1 st floor rear extension

22.168 Dates of Next Meetings 2022: 24th November