

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 28th July 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 Claudia Chalkley, Cllr Graham Cowell, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

Herts County Council: Cllr David Andrews

Herts Constabulary: Insp Collins, Sgt Alcock

PUBLIC: **0**

Procedural Items

22.113 Councillor apologies for absence: Cllr Crook, Cllr Foot, Cllr Hall

22.114 Other Councillor absences: none

22.115 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
Cllr Boxall Puckeridge Community Centre: Parish Council representative
Cllr Leage Puckeridge Community Centre: Parish Council representative
FORQ
Cllr Marshall Standon Village Hall: parish council representative

22.116 Minutes of Parish Council Meeting held on the 23rd June 2022. Minutes of the meetings were agreed as a true and correct record of the meetings and were duly signed

22.117 Public comment or representation: no public present

22.118 Police, County & District Council reports
Insp Collins and Sgt Alcock provided background information on current policing levels in the District, and responded to the Parish Council letter which requested information on PCSO duties and responses to ensure the Parish obtains value for money.

The Parish Council concerns are not a personal issue with the current PCSO. The Parish Council was advised that when the original agreement was developed, the District had 20 PCSOs. It now has 6. Insp Collins also commented that the majority of the work undertaken is not visible foot patrol, but work in schools, domestic and neighbour disputes, anti-social behaviour investigations, and the latest initiative is to increase memberships of Neighbourhood Watch. It was difficult to quantify the impact of the PCSO on the behaviour of the community – would the level of crime increase if the

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routine interactions between the PCSO and the public stopped? Standon Parish had particular anti-social behaviour issues when the agreement was first agreed, which was swiftly addressed with the appointment of Steve Whittaker, and levels have remained lower. Policing has changed over time and as resources dictate. There is a current deficit in Police Officers which is being addressed.

Insp Collins recommended the Parish Council review the service level agreement and ask for amendments as it saw fit. Cllr Leage assured the Police that the Parish Council was seeking to ensure the PCSO was a 'team member', and that as the Parish Council was accountable to the community, it had a duty to ensure that it received value for money. Cllr Cowell supported a mechanism to quantify the work the PCSO does in the community which would demonstrate value. Councillors supported the position that the PCSO should be available for the majority of meetings to ensure Councillors and the public were able to have increased face to face interactions than has been the experience across the past few years. The Parish Council will write to the Polcie to ser out its service level requirements. Based on the response, the Parish Council will decide whether to continue to pay, and at what cost, for a PCSO. The Chairman thanked Insp Collins and Sgt Alcock for their attendance at the meeting.

Cllr David Andrews:

HCC: Mineral extraction in the Parish was under close review.

EHDC: Planning was experiencing a shortage of planning officers. Areas earmarked for extensive development such as Ware North were possibly being scaled back. There are major building materials and trades supply issues which has impacted the number of properties being built.

Other areas of EHDC such as Environmental Health and Licencing were operating very well.

Cllr Chalkley raised the issue of long term parking of commercial vehicles on Parish roads. Cllr Wren raised the issue of drug taking in the Parish. Cllr Leage raised the issue of dangerous dogs at Westland Green. Cllr Andrews is progressing what he is able to. He advised the meeting that he speaks with the Clerk at least once per week, and is active in the community.

22.119

S & P Community Centre: Cllrs Leage & Boxall

Cllr Boxall advised that a very productive Annual Meeting had been held by the CCMC. Many groups and parties have resumed. Renovation of the building will be considered once the agreement has been agreed by the Parish Council and the CCMC. The CCMC have concerns regarding the increasing cost of water and electricity.

Cllr Marshall commented that the car park needs attention to the surface and remarking.

SPC/CCMC Agreement: The draft agreement is progressing. Cllr Boxall will become a signatory on the bank account.

Insurance claim re water leak: completed. The Parish Council received funds from the insurer last month. All contractors have been paid. The CCMC were very please with the way the Parish Council helped to have the claim fully settled.

Cllr Leage commented that there appears to unauthorised use of the top football pitch by an unknown team of players. Further investigation will be undertaken.

22.120 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update: revised quote: £2,620 + VAT. Works will commence on the 1st August at 8.30am. There will be three vehicles present. Residents are asked to ensure the area is kept clear of all vehicles.

22.121 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. The Clerk will ask for an appointment for Councillors to meet with the HCC Solicitor to the Council so that a definitive response can be minuted. **ACTIO: CLERK**

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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.

Following the presentation to the Parish Council, it was agreed that the Clerk will develop a letter to Herts Constabulary detailing the additions it would want included in a revised service level agreement. Depending on the Herts Police response, the Parish Council will debate whether to continue with the PCSO payment. **ACTION: CLERK**

- 22.122 Highways: Cllr Wren
Gigaclear: cabinet installation 28th July. Gigaclear are on site and have now dug up the newly installed verges, hedging and trees.

- 22.123 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: <i>No objection</i>
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: <i>Objection: overdevelopment</i>
3/22/0702/HH Response date extended to 29.7.2022	81 Station Road, Puckeridge Creation of cross-over and disabled parking bay: <i>Objection: access point next to a bus stop</i>
3/22/1421/CLPO	Lorne Croft, Wellpond Green Construction of outbuilding: <i>Objection: lack of detail in application</i>
3/22/1433/FUL	Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling: <i>Objection: not compliant with Class Q development – inability to convert not a reason for new build; not compliant with Neighbourhood Plan, not infill site</i>
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: <i>Objection: not compliant with Neighbourhood Plan</i>

Other Planning Matters:

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

22.124 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 **£255,806.76**

(per Cash Book)

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**

July Payments:

Service Received	Cheque No	Value
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		p.2022.60
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
		£9,057.52
Allot water/ mobile		£28.80
		£9,086.32

PROPOSAL: That Standon Parish Council herewith agrees the payments presented for July 2022. PROPOSED Cllr Cowell, seconded Cllr Boxall. AGREED AND RESOLVED UNANIMOUSLY.

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

22.126 Flooding: Sewers, Drains, Ditches, River:

Paper Mill Lane: blocked ditches/ damage to road surface: HCC has stated it is not responsible for the ditches bordering the highway.

22.127 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: this volunteer group is working hard at raising awareness of the rivers they are trying to protect

Cllr Boxall Skate park proposals: ongoing

Cllr Cowell Huntsmans Close Car Park: signage for terms of use: ongoing

Cllr Hall Community 1st Responders: by email:

Ten jobs for the period of July mainly respiratory problems due to the hot weather encountered over the last few weeks

Cllr Marshall Green spaces & common land: Further work commitments are in process of obtaining quotes. Watering the new trees and plants is a major operation and thanks are extended to the Tennis Club and Kevin Glogner for their help. A vote of thanks was extended to Cllr Marshall for his hard work watering and caring for the new trees and plants. A vote of thanks was extended to Cllrs Chalkley, Foot and Wren for their help with the plants.

22.128 Clerk's updates:

Bench & noticeboard: weatherproofing: to take place across the summer
Telephone Kiosks: Renovations update: the contractors will be asked for a time frame for completion of works.

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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': the Clerk will advertise for help with the Jubilee Garden upkeep in PS News

22.129 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.

The Clerk was instructed to respond to the consultation and request that Plashes Wood and Barwick be removed from the Strategy given the very high risks associated with gravel extraction on the SSSI Plashes Wood. **ACTION: CLERK**

22.130 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</p>

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	p. 2022.62 except for access.
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 Permission granted	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.
3/21/2652/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
3/21/3091/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,

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	Barwick p. 2022.63 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 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.
3/22/0764/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

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	p. 2022.64 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 <i>Amended plan submitted: further objection to</i>	Falkenham, Wellpond Green Change of use of agricultural building to 2 dwelling houses (use Class C3):

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<i>be sent</i>	P.2022.65 response by 11 th July

22.131 Dates of Next Meetings 2022:

22nd September; 27th October; 24th November

Meeting closed at 9.35pm

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