



# STANDON PARISH COUNCIL

Clerk to the Council: Belinda Irons, 14 Crawley End, Chrishall. SG8 8QL

Tel: 01763-838732 e-mail: [clerk@standonparishcouncil.gov.uk](mailto: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 24<sup>th</sup> November 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 16/11/22

## AGENDA

### Procedural Items

- 22.169 Councillor apologies for absence
- 22.170 Other Councillor absences:
- 22.171 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
- 22.172 Minutes of Parish Council Meeting held on the 27<sup>th</sup> October 2022.
- 22.173 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*
- 22.174 Police, County & District Council reports
- 22.175 S & P Community Centre: Cllrs Leage & Boxall  
SPC/CCMC Agreement  
Drain Detectives report: commencement awaited  
CC toilets: CCMC request that SPC replace: Wilby & Burnett tender agreement and plan to replace like for like: discussion  
Accessibility Ramp: installation update  
Lift and relay perimeter footpath slabs: installation update  
Car Park: repairs and relining: commencement awaited  
Memorial Field: padlock  
Requests by traders to use the CC car park: discussion
- 22.176 Standon Village Hall: Cllr Marshall & Crook  
Committee Report/update  
Culvert: update:
- 22.177 Legal update: Clerk  
Land Registry: Standon High Street Common Land: solicitor instructed  
Licences to Occupy:  
Football: Standon & Puckeridge Hares: agreement with SPC  
Bowls

## Tennis

22.178

Highways: Cllr Wren

Gigaclear:

A120: speed issues

HCC: Standon High Street: parking scheme

South Road: double yellow lines

Paper Mill Lane, Standon: highway deformation reported: HCC response:

This is an update to the highway fault reported on 01/11/2022 15:09:00

The reference number is: **401003038945**

Fault type: SUDDEN CHANGE IN SURFACE LEVEL

Location: Paper Mill Lane, Standon

Thanks for telling us about this issue.

We have assessed the fault at this location, and it doesn't currently meet our criteria for repair.

We understand that this may be frustrating, but we need to manage the network and faults appropriately and deal with the most urgent faults/issues first.

We can't repair all faults immediately, however, please rest assured that the information provided will be used to inform our future works programmes.

We appreciate that you would like to know when these fixes will happen but unfortunately, we are unable to provide repair timescales for these types of work and are therefore unable to provide any further updates.

Should the fault get worse, then please feel free to report it again.

All reported faults in Hertfordshire are assessed against our highways [defect management approach](#) (DMA) policy which has been agreed through a democratic process.

We would value feedback on your experience of this Highways service. Please complete our [online survey](#).

22.179

Planning Matters: Cllr Leage

Planning applications:

|               |  |
|---------------|--|
| 3/22/2325/HH  | 2 Broken Green Cottages, Broken Green<br>Erection of single storey front, side and rear extensions; alterations to roof to rear and insertion of roof lights.  |
| 3/22/2237/FUL | Labdens House, Colliers End<br>Redevelopment of previously developed land consisting of the demolition of an existing helicopter hanger, and erection of 1no. detached dwellinghouse, with associated access, parking, residential curtilage and landscaping |
| 3/22/2345/LBC | 28a High Street, Puckeridge<br>Reinstatement of existing lath and plaster walls. Installation of new 'Victorian' skirting to 1 <sup>st</sup> floor   |

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.

**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.

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

**Enforcement:** 24 Southfields, Standon: E/22/0239/ENF: 3/22/1713/CLPO  
 Withdrawn: Retrospective planning application awaited

**Standon Business Park**

22.180 Finance:

**Bank Reconciliation**

|                             |                    |
|-----------------------------|--------------------|
| <b>Brought Forward</b>      | <b>£282,070.27</b> |
| Plus receipts               | £89.63             |
| Less payments               | £7,617.69          |
| <b>TOTAL</b>                | <b>£274,555.61</b> |
| <b>BANK</b>                 |                    |
| Building Society            | £80,497.76         |
| Unity                       | £50,643.64         |
| Reserve                     | £22,310.03         |
| Current                     | £121,083.51        |
| Less unrepresented payments | £0.00              |
| <b>TOTAL</b>                | <b>£274,555.61</b> |

Oct Payments:

| <b>EXPENDITURE</b>        |                  |                  |
|---------------------------|------------------|------------------|
| <b>Service Received</b>   | <b>Cheque No</b> | <b>Value</b>     |
| Salary                    |                  | £1,128.98        |
| PAYE & NICs               |                  | £327.64          |
| payroll September         | 56157            | £36.00           |
| Reimbursement             |                  | £65.78           |
| Play equip repairs        | 2429             | £420.00          |
| Culvert inspection        | EA5437           | £2,523.00        |
| Play inspection           | INV0258465       | £113.59          |
| Car park/ allot/<br>Moors | Sep-22           | £576.00          |
| CC Car Park<br>patching   | Est 1006         | £1,314.00        |
| bind minutes              | 6238             | £270.00          |
| Play equip repairs        | 2438             | £588.00          |
| payroll October           | 56632            | £36.00           |
| playground<br>inspection  | 2439             | £72.00           |
| playground<br>inspection  | 2426             | £72.00           |
|                           |                  | £61.30           |
|                           |                  | <b>£7,604.29</b> |

£13.40  
 £7,617.69

**PROPOSAL:** *That Standon Parish Council herewith agrees to provide a one-off donation to the Herts and Essex Air Ambulance in the sum of £5,000 (five thousand pounds) as this organisation has attended parishioners in an*

***emergency capacity on a large number of occasions, providing an essential service across the parish.***

***PROPOSAL: That Standon Parish Council herewith agrees to increase the Clerk's salary in line with the National Association of Local Councils agreed pay scale backdated to 1 April 2022***

## **BUDGET AND PRECEPT**

Initial discussions.

22.181 Water and Flooding: Sewers, Drains, Ditches, River:  
Paper Mill Lane: blocked ditches/ damage to road surface:  
The Moors: ditch

Affinity Water: Public Consultation:

**We would like to bring to your attention today's launch of our consultation with our customers and our stakeholders on our Affinity Water draft Water Resources Management Plan (WRMP). Our WRMP aims to address a significant future shortfall in water resources in our supply area. Population growth, climate change and the demand for water are putting significant pressure on the local environment and water resources in Affinity Water's supply area. Without action, the area Affinity Water supplies faces a possible shortfall of 449 million litres a day by 2050. We want to hear what customers and stakeholders think about our draft plan to help us shape our final plan which we will publish in Autumn 2023.**

**Please take part and have your say and encourage residents in your parish to do the same by including the content of this email in any email correspondence and newsletters.**

The consultation runs for 14 weeks until **20 February 2023** and we really want to hear your views. Our Engagement website (<https://affinitywater.uk.engagementhq.com/wrmp>) provides a breadth of materials from videos and summary documents to detailed appendices and most importantly the consultation questions. All your views will be considered and we will produce a Statement of Response to our customers and our stakeholders in May 2023 to update you on how your responses will shape our final plan.

We are holding a number of events both regionally and locally to explain more about our plan. If you would like to join any of these sessions please [let us know by email](#).

### **Events:**

22 November: WRSE webinar

23 November: WRE webinar

28 November: Affinity Water and Thames Water - Water Resources Forum (hybrid event)

13 December: Local Authority and Canal community event with focus on the Grand Union Canal Strategic Resource Option

**Other local events to be confirmed and will be updated on our engagement site.**

22.182 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update  
Cllr Boxall Skate park proposals  
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: update

22.183 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  
Huntsmans Close Car Park: signage for terms of use  
Election: 2023: advertising

22.184 Correspondence

Mrs B Norris: Gigaclear damage to Memorial Field; leaves on footways and pedestrian crossings on A120; drains blocked; knee rail needs repair; South Road phone box & defibrillator; junction Southfields and South Road double yellow lines request by a resident – no response  
Mrs Wheadon: Gigaclear request to access to private drive  
Ms A Turner: request to use CC car park for coffee van  
Ronnies Kitchen: request to use CC car park for food van  
Wilby & Burnett: draft plans for CC toilet refurbishment

22.185: Exclusion of Public and Press:

**PROPOSAL: *That due to the confidential nature of the business to be transacted, the public and press are herewith excluded from the meeting for item 22.186.***

22.186 Burrs Meadow: boundary issue: solicitor instructed

22.187 Dates of Next Meetings 2023:

26<sup>th</sup> January: Budget & Precept; 23<sup>rd</sup> February; 23<sup>rd</sup> March; 27<sup>th</sup> April; 18<sup>th</sup> May (APCM); 22<sup>nd</sup> June; 27<sup>th</sup> July; 28<sup>th</sup> September; 26<sup>th</sup> October; 23<sup>rd</sup> November

Annual Parish Meeting: 27<sup>th</sup> April

22.188 Planning decisions and awaited decisions: Cllr Leage

|                                   |   |
|-----------------------------------|---|
| 3/20/1146/OUT<br>Decision awaited | Standon Business Park Stortford<br>Road Standon<br>Outline planning permission for<br>demolition of existing buildings and<br>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<br>Decision awaited<br>Appeal lodged: non-determination | Highfield Nursery, Wellpond Green<br>Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.  |
| 3/21/2678/VAR<br>Decision awaited                                     | Plot 1, Kasteel, Wellpond Green<br>Variation of Condition 6 of planning permission ref: 3/20/1693/VAR:<br>Variation of condition 2 of planning permission 3/18/1011/VAR.<br>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<br>Decision awaited                                     | Vintage Corner Service Station, Cambridge Road, Puckeridge<br>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<br>Withdrawn  | 92 High Street, Puckeridge<br>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<br>Amended application                                  | Land between 1 Gore Lane Cottages and Furze Wood House, Gore Lane, Barwick<br>Erection of a terrace of 4no. four bed dwellings with associated parking and landscaping   |
| 3/22/1131/LBC   | 28a High Street, Puckeridge  |

|                                   |  |
|-----------------------------------|--|
| Decision awaited                  | Replacement windows  |
| 3/22/1132/LBC<br>Decision awaited | 28a High Street, Puckeridge<br>Internal alterations to include:<br>installation of bathrooms to ground<br>and first floors; removal of sections of<br>walls and installation of internal walls<br>and doors.   |
| 3/22/1167/FUL<br>Decision awaited | Dowsetts Farm, Colliers End<br>Change of use of agricultural building<br>to Class E(g) (Office and light<br>industry); enclosing of building and<br>installation of doors, windows and<br>roof lights, alterations to the roof and<br>cladding and the installation of solar<br>panels |
| 3/22/0702/HH<br>Decision awaited  | 81 Station Road, Puckeridge<br>Creation of cross-over and disabled<br>parking bay  |
| 3/22/1421/CLPO<br>Refused         | Lorne Croft, Wellpond Green<br>Construction of outbuilding   |
| 3/22/1433/FUL<br>Decision awaited | Highfield Nursery, Wellpond Green<br>Demolition of agricultural building and<br>erection of one x four bedroom single<br>storey detached dwelling  |
| 3/22/1473/FUL<br>Decision awaited | Fishers Farm, Colliers End<br>Conversion and change of use of 2<br>agricultural barns into 4 residential<br>dwellings, with alterations to external<br>materials, new ground floor and first<br>floor windows, new rooflight windows,<br>associated parking and landscaping.           |
| 3/22/1535/FUL<br>Decision awaited | Parcel Of Land Adjacent To Ashleigh<br>Home Mobile Home Site And<br>Wellington House Gore Lane Barwick<br>Change of use of land from public<br>house curtilage land to include land<br>within the established mobile home<br>site.   |
| 3/22/1829/HH<br>Decision awaited  | 1 High Street, Puckeridge<br>Garden room to create home office   |
| 3/22/1725/HH<br>Decision awaited  | 79A Station Road, Puckeridge<br>Single storey rear extension,<br>alterations to existing extension roof<br>to include 2 rooflights   |
| 3/22/1620/HH<br>Decision awaited  | Almond Bank, Wellpond Green<br>Single storey side extension to<br>detached garage  |
| 3/22/1586/HH<br>Decision awaited  | 13 Gatesbury, Puckeridge<br>Single storey front extension to<br>facilitate disabled use of premises  |
| 3/22/1757/FUL<br>Decision awaited | Highfield Nursery, Wellpond Green<br>Demolition of an agricultural building<br>and construction of a garage building<br>in replacement   |

|                                     |   |
|-------------------------------------|---|
| 3/22/1758/FUL<br>Decision awaited   | Highfield Nursery, Wellpond Green<br>Demolition of an agricultural building and construction of a garage building in replacement  |
| 3/22/1700/HH<br>Permission granted  | 25 Barleymead Way, Puckeridge<br>Single storey rear/side extension to existing house  |
| 3/22/1897/HH<br>Decision awaited    | Hawkhurst, Wellpond Green<br>Demolition of garage and erection of an annexe   |
| 3/22/1853/LBC<br>Decision awaited   | 38 High Street, Puckeridge<br>Proposed internal opening up of wall to ground floor  |
| 3/22/1776/HH<br>Permission granted  | 49 Aston Road, Standon<br>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<br>Permission granted | The Old House Wellpond Green<br>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<br>Decision awaited    | 65 Station Road, Puckeridge<br>1 <sup>st</sup> floor rear extension   |
| 3/22/1952/HH                        | 9 Orchard Drive, Standon<br>Part single, part 2 storey side extension   |
| 3/22/2168/HH                        | The Powder House, Barwick<br>Erection of part single, part two storey side and rear extension. Infill of roof.  |
| 3/22/2184/HH                        | The Conifers, Old Hall Green<br>Single storey side extension  |