

# **SPC**      **STANDON PARISH COUNCIL**

**Minutes of the Meeting of Standon Parish Council held on Thursday 27<sup>th</sup> October 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 Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

**CLERK:** Belinda Irons

**PUBLIC:** 0

## **Procedural Items**

- 22.151 Councillor apologies for absence: Cllr Boxall, Cllr Chalkley, Cllr Crook, Cllr Hall
- 22.152 Other Councillor absences: None
- 22.153 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:  
Cllr Leage Puckeridge Community Centre: Parish Council representative  
FORQ  
Cllr Foot Allotments: allotment holder: personal  
Cllr Marshall Standon Village Hall: Parish Council representative
- 22.154 Minutes of Parish Council Meeting held on the 29<sup>th</sup> September 2022. Minutes of the meeting were agreed as a true and correct record of the meeting and were duly signed
- 22.155 Public comment or representation: No public present
- 22.156 Police, County & District Council reports: No reports provided
- 22.157 S & P Community Centre: Cllrs Leage
- SPC/CCMC Agreement: ongoing
- Drain Detectives report: commencement awaited
- CC toilets: CCMC request that SPC replace: site meeting with Wilby & Burnett: The surveyors have been asked to provide a specification which will bring the facilities up to modern standard. The specification will be reviewed by the Parish Council.
- Accessibility Ramp: installation date awaited
- Lift and relay perimeter footpath slabs: installation date awaited

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Car Park: repairs and relining: works in progress. Cllr Marshall to review once completed.

Memorial Field: the new padlock has been damaged beyond repair by persons unknown. The Clerk will investigate. **ACTION: CLERK**

22.158 Standon Village Hall: Cllr Marshall

Culvert: update: A number of surveyors have been contacted. Further surveyors and contractors will be contacted in order to ensure any works carried out are compliant with legislation. **ACTION: CLERK/MM**

22.159 Legal update: Clerk

Burrs Meadow: boundary issue: solicitor instructed. Item for next agenda

Land Registry: Standon High Street Common Land: solicitor instructed. In progress.

Football: Standon & Puckeridge Hares: agreement with SPC: all licences to occupy are to be reviewed and supplied to the relevant organisations.

22.160 Highways: Cllr Wren

Gigaclear: works are being progressed, but the situation on the roads is, at times, chaotic.

A120: speed issues: speeding appears to be worse since the realignments have been installed.

HCC: Standon High Street: parking scheme: the Clerk will seek more information from HCC regarding a parking scheme for vehicles.

HCC: Double yellow lines scheduled to be installed on South Road: Cllr Cowell questioned whether the proposed lines will join with the existing double yellow lines at the South Road/A120 junction as this did not seem to be the case when the plans were viewed. **ACTION: CLERK**

22.161 Planning Matters: Cllr Leage

Planning applications:

3/22/1952/HH	9 Orchard Drive, Standon Part single, part 2 storey side extension: <i>No objection</i>
3/22/2168/HH	The Powder House, Barwick Erection of part single, part two storey side and rear extension. Infill of roof. <i>No objection</i>
3/22/2184/HH	The Conifers, Old Hall Green Single storey side extension: <i>No objection</i>

Other Planning Matters:

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

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**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/J19515/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.* PROPOSED: Cllr Cowell, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY.

## 22.162 Finance:

### **Bank Reconciliation**

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

### **BANK**

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

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## 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
		<b>£8,238.63</b>
<b>Phone/allotment water</b>		£13.40
		£8,252.03

## 22.163 Flooding: Sewers, Drains, Ditches, River:

Paper Mill Lane: blocked ditches/ damage to road surface: Cllr Crook by email:

The Environment Agency have at long last strimmed the tributary all the way down to the correct end (southern) of the Ford in Papermill lane. The blocked culvert under the field entrance, they are digging out by hand when they have spare time! They have put more sandbags to improve the missing bank and say that the problem with the created mini ditch across the road is Highways problem as Papermill lane is still shown as an official road.

I understand they will repair the sluice gates once more and then it will be the house owners responsibility. This seems unfair as they told the previous owner that they would maintain the automatic gates.

HCC state this is the responsibility of the adjacent land owner: The Clerk will formally write to HCC Highways and Flood Dept to ascertain what action is to be taken to ensure the safety of highway users. Cllr Marshall will take photographs to demonstrate the evident risk to highway users including pedestrians, cyclists, and horses.  
**ACTION: CLERK/MM**

The Moors: ditch: Councillors discussed Cllr Marshall's recent meeting with a Highways Representative. Councillors agree a formal letter will be sent to HCC Highways and Flood Dept as Highway surface water from Station Road and Kents Lane flows into the ditch, and HCC is thus considered to have responsibility. The Clerk will also contact Standon Business Park as they are a joint riparian owner according to HCC.  
**ACTION: CLERK**

## 22.164 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: FORQ has written to Sir Oliver Heald MP regarding the atrocious pollution in the chalk rivers. FORQ are holding a number of events in the local community. FORQ are liaising with local fishing groups to try to press for improvements in water quality.

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	p. 2022.85 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

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	landscaping p. 2022.86
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	13 Gatesbury, Puckeridge

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Decision awaited	p. 2022.87 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 <sup>st</sup> floor rear extension

22.168 Dates of Next Meetings 2022: 24th November

*Meeting closed at 9.40pm*

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