



# 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 26<sup>th</sup> January 2023 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 19/1/23

## AGENDA

### Procedural Items

- 23.01 Councillor apologies for absence
- 23.02 Other Councillor absences:
- 23.03 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
- 23.04 Minutes of Parish Council Meeting held on the 24<sup>th</sup> November 2022.
- 23.05 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*
- 23.06 Police, County & District Council reports
- 23.07 S & P Community Centre: Cllrs Leage & Boxall  
SPC/CCMC Agreement  
Drain Detectives report:  
**PROPOSAL: That Standon Parish Council herewith agrees to accept the quote from Drain Detectives to:**  
**REPAIR 1) - To excavate down on the 2x manholes in the changing room corridor to gain access to the chambers.**  
**REPAIR 2) - To then carry out repairs 11-15 from the previous quotation. Cost for works £150+vat per hour.**  
**REPAIR 3) - To install 2x new 600mm x 450mm double sealed recessed manhole covers and frames. To backfill and make good, bringing up to ground level, in the sum of £1,385 plus VAT.**  
Reinstatement of the floor will be at SPC cost: quotes to be achieved.  
CC toilets: CCMC request that SPC replace: Wilby & Burnett: update  
Accessibility Ramp: installation update  
Lift and relay perimeter footpath slabs: installation update  
Car Park: repairs and relining:  
Memorial Field: padlock

- 23.08 Standon Village Hall: Cllr Marshall & Crook  
Committee Report/update  
Culvert: update:
- 23.09 Legal update: Clerk
- Burrs Meadow: letters sent to adjacent landowners with gates
- Land Registry: Standon High Street Common Land: solicitor instructed
- Licences to Occupy:
- Football: Standon & Puckeridge Hares: agreement with SPC  
Bowls  
Tennis
- 23.10 Highways: Cllr Wren  
Gigaclear: damage to verges including Southfields  
A120: speed issues: request for average speed cameras or existing speed indicator devices to be repaired and operational.  
HCC: Standon High Street: parking scheme  
South Road: double yellow lines  
Southfields: dangerous parking  
Paper Mill Lane, Standon: highway deformation reported:  
Blocked gullies: Station Road  
**401003102264**  
**HCC009099**  
Gullies still blocked and road flooded: Engineers attended site seemingly to clear drains but current flooding indicates this has not worked. HCC deems not urgent.  
Bus route tenders: 331 coming up for tender  
Roundhaye, Puckeridge: dangerous railings requiring urgent attention

23.11 Planning Matters: Cllr Leage

Planning applications:

3/22/2492/HH	Valentines, Wellpond Green Removal of shed, 3 dormer windows and side roof light window. Erection of two storey side and single storey rear extensions. Installation of 4 dormer windows and roof terrace.
3/22/2503/HH	Tarrandune, Wellpond Green Partial demolition of ground floor rear and first floor front elevations. Erection of part single part two storey rear and side extensions. Installation of solar panels. Alterations to fenestrations. Installation of wall and replacement gate.
3/22/2570/HH	92 High Street, Puckeridge Demolition of single storey side and rear extension. Erection of a two storey side/rear extension and single storey rear extension incorporating roof lantern. Alterations to fenestration
3/22/2610/HH	3 Grafton Place, Standon

	Erection of 2 garden buildings to rear of property
3/22/2616/FUL	38 High Street, Puckeridge Removal of single storey rear projections. Construction of Two storey rear extension and part first floor side extension. The first floor flat sub-divided into 2 separate 1 bedroom units. Block up first floor side window, install rooflight window, alter ground floor side window and replace rear pitched roof concrete pantiles with natural slate.
3/22/2617/LBC	38 High Street, Puckeridge Removal of single storey rear projections. Construction of Two storey rear extension and part first floor side extension. The first floor flat sub-divided into 2 separate 1 bedroom units. Block up first floor side window, install rooflight window, alter ground floor side window and replace rear pitched roof concrete pantiles with natural slate. Internal alterations to ground floor and first floor to remove walls and doors, infill door ways, create new internal doors and install new partition walls.
3/22/2704/PIP (Permission in principle application)	Land at Half Acres, Standon Erection of a single storey detached dwelling
3/22/2675/HH	13 Dawkins Close, Puckeridge Part garage conversion to create summer room and home office, insert 1 front and 1 rear roof light window, 1 side window and sliding doors.
3/22/2688/FUL	St Edmunds College Old Hall Green Three storey extension of the Convent Wing at St Edmunds to create a new Learning Centre with associated landscaping.
3/22/2689/LBC	St Edmunds College Old Hall Green Three storey extension of the Convent Wing at St Edmunds to create a new Learning Centre with associated landscaping.
3/22/2709/LBC	Dunster House, 40 High Street, Puckeridge Replacement outbuilding barn

Other Planning Matters:

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

**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

Land Adj Buntingford Road/ B1368/A10: E/22/0305/ENF: trees removed possibly with TPOs

**Standon Business Park**

23.12 Finance:

a) **Bank Reconciliation**

<b>Brought Forward</b>	<b>£236,430.63</b>
Plus receipts	£97,945.36
Less payments	£80,808.71
<b>TOTAL</b>	<b>£253,567.28</b>

**BANK**

Building Society	£80,634.61
Unity	£29,884.94
Reserve	£22,344.82
Current	£121,096.91
Less unrepresented payments	£204.60
<b>TOTAL</b>	<b>£253,567.28</b>

**PROPOSAL:** *That Standon Parish Council herewith agrees the bank reconciliation calculated through the Scribe accounting system, against the bank statements presented at the meeting*

b) January Payments:

Service Received	Cheque No	Value
salary		£1,188.76
PAYE & NICS		£355.09
payroll	58278	£72.00
Reimbursement		£119.74
Christmas Tree	2266	£265.00
consult: business park	Gov2223014	£180.00
web hosting	4197	£942.00
		£67.37
Play area inspection	2460	£72.00
		<b>£3,261.96</b>

<b>Allotment water/clerk mobile</b>	£88.00
	£3,349.96

**PROPOSAL: That Standon Parish Council herewith agrees the payments presented on the schedule provided to Councillors by email in advance of the meeting**

**c) BUDGET AND PRECEPT**

**PROPOSAL: That Standon Parish Council herewith adopts the budget as presented and sets the precept for the financial year 2023 2024 at £80,590 (eighty thousand, five hundred and ninety pounds)**

23.13 Flooding: Sewers, Drains, Ditches, River:

Paper Mill Lane: blocked ditches/ damage to road surface:

The Moors: ditch

23.14 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

The Moors: tree work and planters

CC Lime Trees

23.15 Governance:

**PROPOSAL: That Standon Parish Council herewith agrees the reviewed Standing Orders.**

**PROPOSAL: That Standon Parish Council herewith agrees the reviewed Financial Regulations.**

**PROPOSAL: That Standon Parish Council herewith agrees the reviewed Risk Assessment.**

**PROPOSAL: That Standon Parish Council herewith agrees the Equalities and Diversity Policy**

**PROPOSAL: That Standon Parish Council herewith appoints James Parker as the Parish Council's internal auditor with immediate effect**

**EHDC review of polling arrangements: Braughing & Standon Ward**

Proposed Polling District BRS3: This combines the districts BRS3 and BRS4 previously proposed. Some electors in the new BRS3 polling district have previously voted at Puller Memorial School and High Cross Village Hall. However, to reflect the amended ward boundaries it is now proposed that the whole of Standon Parish should be included in one polling district with electors voting at Standon Village Hall.

23.16 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.  
Littering across the Parish: **PROPOSAL: That Standon Parish Council herewith agrees to purchase covert cameras to a maximum of two thousand pounds, with the intention of liaising with EHDC to provide evidence against those fly tipping waste in the parish**  
The Queen Elizabeth II Platinum Jubilee/ Memorial Garden: signage  
Huntsmans Close Car Park: signage for terms of use  
Election: 2023: advertising  
Burrs Meadow: May Day Committee request to use. Risk Assessments to follow.  
May Day Committee: request for a plaque to be fixed to the telephone box in Standon High Street to commemorate the founders

23.16 Correspondence

Mrs P Pacey: Bus route 331 ceasing  
 Mrs J Smith: Bus route 331 ceasing  
 Mrs B Norris: telephone kiosk: proposed use for a defibrillator/ Gigaclear damage to verges/ leaves not being cleared on public footways  
 May Day Committee: request for a plaque to be fixed to the telephone box in Standon High Street to commemorate the founders

23.17 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

23.18 Planning decisions and awaited decisions: Cllr Leage

<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</p>

	<p>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>3/21/2675/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 access and pedestrian access ways and car parking</p>
<p>3/21/2532/FUL Amended application</p>	<p>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</p>
<p>3/22/1131/LBC Decision awaited</p>	<p>28a High Street, Puckeridge Replacement windows</p>
<p>3/22/1132/LBC Decision awaited</p>	<p>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.</p>
<p>3/22/1167/FUL Permission granted</p>	<p>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</p>
<p>3/22/0702/HH Permission granted</p>	<p>81 Station Road, Puckeridge Creation of cross-over and disabled parking bay</p>
<p>3/22/1433/FUL Decision awaited Appeal lodged</p>	<p>Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling</p>
<p>3/22/1473/FUL</p>	<p>Fishers Farm, Colliers End</p>

Permission refused	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 Permission granted	1 High Street, Puckeridge Garden room to create home office
3/22/1620/HH Permission granted	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
3/22/1897/HH Permission granted	Hawkhurst, Wellpond Green Demolition of garage and erection of an annexe
3/22/1978/HH Permission refused	65 Station Road, Puckeridge 1 <sup>st</sup> floor rear extension
3/22/1952/HH Permission granted	9 Orchard Drive, Standon Part single, part 2 storey side extension
3/22/2168/HH Permission refused	The Powder House, Barwick Erection of part single, part two storey side and rear extension. Infill of roof.
3/22/2184/HH Permission refused	The Conifers, Old Hall Green Single storey side extension
3/22/2325/HH Permission granted	2 Broken Green Cottages, Broken Green Erection of single storey front, side and rear extensions; alterations to roof to rear and insertion of roof lights. <i>No objection</i>
3/22/2237/FUL Decision awaited	Labdens House, Colliers End 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: <i>Objection: overdevelopment; heritage impact; Neighbourhood Plan</i>
3/22/2345/LBC Permission granted	28a High Street, Puckeridge Reinstatement of existing lath and plaster walls. Installation of new 'Victorian' skirting to 1 <sup>st</sup> floor: <i>No objection</i>
3/22/2419/HH Permission granted	12 Hammarsfield Close, Standon Single storey rear extension with 3 rooflights <i>No objection</i>