



# STANDON PARISH COUNCIL

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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 23<sup>rd</sup> February 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 17/2/23

## AGENDA

### Procedural Items

- 23.19 Councillor apologies for absence
- 23.20 Other Councillor absences:
- 23.21 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
- 23.22 Minutes of Parish Council Meeting held on the 26<sup>th</sup> January 2023.  
**PROPOSAL: That Standon Parish Council herewith agrees the minutes of the Parish Council meeting held on 26<sup>th</sup> January 2023**
- 23.23 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*
- 23.24 Police, County & District Council reports
- 23.25 S & P Community Centre: Cllrs Leage & Boxall  
SPC/CCMC Agreement  
Drain Detectives: drain repairs update  
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
- 23.26 Standon Village Hall: Cllr Marshall & Crook  
Committee Report/update  
Culvert: update:
- 23.27 Legal update: Clerk  
Land Registry: Standon High Street Common Land: solicitor instructed  
Licences to Occupy:  
Football: Standon & Puckeridge Hares: agreement with SPC  
Bowls  
Tennis
- 23.28 Highways: Cllr Wren  
a) Gigaclear:  
b) A120: speed issues: request for average speed cameras or existing speed indicator devices to be repaired and operational. Letter sent to Police & Crime Commissioner for Hertfordshire: update

- c) Standon High Street: parking scheme: request for feasibility scheme update
- d) South Road: double yellow lines: update
- e) Southfields: dangerous parking: update
- f) Paper Mill Lane, Standon: highway deformation reported: HCC no action
- g) 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.

Freedom of Information application: response by 9.3.2023

Stage 1 Complaint: response by 9.3.2023

h) Bus route tenders: 331 coming up for tender: update

i) Roundhaye, Puckeridge: dangerous railings requiring urgent attention: Land Registry update

j) A120: traffic lights out of synchronisation: Response from HCC:

This is an update to the highway fault reported on 30/01/2023 16:04:00

The reference number is: **401003211161**

Fault type: TEMPORARY ROADWORK TRAFFIC SIGNAL PROBLEM

Location: Kents Lane, Standon

Thanks for telling us about this issue.

Site inspected on 31.01.23 @ 8.03- All signals in working order. However they are in breach of their permit conditions and - Signals were only permitted to in operation during 09:30 - 15:30 and signals were to be manually controlled during these times HCC will be issuing Affinity Water Fixed penalty notices for the offences committed and ensure the times are being adhered to .

23.29

Planning Matters: Cllr Leage

Planning applications:

3/23/0125/HH	27 Station Road, Puckeridge Reconfigured porch and bay window with mono pitched roof
3/23/0117/HH	14 Saffron Meadow, Standon Proposed loft conversion , insert 4 front facing rooflight windows and 3 rear facing rooflight windows
3/23/0237/VAR (original permission granted 2018) Permission lasts for two years from the last date that the reserved matters were approved, or, three years from the date that outline planning permission was approved – whichever date is the later.	Land adjacent to Buntingford Road/ A10 and Clements Close, Puckeridge Variation of condition 1 for planning approval 3/18/0083/REM (Application for reserved matters in respect of appearance, scale, layout and landscaping in relation to the erection of 7no. dwellings granted outline permission under ref. 3/16/0589/OUT). To retain, remove and replace approved plans.
3/23/0278/HH	6 Stortford Road, Standon Proposed front and rear hipped roof dormers

Other Planning Matters:

**Appeal:** Fishers Farm, Colliers End: 3/22/0563/FUL: Previous appeals dismissed

**LPA Appeal Reference: 22/00073/REFUSE**

**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 dismissed**

**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**

Street naming and numbering: land adjacent Buntingford Road

23.30 Finance:

a) **Bank Reconciliation**

**Bank Reconciliation at 31/01/2023**

Cash in Hand 01/04/2022 236,430.63

**ADD**

Receipts 01/04/2022 - 31/01/2023 97,961.03  
334,391.66

**SUBTRACT**

Payments 01/04/2022 - 31/01/2023 84,207.22

**A Cash in Hand 31/01/2023 250,184.44**

(per Cash Book)

Cash in hand per Bank Statements

Petty Cash 31/01/2023 0.00

Building Society 31/01/2023 80,634.61

Unity Bank 31/01/2023 26,688.17

Reserve 31/01/2023 22,360.49

Current accou3n1t /01/2023 120,819.51  
**250,502.78**

**B**

Less unrepresented payments

Plus unrepresented receipts

**Adjusted Bank Balance 250,184.44**

**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) February Payments:

Service Received	Cheque No	Value
Salary		£1,188.76
PAYE & NICS reimburse		£355.09
Payroll	59305	£36.00
reimbursement		£153.49
Election advert	3586	£100.00
Comm Centre drains	27758	£2,022.00
Unpaid from Feb 2022		£54.60
Play area inspection	S/O	£72.00
NEST pension	dd	£67.37
		<b>£4,049.31</b>

**Allotment water & mobile**

£28.40  
£4,077.71

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

- c) Internal Auditor: *review results*
- 23.31 Standon Charities  
Volunteers required as Trustees
- 23.32 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
- 23.33 Governance:  
Parish Council insurance  
Buildings revaluation  
Allotment Tenancy: review
- 23.34 Recreation Field Charity
- 23.35 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: fly tipping: update  
Huntsmans Close Car Park: signage for terms of use  
May Day Committee: request for a plaque to be fixed to the telephone box in Standon High Street to commemorate the founders
- 23.36 Correspondence  
Mrs J Gray: meeting requested with the Clerk & Chairman  
HAPTC: The Armed Forces Covenant
- 23.37 Dates of Next Meetings 2023:  
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

- 23.38 Proposal to exclude public and press from the meeting

**PROPOSAL: That Standon Parish Council herewith excludes members of the press and public from the meeting in accord with Standing Orders 3 (d) due to the sensitive nature of the following item titled 23.39 Burrs Meadow**

- 23.39 Burrs Meadow: to debate the presentation of the adjacent landowner

**PREVIOUS RESOLUTIONS**

- a A resolution shall not be reversed within six months except either by a special motion,

*which requires written notice by at least 2 councillors to be given to the Proper Officer in accordance with standing order 9, or by a motion moved in pursuance of the recommendation of a committee or a sub-committee, except where the decision is deemed to be ultra vires where the decision is invalid.*

- b When a motion moved pursuant to standing order 7(a) has been disposed of, no similar motion may be moved for a further six months.*

23.40 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 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</p>

	and car parking
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.
3/22/1433/FUL Decision awaited Appeal lodged	Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling
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.
3/22/1586/HH Permission granted	13 Gatesbury, Puckeridge Single storey front extension to facilitate disabled use of premises
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:</i> <i>overdevelopment; heritage impact;</i> <i>Neighbourhood Plan</i>
3/22/2492/HH Withdrawn	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 Permission refused	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.
3/22/2555/HH Permission granted	17 Vicarage Close, Standon Garage conversion incorporating a single roof light window
3/22/2570/HH Decision awaited	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 Permission granted	3 Grafton Place, Standon Erection of 2 garden buildings to rear of property
3/22/2616/FUL Decision awaited	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 Decision awaited	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) Permission refused	Land at Half Acres, Standon Erection of a single storey detached dwelling
3/22/2675/HH Decision awaited	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 Decision awaited	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 Decision awaited	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,

Decision awaited	Puckeridge Replacement outbuilding barn
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