

SPC STANDON PARISH COUNCIL

Minutes of the Meeting of Standon Parish Council held on Thursday 23rd March 2023 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge

PRESENT: Cllr Chris Leage (Chairman), Cllr Claudia Chalkley, Cllr Sally Crook, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

HCC: Cllr David Andrews

PUBLIC: 10

Procedural Items

23.41 Councillor apologies for absence: Cllr Cowell, Cllr Boxall

23.42 Other Councillor absences: Cllr Hall, Cllr Bryant

23.43 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:

Cllr Leage Puckeridge Community Centre: Parish Council representative
FORQ

Cllr Chalkley Standon Tennis Club

Cllr Foot Standon Charities: Parish Council representative

Allotments: allotment holder: personal

Cllr Crook Standon Village Hall: Parish Council representative

Cllr Marshall Standon Village Hall: Parish Council representative

23.44 Minutes of Parish Council Meeting held on the 23rd February 2023.

PROPOSAL: *That Standon Parish Council herewith agrees the minutes of the Parish Council meeting held on 23rd February 2023* PROPOSED:

Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

23.45 Public comment or representation:

May Day Committee: A representative of the May Day Committee emphasised that no interference with the telephone box volunteers was intended. The May Day Committee will consider alternatives to honour the founders, and advise the Parish Council of its decision.

Drug use in the parish: a parishioner commented that they had collected used NO2 cannisters from a local street, out of a sense of duty to the wider community, but could not find any organisation willing to take them. The parishioner was provided with a contact at EHDC who should be able to assist.

23.46 Police, County & District Council reports

Cllr Jeff Jones: by email: Cllr Jones advised that the pre-election period affected his intention to introduce the EHDC prospective Conservative candidates for the newly formed Braughing and Standon ward.

Cllr David Andrews bid farewell to Standon Ward as it's District Councillor. The new warding system meant that he will be serving Thundridge and Ware

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North as its District Councillor. He will still be in position for Herts County Council, and available as usual.

Cllr Andrews advised that significant delamination has taken place on the southbound carriageway of the A10.

He reiterated his comments that utility companies have a right to dig up the highway which the County Council cannot prevent. This creates local issues with congestion, and then further issues if the resultant highway repair is not carried out correctly.

23.47 S & P Community Centre: Cllrs Leage & Boxall
SPC/CCMC Agreement: Cllr Boxall continues to progress the agreement.

CC toilets: CCMC request that SPC replace: Wilby & Burnett: update:
Cllr Boxall is seeking a more realistic specification, which will be provided to Wilby and Burnett to achieve quotations.

Accessibility Ramp: installation update: April 2023
Lift and relay perimeter footpath slabs: installation update: April 2023
Car Park: repairs and relining: April 2023. The car park will need to be closed to ensure the contractors are able to work unimpeded. The car park will need cleaning again beforehand. **ACTION: CLERK**

23.48 Memorial Field: padlock
Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update:
Cllr Marshall advised the meeting that he has attempted to achieve culvert clearance to no avail. The latest proposal is that the engineering consultant Marks Heeley of Bishops Stortford is asked to write a specification, including Health & Safety risks, and that will be loaded to the Central Government Contractor Finder list in an effort to achieve the required clearance and repairs. Permission to work on this main river has been granted by the Environment Agency.
PROPOSAL: That Standon Parish Council herewith appoints Marks Heeley Ltd consultants to produce a specification to clear and repair the culvert beneath Standon Village Hall, in the sum of £300 per day plus VAT, with a view to seeking a contractor to complete the works through the Government Contractor Finder System. PROPOSED: Cllr Leage, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

23.49 Legal update: Clerk
Land Registry: Standon High Street Common Land: solicitor instructed
Licences to Occupy: ongoing
Football: Standon & Puckeridge Hares: agreement with SPC: ongoing
Bowls
Tennis

23.50 Highways: Cllr Wren
a) South Road: double yellow lines: ongoing
b) Southfields: dangerous parking: ongoing
c) Paper Mill Lane, Standon: highway deformation reported: HCC no action: moveable barriers have been installed by an unknown organisation, but children keep moving them so they are of little use.
d) 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.

2023.03.08 Stage 1 Complaint: HCC response is shown below:

Thank you for your online complaint form dated 8 February 2023 and concerning a blocked gully outside 37 Station Road in Puckeridge. I am sorry to hear of the problems you have experienced.

I note that you have contacted our Freedom of Information Team to request specific information about drain cleaning and contractual obligations, so I am only providing a response regarding a blocked gully outside 37.

The surface water drainage systems within Hertfordshire are maintained through processes of cyclical gully cleanse and ad hoc maintenance.

The cyclical gully cleansing is carried out through the use of specialist 'Gully Cart' vehicles which remove the collected silt from the gully pot and then check that water is draining from the gully through the lateral connection. Occasionally a gully may become so heavily silted that the Gully Cart is unable to empty the pot, in these circumstances the gully is assigned for a manual dig out within 12 months. Any gullies identified as being damaged or have problems with flow rates are passed to our Area Teams so that work may be considered as a part of a programme of future planned works and will need to compete across the County for the available funding and not all will be successful.

As well as information received from the cyclical cleaning operation our Area Teams also receive reports from the Public through our fault reporting system. Reports of 'Blocked Gullies' are inspected by a Triage inspector and if the gully pot is silted up to the extent a manual dig out is required, they are added to the 12-month dig out programme as above.

I can confirm that the gullies in Station Road are attended to on an 18-month cycle and the last cyclical cleansing was undertaken on 2 August 2022 and the next cyclical cleansing is due to between April and June 2024. The visit on 2 December 2022 you are referring to, was separate to cyclical cleanse and it aimed at gullies which were identified as having a blocked connection which is different to a blocked gully, as such only these were attended to during this visit.

I have checked our records for reports relating to flooding/blocked gullies for the last six months for the area outside 37 and can confirm that we received a report for a blocked gully on 6 November 2022, the gully was inspected on 7 November 2022 however not deemed as blocked at the time. We received a report of flooded road on 30 November 2022 and the crew attended on 7 December 2022 however by the time they arrived, they could not find any evidence of flooding at this location. We received a further report of flooded road on 8 January 2023, the crew attended on 9 January 2023 but could find no evidence of flooding. We have not received any other reports after that.

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Following your complaint, I reported the gully outside 37 as blocked, this was inspected on 15 February 2023, it is considered blocked and has been added to the 12-month manual dig out programme.

I trust the above clarifies matters and thank you for bringing this matter to our attention.

Freedom of Information application: response by 9.3.2023:

A response has been received which shows a blocked connection was identified 7th June 2021. A subsequent site visit on the 2nd August 2022 showed the gulley required digging out. Contractors subsequently attended site on the 31st January 2023, and 6th February 2023. The question which the Parish Council will again pose, is why the contractor attended site, knowing the gully needed digging out, but without the equipment to do it. The Parish Council believes this to be a waste of resources and potentially a waste of public money.

ACTION: CLERK

e) Roundhay, Puckeridge: Clarion Housing Association: dangerous railings requiring urgent attention: No action or response to date from Clarion Housing. The Clerk will chase for action. **ACTION: CLERK**

23.51 Planning Matters: Cllr Leage Planning applications:

3/23/0411/HH	3 West View Cottages, Colliers End Single storey rear extension: <i>No objection</i>
3/22/1535/FUL	Parcel of land adj Ashleigh Mobile Home Site, Barwick Change of use of land from residential curtilage to include land within the established mobile home site. Retrospective erection of boundary fence. <i>No objection</i>
3/23/0459/HH	5 Town Farm Crescent, Standon Removal of chimney. Erection of part single, part two storey side and rear extensions. Loft conversion with insertion of 4 roof light windows and rear loft window. Installation of 3 roof mounted solar PV panels. Installation of air conditioning unit and air source heat pump. <i>No objection</i>
3/23/0492/FUL	Mill End Farm House, Mill End, Standon Demolition of existing domestic storage building and stables. Construction of single storey front and side extensions and conversion of an existing detached garage into 1 self contained independent dwelling with 3 off street car parking spaces and new gated entrance <i>No objection</i>
3/22/2688/FUL	St Edmunds College Three storey extension of the Convent Wing at St Edmunds to create a new Learning Centre with associated landscaping. Installation of air-source heat pump <i>No objection</i>
3/22/2689/LBC	St Edmunds College Three storey extension of the Convent Wing

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	p.2023.31 at St Edmunds to create a new Learning Centre with associated landscaping. Removal of brickwork below the cill of the ground floor window in the south-west corner of the Ambulacrum to create a doorway <i>No objection</i>
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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 dismissed

LPA Appeal Reference: 22/00064/NONDET: Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.

Appeal: Highfield Nursery: 3/22/1433/FUL: Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling

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

Chaldean Farms, Great Barwick Farm, Barwick: E/23/0041/ENF

Skeleton Green: E/23/0056/ENF: change of use/ highway obstruction

Standon Business Park

Vintage Service Station: Permission refused

Street naming and numbering: land adjacent Buntingford Road: recommend 'King's Close' in recognition of King Charles III coronation. Site is opposite 'King's Yard'.

23.52 Finance:

a. Bank Reconciliation: Scribe Accounting System

Bank Reconciliation at 28/02/2023

Cash in Hand 01/04/2022 £236,430.63

ADD

Receipts 01/04/2022 - 28/02/2023 £97,976.47
£334,407.10

SUBTRACT

Payments 01/04/2022 - 28/02/2023 £88,188.59
A Cash in Hand 28/02/2023 £246,218.51

(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 28/02/2023 £22,689.46
Standon Parish Council reserve 28/02/2023 £22,375.93
Standon Parish Council current accou2n8t /02/2023 £120,731.51
£246,431.51

B

Less unrepresented payments
Plus unrepresented receipts
Adjusted Bank Balance £246,218.51
£246,218.51
£213.00

A = B Checks out OK

PROPOSAL: That Standon Parish Council herewith agrees the bank reconciliation for February 2023 calculated through the Scribe accounting

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system, against the bank statements presented at the meeting PROPOSED:
Cllr Wren, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY.

b. March Payments:

Service Received	Cheque No	Value
payroll		£36.00
Salary		£1,188.76
PAYE & NICs		£355.09
reimbursement		£92.05
Data protection renew		£40.00
allotment land rent	Inv.050	£635.06
Premises licence	EH/00100159	£180.00
Burrs Meadow	8428	£2,340.00
Unpaid from Feb acc	27758	£2,022.00
Building insurance reassessment	16021	£360.00
Bank charge		£18.00
Play area inspection	S/O	£76.00
Pension	dd	£67.37
		£7,410.33
Allotment water	Clerk mobile	£88.00
		£7,498.33

PROPOSAL: That Standon Parish Council herewith agrees the payments presented on the schedule provided to Councillors by email in advance of the meeting PROPOSED: Cllr Foot, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY

c. Internal Auditor: Recommendations:

Scribe: recommendation to use the Scribe system only to prevent reporting errors

Authorisation of Payments: recommendation this is undertaken within the paying month

Investment Strategy: recommended for Authority holding £100,000 or more in Reserves

Standing Orders, Financial Regulations and Risk Assessment: Annual review to be undertaken

Revaluation of buildings to be undertaken

Budget: the budget was not balanced (receipts and payments do not balance), and use of the reserves was not satisfactorily explained. Budgeting must accord with proper practice.

Allotment Tenancy: remove 'guidelines' as it creates ambiguity

Employment: Changes to terms and salary must be provided to the Clerk in writing

Community Centre: Earmark reserves. Ensure maintenance and repairs are carried out to ensure the building remains sound.

PROPOSAL: That Standon Parish Council herewith acknowledges and agrees the recommendations of the Internal Auditor and confirms it will take

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immediate and appropriate action to mitigate the issues raised. PROPOSED:
Cllr Leage, seconded Cllr Marshall. AGREED AND RESOLVED UNANIMOUSLY

23.53 Standon Charities

Volunteers required as Trustees: Cllr Foot outlined the structure of the organisation, and explained that some trustees are resigning or moving away, and that more volunteers are urgently needed.

23.54 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: FORQ continues with its engagement and education opportunities. The TV programme presented by keen angler Paul Whitehouse was recommended to show the poor quality the majority of British river.

Cllr Foot Allotments: A complaint regarding bonfires has been received from a resident, which the Clerk has discussed with the allotment manager. Other issues were also raised which have been raised with the allotment manager, and have been explained to the satisfaction of the Clerk.

The water meter needs to be read, but the cover is very heavy and difficult to lift. The Parish Council agreed that the Clerk ask the grounds maintenance contractor TLC Ltd to do this on a monthly basis, and report the reading to the Clerk. **ACTION: CLERK**

Standon Charities: signage: the recreation ground signage will be assessed, and if agreed to be to an acceptable standard, further signage will be ordered from the same supplier. The material is composite aluminium.

Cllr Marshall Green spaces & common land: Further work commitments: update

The Moors: tree work and planters: the contractor will manage the planters across the summer months.

Cllr Marshall and the Clerk met the mowing contractor and discussed a number of issues, including The Moors ditch clearance, required to ensure water flow from Station Road is unimpeded. He recommended the use of a 3 tonne digger which has the reach from the bank to do the work. SPS Civils and Utilities Ltd has provided a quote to do this work which includes rebuilding and reseeding the bank which has slid into the ditch, in the sum of £900 plus VAT.

PROPOSAL: That Standon Parish Council herewith agrees to appoint SPS Civils and Utilities Ltd to clear the ditch on The Moors, to rebuild the ditch bank using the spoil from the ditch, and to reseed the rebuilt bank, in the sum of £900.00 plus VAT.

PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

Install path from Community Centre entrance to Station Road

Cllr Marshall noted that children attending the nursery in the Community Centre were walking in the road. To ensure the safety of pedestrians accessing the community centre from Station Road, it was recommended that a new tarmac path be laid between the treeline and the playground, from the Station Road pedestrian gate up to the roadway, and the dropped kerb realigned.

PROPOSAL: That Standon Parish Council herewith agrees to appoint SPS Civils and Utilities Ltd to carry out all necessary groundworks and tarmac to provide a safe pedestrian access between Station Road, Puckeridge, and the Community Centre entrance in the sum of £3,200 plus VAT. PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

Burrs Meadow: Replace High Street gate and make good entrance
The oak gates were installed in the 1990's, and now need to be renewed. The pedestrian access is heavily use, and the land has become degraded. Pedestrian use has created a deep 'run' from the top of the bank to the gates which needs to be rectified. Vehicles are parking up to, and some time touching, the gates, preventing pedestrian access, and also preventing contractor access. Following discussion with the mowing contractor, he recommended a 'grasscrete' or equivalent be installed with the steepness of the bank reduced at the same time, the installation of bollards away from the gates at the edge of the highway to allow access, and remedial works around the pedestrian gate.

SPS Civils and Utilities Ltd have quoted for the work, the break down of costs is shown below:

Hand-crafted oak gates	£1,500.00
Reduce slope, supply and install interlocking vehicular grid system, supply and spread 6 tonnes of soil and sand mix, supply and spread grass seed to camouflage the grid system	£2,400.00
Tarmac pedestrian gate entrance	£800.00
Install two bollards (not supplied)	£300.00
Total cost	£5,060.00

Cllr Leage expressed concern that the Parish Council may be seen to be making Burrs Meadow 'vehicle friendly', which was not what the community would want. Cllrs Wren and Crook commented that the Parish Council is able to open Burrs Meadow to community events 12 times per year, which included for parking. Bad weather prevented this happening, and created issues in the High Street and the wider community. May Day Committee and others have to take preventative measures to ensure the entry and Meadow surface are protected, and were in favour of the work being completed after May Day.

PROPOSAL: That Standon Parish Council herewith agrees to appoint SPS Civils and Utilities Ltd to carry out all necessary groundworks and tarmac to provide a safe pedestrian and vehicular access to Burrs Meadow in the sum of £5,060 plus VAT, after the May Day celebrations have taken place. PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

The Clerk will instruct SPS Civils and Utilities Ltd. **ACTION: CLERK**

23.55 Governance:

Election: all completed nomination forms must be supplied to EHDC by 4pm on the 4th April at the latest. Forms received after this time will not be counted.

Five members of the public present expressed interest in being Councillors. There is potential for a contested election to take place if all Councillors and the five members of the public all stand.

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There is one Councillor for Colliers End, three vacancies for Standon, and six vacancies for Puckeridge wards.

Parish Council insurance quotes: Three quotes have been achieved. The Chairman has reviewed the policy documents provided and agreed that BHIB, underwritten by Aviva, was satisfactory for the Parish Council.

AJ Gallagher: £5,467.66

Zurich: £4,576.53

3 year: £4,148.27

BHIB: £3,072.86

3 Year: £2,926.35

PROPOSAL: That Standon Parish Council herewith agrees to appoint BHIB as its insurer commencing 8th April 2023 for a term of three years. PROPOSED: Cllr Leage, seconded Cllr Chakley. AGREED AND RESOLVED UNANIMOUSLY.

Buildings revaluation: This was an action recommended by the Internal Auditor:

PROPOSAL: That Standon Parish Council herewith appoints Rebuild Cost Assessment Ltd to revalue the Community Centre and the Village Hall in line with the recommendations of the Internal Auditor, in the sum of £380.

PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY.

23.56 Recreation Field Charity Ongoing

23.57 Clerk's updates:

Bench & noticeboard: weatherproofing: Weather dependent

Telephone Kiosk Colliers End: Weather dependent

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 Clerk will order a new dog waste bin for Papermill Lane **ACTION: CLERK**

Littering across the Parish: fly tipping: update: There are ongoing issues with fly tipping and littering which need to be reported to EHDC.

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

May Day Committee: request for a plaque to be fixed to the telephone box in Standon High Street to commemorate the founders: The Parish Council will wait to be advised the response of the Committee regarding planting a tree on Burrs Meadow.

23.58 Correspondence

HAPTC: Internal Auditor review

Mrs Gray: communication re Burrs Meadow

Mr Baker QC: communication re Burrs Meadow

EHDC: election

D Connell: Highways: Standon Hill: layout issues and concerns: Email correspondence has been forwarded to Cllr Jeff Jones who has engaged with HCC Highways on this matter.

HCC: Freedom of Information application: response

23.59 Dates of Next Meetings 2023:

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27th April; 18th May (APCM); 22nd June; 27th July; 28th September; 26th October; 23rd November

Annual Parish Meeting: 27th April

23.60 Planning decisions and awaited decisions: Cllr Leage

3/20/1146/OUT Decision awaited	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.
3/21/2458/FUL Appeal dismissed	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 Permission refused	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
3/22/1132/LBC Permission granted	28a High Street, Puckeridge Internal alterations to include:

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	p. 2023.37 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.
3/22/2237/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>
3/22/2570/HH Permission refused	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
3/22/2616/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

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	p. 2023.38 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.
3/22/2675/HH Permission granted	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 Decision awaited	Dunster House, 40 High Street, Puckeridge Replacement outbuilding barn
3/23/0125/HH Permission granted	27 Station Road, Puckeridge Reconfigured porch and bay window with mono pitched roof
3/23/0117/HH Decision awaited	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. Decision awaited	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 Decision awaited	6 Stortford Road, Standon Proposed front and rear hipped roof dormers

Meeting closed at 9.05pm

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