

SPC STANDON PARISH COUNCIL

Minutes of the Meeting of Standon Parish Council held on Thursday 27th April 2023 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge

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

CLERK: Belinda Irons

Herts Constabulary: PCSO De Bruyn, PCSO Heritage

PUBLIC: 6

Procedural Items

- 23.61 Councillor apologies for absence None
- 23.62 Other Councillor absences: Cllr Hall, Cllr Bryant
- 23.63 Declaration of Members' Interests (pecuniary/non-pecuniary) for this meeting:
 Cllr Leage Puckeridge Community Centre: Parish Council representative
 FORQ
 Cllr Boxall Puckeridge Community Centre: Parish Council representative
 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
- 23.64 Minutes of Parish Council Meeting held on the 23rd March 2023.
PROPOSAL: *That Standon Parish Council herewith agrees the minutes of the Parish Council meeting held on 23rd March 2023* PROPOSED: Cllr Leage, seconded Cllr Chalkley. AGREED AND RESOLVED UNANIMOUSLY.
- 23.65 Public comment or representation: No comments received
- 23.66 Police, County & District Council reports
 PCSO De Bruyn advised the meeting that officer numbers are down due to illness and transfers. This has meant that officers are under increased pressure given the area is 184 square miles covered by the Rural Team. The policing priority for this quarter focuses on preventing dog attacks on livestock. There is an ongoing investigation in a nearby parish where 16 sheep and lambs were killed. One dog is being held. Officers will continue to progress other reported crimes as they are reported. PCSO De Bruyn reported that thefts from and of vehicles is reducing, but house burglaries are increasing, particularly theft from outside buildings with power tools and mowers being targeted. The lead Authority for fly tipping is EHDC. Please report direct to Sam Wood. Home Security: advice is available on the Herts Police website under Crime Prevention. A Crime Prevention officer may be able to attend and provide advice.

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Councillors raised the issue of antisocial car parking, particularly in Standon High Street, where some drivers are double or triple parked. PCSO De Bruyn recommended contacting EHDC.

23.67 CCTV & Ring doorbells: both can be used by the Police to review activities but it footage is unlikely to be used as evidence to obtain a conviction.

S & P Community Centre: Cllrs Leage & Boxall

SPC/CCMC Agreement: ongoing. The sticking point is finances and specifically that if the CCMC is a committee of the Parish Council, it cannot have its own bank account and it believes it cannot manage its own ordering and invoicing processes.

The Clerk advised that the PC Scribe system could be used to enable invoicing and monitoring to take place, that copy bank statements can be made available to monitor the accounts, but the PC financial regulations specify that a committee of the Parish Council cannot have its own bank account.

The alternative position would be for the CCMC to become a formal charity, reporting to the Charity Commission. The Clerk recommended the CCMC speak with the Chairman of the Village Hall Committee, which is a charity.

CC toilets: CCMC request that SPC replace: Wilby & Burnett will produce a scaled back specification to include hot water system, toilet flush systems, urinals, ventilation system upgrade if necessary, new hand dryers. Cllr Boxall impressed the importance of the work being completed during the school summer holiday on the meeting. Failure to complete would impact the finances of the CCMC and users.

Cllr Boxall will seek dates and times when CCMC members will be available to undertake a Zoom meeting with HAPTC to discuss this situation.

A meeting with all user groups will be scheduled to discuss agreements and fees.

Accessibility Ramp: installation update: summer 2023

Lift and relay perimeter footpath slabs: installation update: summer 2023

Car Park: repairs and relining: completed. The CCMC appreciated the upgraded line marking.

23.68 Standon Village Hall: Cllr Marshall & Crook

Committee Report/update

Culvert: update: Cllr Marshall commented that Marks Heeley Ltd were working proactively with him to achieve the aims of the Parish Council. Many contractors have undertaken site visits, or been approached, and this is the only company of at least six, which is willing to undertake to resolve the issues.

PROPOSAL: That Standon Parish Council herewith agrees to undertake initial works to install a ‘stillage basin’ before the entrance to the culvert, and clear the entrance to the culvert to establish the base, all as engineered by Marks Heeley Ltd in the sum of £4,000 (four thousand pounds) PROPOSED: Cllr Leage, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

23.69 Legal update: Clerk

Land Registry: Standon High Street Common Land: solicitor instructed Licences to Occupy: ongoing.

Football: Standon & Puckeridge Hares: agreement with SPC

Bowls

Tennis

23.70 Highways: Cllr Wren

a) South Road: double yellow lines: still awaited.

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- b) Southfields: dangerous parking: no action from HCC
 c) Paper Mill Lane, Standon: highway deformation reported: HCC no action
 d) Blocked gullies: Station Road

401003102264

HCC009099

Gullies still blocked and road flooded: Engineers attended site knowing the drains are blocked without the necessary equipment to clear the blockages. Further compliant and Fol submitted to HCC. Response awaited.

- e) Roundhay, Puckeridge: Clarion Housing Association: dangerous railings requiring urgent attention: railings have been cut out and three Beech trees planted on this small area of land. Cllr Wren commented that there is a general lack of care for areas which are in the ownership of Clarion Housing Association. Many areas are becoming unkempt and in danger of becoming decrepit. This includes the area at the junction of South Road and Station Road, where the iconic Oak trees stand. One of these has received very poor tree surgery which has unbalanced the tree. The Parish Council recommended that a letter be sent to Clarion Housing Association reminding it of its duty to residents and the wider community to maintain its assets, including the area of land at South Road/ Station Road junction. The Parish Council stated that it would apply for a TPO for the two Oak trees, but require Clarion to 'rebalance' the tree which has been damaged.

PROPOSAL: That Standon Parish Council herewith agrees to apply for Tree Protection Orders on two Oak trees located on green space located on the junction between South Road and Station Road. PROPOSED: Cllr Wren, seconded Cllr Foot. AGREED AND RESOLVED UNANIMOUSLY.

ACTION: CLERK

- f) Standon Hill: A120/Cambridge Road junction: vehicles driven wrong way at no-entry: being investigated by HCC

- g) Café Field Barleymead access to Standon Hill and A120: parked cars/ queuing vehicles causing obstruction leading to road rage: being investigated by HCC

23.71

Planning Matters: Cllr Leage

Planning applications:

3/23/0628/FUL	38 High Street, Puckeridge Removal of single storey rear projections. Construction of two storey rear extension and part ground floor side extension. <i>No objection</i>
3/23/0629/LBC	38 High Street, Puckeridge Removal of single storey rear projections. Construction of Two storey rear extension and part ground floor side extension. Block up first floor side window, install rooflight windows, alter ground floor side window and replace rear pitched roof concrete pantiles with natural slate. <i>No objection</i>
3/23/0605/HH	8 Hawken Close, Standon Single storey rear extension. <i>No objection</i>
3/23/0576/HH	85 Station Road, Puckeridge New vehicle entrance with dropped kerb. <i>No objection</i>
3/23/0713/FUL	Vintage Corner Service Station, Cambridge Road, Puckeridge

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	p. 2023.42 Demolition of filling station, shop, and associated outbuilding. Erection of small supermarket with car parking and plant room. Creation of new vehicle and pedestrian access ways. . <i>No objection</i>
3/23/0405/HH	42 Stanelow Crescent, Standon Conversion of front garden to hardstanding for vehicular access to provide for wheelchair using occupant. . <i>No objection</i>
3/23/0549/HH	28 South Road, Puckeridge Demolition of outbuilding. Construction of ground floor side and rear extension. Replacement of flat roof to first floor rear extension with pitched roof. Alterations to fenestration. <i>No objection</i>
3/23/0769/HH <i>Response by 16th May</i>	The Winnatts, Kents Lane Two storey rear extension. Juliet balcony to rear first floor. Insertion of two velux sun tunnels to side elevations. Wood-burner flue being added to rear extension. <i>No objection</i>

Other Planning Matters:

Appeal: Fishers Farm, Colliers End: 3/22/0563/FUL: Previous appeals dismissed
LPA Appeal Reference: 22/00073/REFUSE

Appeal: Highfield Nursery: 3/22/1433/FUL: Appeal

If you wish amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference APP/J1915/W/22/3311566 by 3rd May 2023. 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.

LPA Appeal Reference: 22/00103/NONDET: Demolition of four agricultural buildings and erection of two detached four bedroom dwellings with integrated garages.

Appeal: The Conifers Old Hall Green: *If you wish to follow the appeal you can look up the appeal documentation and decision on the government's national planning website – www.planningportal.gov.uk/pcs using the reference APP/J1915/D/23/3318103. The Planning Inspectorate aim to decide the appeal within 8 weeks of the start date which is 31st March 2023. Please remember that you cannot make any further comments on this planning application.*

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

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 Response from EHDC:

It is acknowledged that we have had this application under consideration for a long time. As you may recall, the previous case officer was FD who left us last year.

This case has been reallocated to SF as the new case officer. S has been working on other priorities but will be looking at this scheme in detail in the next couple of weeks

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and updating the applicant. Until we have undertaken that review it is not possible to share a likely recommendation with you but if we are going to look favourably at the scheme, a number of amendments would be needed and we would carry out a re-notification and re-consultation on the scheme so that the Parish Council and other interested parties would have an opportunity to comment, and the scheme would need to be determined by Development Management Committee if it is to be approved.

23.72 Finance:

a. Bank Reconciliation 31st March 2023 (Scribe)

Cash in Hand 01/04/2022	£236,430.63
ADD Receipts 01/04/2022 - 31/03/2023	£98,505.47
	£334,936.10
SUBTRACT Payments 01/04/2022 - 31/03/2023	£93,650.52
A Cash in Hand 31/03/2023	£241,285.58 (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 31/03/2023	£17,811.13
Standon Parish Council reserve 31/03/2023	£22,394.93
Standon Parish Council current account 31/03/2023	£120,643.51
	£241,484.18
B Less unrepresented payments	£198.60
Plus unrepresented receipts	
Adjusted Bank Balance	£241,285.58

PROPOSAL: That Standon Parish Council herewith agrees the bank reconciliation for March 2023 calculated through the Scribe accounting system, against the bank statements presented at the meeting PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY

b. March Payments

189 20.02 Water 06/03/2023 Allotment Water Castle Water	£79.60
79.60 171 19.01 Legal Fees 06/03/2023 Burrs Meadow Surrey Hills Solicitors	
	£2,340.00
190 25.11 Telephone charges 22/03/2023 Clerk mobile phone O2	£8.40
179 17.03 Information Commissioner 23/03/2023 Data Protection Information Commissioners Office	£40.00
180 20.01 Standon Charities land rent 23/03/2023 Allotment Rent Standon Charities	
	£635.06
181 25.01 Payroll 23/03/2023 Administration James Todd & Co Ltd	£36.00
182 31.04 CC Other 23/03/2023 Community Centre Premises Licence East Herts District Council	£180.00
177 12.02 PAYE & NICs 23/03/2023 Salary HMRC	£355.09
184 25.14 Stationery 23/03/2023 Administration	£6.98
176 12.01 Salary 23/03/2023 Salary	£1,188.76
183 25.15 Postage 23/03/2023 Administration	£43.52
185 22.01 Clerks Travel 23/03/2023 clerk travel	£35.55

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178 12.03 Pension 23/03/2023 Salary Pension	£67.37
186 31.04 CC Other 24/03/2023 Community Centre Rebuild Cost Assessment Ltd	£180.00
186 30.02 Other 24/03/2023 Community Centre Rebuild Cost Assessment Ltd	£180.00
188 25.02 Bank Charges 31/03/2023 Bank charge	£18.00
187 26.01 Safety Inspections 31/03/2023 Play Inspection Broadmead Leisure Ltd	£76.00
Total	£5,470.33

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 Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

c. Internal Auditor: Recommendations:

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

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

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

Reserves: under consideration

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

Revaluation of buildings to be undertaken: in process

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: completed

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

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

Standon Parish Council was very pleased with the detailed report and recommended actions, which are in process of being resolved. The Parish Council is committed to following the Internal Auditor's recommendations.

23.73 Standon Charities

Volunteers required as Trustees: At least two trustees are required. Standon Charities has asked that two Standon Parish Councillors become trustees.

Cllr Foot reported that a new paid clerk has been appointed. However, the Trustees were not advised that someone had been approached and appointed without following any formal process. Cllr Foot is querying the process as it was not considered to be transparent and excluded the majority of the Trustees.

23.74 Members Portfolio reports:

Cllr Leage: Friends of Rib & Quin: update: the group is progressing its activities

Cllr Crook Colliers End issues: raised by residents: Cllr Crook is progressing the issues raised in an email shown below for completeness. Cllr Crook is liaising with members of EHDC, HCC, and the Plymouth Brethren on behalf of the community.

1. The head of the deer management committee for the area has asked if we have the power to request a deer warning sign on the approach to the village from thundridge.

This year alone he has euthanised a number of deer hit by cars.

2. One of the biggest asks (at least 10 people) asked if the verges and overhanging branches could be trimmed as they have to walk in the road in both directions from the village.

3. The colliers end village sign has a dead tree that has covered one of the signs heading into the village from thundridge blocking it. It was asked if this could be cleared so the sign is visible again.

There is a lot of discontent in the village with the Plymouth brethren:

4. There was an agreement apparently that the Plymouth brethren would not drive through the village and would access their worship hall from the A10 exit due to the large number of vehicles. A number of villagers are complaining that this isn't being upheld.

5. The Raj villa on the approach to colliers end on the other side has been purchased by the brethren. On the planning application they have stated that it is to be a class E shop open to the public. When a few people from the village have gone there to investigate it has been reported that they have been turned away for not being members of the Plymouth brethren and told they will not be allowed to shop there without a Plymouth brethren members card.

A good number have complained and asked if this is legal and if this is not discrimination and would like to know if this is an issue that the parish has a say in?

Cllr Foot Allotments:
Standon Charities: signage: The Parish Council agreed that Signs Express be used to make the signs. The Clerk will verify the wording and submit an order. **ACTION: CLERK**

Cllr Marshall Green spaces & common land: Further work commitments: update
The Moors: tree work and planters: summer bedding to be installed
Install path from Community Centre entrance to Station Road: The path will be completed on Friday, 28th April. Cllr Marshall commented that residents have already been seen using it in preference to walking up the access road. This issue was deemed to be a high priority given the potential for collision between pedestrians and vehicles. The Parish Council now believes that it has provided a safe pedestrian access, and that no good reason has been presented which would prevent all those accessing the site from doing so safely.
Burrs Meadow: Replace High Street gate and make good entrance: to be completed after May Day.

23.75 Governance:

Election: update: All those standing have been elected unopposed.

A vote of thanks was extended to Cllr Crook, who saved the Parish a considerable amount of money by changing Wards.

A formal vote of thanks was extended to Cllrs Boxall, Bryant, Cowell and Hall, for all their hard work across many years.

Cllr Cowell has been a Councillor since 1991 – a remarkable 32 years. Cllr Cowell's vast experience and knowledge will be greatly missed.

Cllr Boxall has been a Councillor and Chairman for 10 years. Prior to that he was part of the 'Slide into Action' playground committee which renovated the playground, and

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will become a member of the Community Centre Management Committee to continue the work he and Cllr Leage have developed. The Parish Council is pleased to continue to work with Cllr Boxall as part of the CCMC.

Cllr Hall was a founder member of the current Community Centre Management Committee, has been a Parish Councillor for 6 years, and manages the Community First Responders. The Parish Council is pleased to continue to work with Cllr Hall as part of the Community First Responders Group.

Cllr Bryant has used his extensive legal knowledge to assist the Parish Council in understanding the legal requirements and development of access licences.

All Councillors retiring will be missed. All have made very valuable contributions and helped to ensure the community remains inclusive and vibrant.

23.76 Recreation Field Charity: Internal Auditor recommendation:

O. Trust funds (including charitable) – The council met its responsibilities as a trustee. There appears to be considerable ambiguity over the status of the recreation ground and the associated charity number 302467. In particular it is unclear whether the Council is the beneficial owner or owns the ground as custodian trustee on behalf of the charity, or whether it was correct to establish the charity in the first instance. There also appears to be a lack of clear separation of charity business and Council business (for example the field, possibly charitable land, is mowed by the Council and no counter-charge is made). The business and finance of charitable organisations of which the Council is the trustee must be kept separate from Council business and finance; recommended best practice (section 5 of the Practitioners Guide) is that decisions related to the charity should be made in a meeting which is separate from a regular Council meeting. Although this lack of clarity does not appear adversely to affect day-to-day operations it could eventually lead to challenges or other problems if not resolved and a dispute arises in future over some aspect of the land management. It is very strongly recommended that the situation be reviewed having regard to the transaction history, and legal advice taken, to confirm the ownership of the land and, if it is concluded that it is charity land, an effective separation of finances and business is established.

23.77 Clerk's updates:

Bench & noticeboard: weatherproofing: update: cost of work to be requested.

Telephone Kiosk Colliers End: completed: two small frames are needed. The Parish Council agreed to apply for a listed building application to change the 'Telephone' illegible signs to be replaced with 'Defibrillator' signs, to be purchased from X2Connect, the official supplier for Telephone kiosk parts.

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. Shown below is an extract from an email received on 17th April on this issue:

The officer for the area has looked at the reports and there are no reported issues with the bins since September 2022. To confirm the bin are emptied on a Wednesday, the bin outside Days is 3 times per week, but we will look to increase this to daily to support the issues you have raised.

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In regards to the casing of the wheeled bin, apologies for this, I thought this had been agreed and in place, I have asked this to be looked into and for a frequency to be advised by Urbaser, so we are certain that we can maintain it to the required standard, and will look to get back to you as soon as possible.

Any issues relating to any overflowing litter bins can be reported here. [Report Overflowing or Full Litter Bins | East Herts District Council](#) , our contractor will then be alerted and attend the bin, in addition we can start to build a picture with this evidence if any further measures are required.

The contract officer for the area will also be making additional visit to ensure the schedules are being kept to and there are no issues, but please do report any overflowing bins that may occur on the link above.

Residents are urged to use the online reporting system when bins are full please Littering across the Parish: fly tipping: EHDC is managing all issues reported to it
Dog Bin: Papermill Lane: Received and awaiting installation.

Huntsmans Close Car Park: signage for terms of use: agreed to be ordered
May Day Committee: request for a plaque to be fixed to the telephone box in Standon High Street to commemorate the founders: this request was withdrawn and replaced with a request to plant an appropriate tree on Burrs Meadow, which was completed on Saturday, 22 April 2023 with a naming plaque installed.

EHDC: Licensing: Premise Licence - Puckeridge Local Store Ltd - 23/0536/PL: no objection.

23.78 Correspondence

Attwater Solicitors: rear access to 22 High Street, Standon

The Parish Council will respond that a personal licence will be considered subject to legal advice. **ACTION: CLERK**

23.79 Dates of Next Meetings 2023:

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

23.80 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 23.81 Burrs Meadow

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

All members of the public left the meeting.

23.81 Burrs Meadow: to debate the presentation of the adjacent landowner

PROPOSAL: That Standon Parish Council herewith reviews the cost of the annual licence following presentation from households with gated access to Burrs Meadow, to cover the cost of the preparation of the licence, plus £200 per annum plus RPI plus 1% cumulative, with all terms as written by the Parish Council solicitor remaining and non-negotiable. PROPOSED: Cllr Leage, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY. The Clerk will

instruct the solicitor to write to three households. **ACTION: CLERK**

23.82 Planning decisions and awaited decisions: Cllr Leage

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<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>3/21/2678/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>3/22/1433/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>3/22/1535/FUL Decision awaited</p>	<p>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.</p>
<p>3/22/2237/FUL Permission granted</p>	<p>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></p>

<p>3/22/2616/FUL Withdrawn</p>	<p>p.2023.49 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.</p>
<p>3/22/2617/LBC Withdrawn</p>	<p>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.</p>
<p>3/22/2688/FUL Permission granted</p>	<p>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.</p>
<p>3/22/2689/LBC Permission granted</p>	<p>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.</p>
<p>3/22/2709/LBC Permission granted</p>	<p>Dunster House, 40 High Street, Puckeridge Replacement outbuilding barn</p>
<p>3/23/0117/HH Permission granted</p>	<p>14 Saffron Meadow, Standon Proposed loft conversion , insert 4 front facing rooflight windows and 3 rear facing rooflight windows</p>
<p>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.</p>	<p>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</p>

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Decision awaited	p. 2023.50 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
3/23/0411/HH Permission granted	3 West View Cottages, Colliers End Single storey rear extension
3/23/0459/HH Decision awaited	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.
3/23/0492/FUL Decision awaited	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

Meeting closed at 9.25pm

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