

SPC STANDON PARISH COUNCIL

Minutes of the Meeting of Standon Parish Council held on Thursday 22nd June 2023 at 7.30pm in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge

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

CLERK: Belinda Irons

SPC Interim Community Centre Committee: Mr Richard Boxall, Chairman

EHDC Cllr Stan Bull

PUBLIC: 6

Procedural Items

23.106 Other Councillor absences: Cllr Ralph Granville

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

Cllr Leage: Interim Community Centre Committee:

FORQ: Treasurer: personal

Bowls Club: personal

Cllr Chalkley Tennis Club: personal

Cllr Cracknell Interim Community Centre Committee:

Caretaker role: personal

Cllr Foot Allotment holder: personal

Standon Charities: PC representative

Cllr Granville Bowls Club: personal

Cllr F Luca SPiNs: personal

Cllr Z Luca SPiNs: personal

Stdandon Charities: PC Representative

Cllr Marshall Standon Village Hall: PC representative

Cllr Wren Interim Community Centre Committee:

23.108 Minutes of Annual Parish Council Meeting held on the 18th May 2023.

PROPOSAL: *That Standon Parish Council herewith agrees the minutes of the Annual Parish Council meeting held on 18th May 2023*

PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED ND

RESOLVED UNANIMOUSLY

23.109 Public comment or representation:

22 High Street, Standon: Licence for access: presentation by the applicant questioning the proposed annual fee. The Parish Council advised that this is the fee applied to other licences.

The Moors: access track: a resident commented that he is taking legal advice regarding the access track. He is liaising with the new owners of 22 High Street regarding maintenance of the track, which he has solely maintained for many years.

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23.110 Police, County & District Council reports

EHDC: Cllr Bull:

Cllr Bull advised that he was delighted to be elected to the Ward. He intends to work closely with the Parish Council for the residents. He has been a Buntingford Town Councillor for 40 years, and a District Councillor on many Committees including Deputy Chairman on Planning.

Cllr Bull stated he will do his best for Standon. At this stage, he will observe and assess what the needs are in the Parish. However, in his experience most concerns surround planning, parking, speeding, and a lack of Doctors in communities. He committed to attend as many Parish Council meetings as possible subject to other commitments.

Police: by email:

THEFT FROM MOTOR VEHICLE – a van has been broken into whilst parked outside a residential property in Lunardi Court, PUCKERIDGE. Power tools and gardening equipment has been removed from within.

INTERFERE WITH MOTOR VEHICLE – a vehicle has been damaged whilst parked in Lunardi Court, PUCKERIDGE. Unknown Suspects have drilled a hole next to the lock in the side door in an attempt to gain entry.

Other news and updates:

- LOCAL POLICING PRIORITY set objective - To address threats to livestock and pets in and around the WESTLAND GREEN area.
 - Successful OWL sign up event in PUCKERIDGE earlier in the month with the help of Bishops Stortford Cadets and another 99 homes have now joined the NHW scheme.
 - The next OWL sign up event in MUCH HADHAM on Saturday 24th June 2023
- Please encourage the members in the community to use the police non-emergency number 101 to report incidents directly. This is the most effective and efficient way to contact police.

Cllr Jeff Jones by email:

Please give my apologise for Thursday's meeting. This clashes with a webcast I need to attend.

County Councillors Report

HCC have reintroduced the free trees and hedgerow giveaway that may be of interest to residents and the PC.

Help to create a greener Hertfordshire as the Your Tree, Our Future scheme returns

Following the success of the 'Your Tree, Our Future' giveaway last year where 46,000 trees were given away to residents, the scheme is returning for 2023, with the aim of giving away a further 60,000 trees this year and 30,000 for the next two years to help the county tackle it's sustainability targets.

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It is estimated that the trees planted by 4,000 residents last year could remove 77,000 tonnes of carbon from the atmosphere.

The scheme, now in its second year will help the council to deliver on several of its Sustainable Hertfordshire ambitions as planting trees has a positive impact on air quality, helps reduce the carbon in our atmosphere, supports biodiversity and can help communities adapt to the impacts of climate change. In addition, access to natural features has been linked with benefits to physical and mental health.

The 'Your Tree Our Future' scheme was created as part of the county council's Tree and Woodland Strategy, which sets out how the council will increase tree cover in the county. The project will be delivered in partnership with all ten district and borough councils.

By visiting www.hertfordshire.gov.uk/yourtree residents will be able to choose from a selection of eight different native species, or a hedgerow pack, which will be provided on a first come first served basis. Residents who have successfully requested free trees will receive an email from the council with details of the date and how to collect them from a local pick-up point.

Puckeridge – Station Road

I received an enquiry from a resident at 115 Station Road who has had problems of vehicles parking over their dropped kerb. I visited the area between 115 and 117 which has an access for a parking area at the rear. There was a single yellow line across the access that had not been removed. I will be arranging for Highways to burn off the remaining yellow line.

I noticed that the yellow lines, crocodile teeth etc are quite faded and in need of a refresh all around the school area. I will be contacting Highways requesting a line refresh in this area, possibly using my Highways Locality Budget.

Reference Highway Issues: From the Highway Officer provided by Cllr Jones:

We are looking at this and it does appear that the waiting restrictions we consulted on are necessary. Are you aware if this issue is confined to peak times and if so to address the issues from those who objected to the DYL's should we consider amending times or days to facilitate some on street parking for the businesses that could be affected? ie something like single yellow lines 8am-10am and 4pm - 6pm Mon – Friday? If we are going to overrule the objections we need to evidence that we have considered alternatives that could meet the objectors aspirations without unduly compromising the reasons for promoting them. I recognise enforcement of any waiting restrictions will be a problem and limited to what EH can resource.

In addition to the waiting restrictions it maybe that some clear carriageway markings (directional lane arrows to highlight the two way nature of the road/ KEEP CLEAR markings or a change of priority at the Barleymead Way junction may be options to consider to address the issues of issues faced by Puckeridge bound traffic exiting from Barleymead Way.

On the non-adherence of the NO ENTRY signs at the junction with the A120 I did observe this myself (attached) when I visited the site for a few minutes on Friday week but apart from the email from the Parish Council, who have indicated it is a common practice, I have not received any other comments to date. I have confirmed to the Parish that all the required signage is there and that the Police action is the only likely way to tackle this as it is likely to be local traffic making this decision to ignore the restrictions so some enforcement may discourage this. I have recommended that the Parish Council take this up directly with the Police and send them the dashcam footage they have.

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GR and I have held an initial discussion on the Standon Hill issues above and I will be covering the other concerns raised by Standon Parish Council with him in the next few weeks.

23.111

S & P Community Centre:

Interim Community Centre Committee Report: (Richard Boxall (Chairman)
Cllrs Cracknell, Wren, Leage)

a) Transfer of operations: Richard Boxall advised that the '100 Club' has now been closed. There are financial issues which need to be addressed. Cllr Cracknell advised the meeting that having scrutinised the accounts, there is a financial operating deficit which cannot be sustained and needs to be addressed. The Parish Council will need to obtain best prices for contracts, and review the charging scale as a priority. It is understood that regular hirers have expressed concern regarding potential increased charged. The current storage arrangements need urgent review.

b) **PROPOSAL: That Standon Parish Council herewith agrees to subscribe to CDA for Herts to obtain professional assistance with Community Centre agreements and Recreation Ground charitable status in the sum of £36 (thirty six pounds) renewing on the 1st September annually.** PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED ND RESOLVED UNANIMOUSLY. Assistance will be requested once the invoice is paid. There may be an additional charge if extensive assistance is required.

ACTION: CLERK

c) Transfer of insurance, utilities and contracts to Standon Parish Council: in process including payment by direct debits

d) Day to Day management: Interim process

: Entry to building: ad-hoc hire and maintenance: To be managed as necessary until the door entry system is installed.

: Responding to issues raised by users: email or telephone the Clerk for onward processing. The Clerk will be the first point of contact for all correspondence in the initial phase of transfer.

: OFSTED: requirement: Access for approved persons will be written into new user contracts to ensure the Parish Council has access to the building as required.

ACTION: CLERK

e) Caretaker: contract: Councillors commented that this had been a recommendation for many years, possibly to include a wider remit across the Parish. If the Community Centre is made part of the Recreation Ground Charity, this again may be a wider role to potentially include booking and accounts. The Clerk will seek advice from HAPTC

ACTION: CLERK

f) Cleaning: contract: The Clerk will seek advice from HAPTC. Cllr Wren will liaise with the Cleaner to ensure that the work regime is reflected in the new contract.

ACTION: MW

g) Hire Contracts: interim contracts to be produced immediately for regular and ad-hoc hire. To be reviewed by 31st March 2023 including reviewed hire charges

ACTION: CLERK

h) Door Entry System: Cllr Cracknell is investigating a remote access system which is linked to a new booking system. Further quotes are being sought.

ACTION: TC

i) Hallmaster booking system: 90 day free trial to be taken. **ACTION: CLERK**

j) Accounts:

:Scribe Accounting System: Clerk to progress

ACTION: CLERK

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: Latest invoices sent by CCMC: payment to be made to Standon Parish Council

Main contractors contacted by Clerk to assess costs and contracts.

EHDC business waste: PC to decide service level agreement: £25.30 per bin per collection, fortnightly

EHDC: business rates: request for advice re dispensation

Electricity: Discussion to be undertaken on 22.7.2023

Water: move in form to be completed: meter reading to be undertaken be Castle Water.

Sanitary bins: Recommend change to Dove to reduce costs

BT: cheaper to be a new customer than try to take over. Need landline phone number. May be cheaper with different supplier.

Insurance: inventory to be carried out. Cost assessment to be advised to insurer. Business interruption included in PC agreement.

Consumables: assessment of costs eg Viking/ Amazon/ Bookers & controls

k) Installation of electricity smart meters: not necessary as the meter automatically sends to the supplier every half hour.

l) Fire risk assessment: Ask insurance provider

m) Electrical system assessment: Wilby & Burnett to provide a quote

n) CCTV: cancel agreement.

o) Legionella testing: water management policy to prevent risk to be written and applied.

p) Meetings with users: ICCM to arrange and conduct: in process

q) Internal Auditor requirements 2024: access to accounts may need to be provided. External Audit will require full explanation for compliance.

r) CC toilets: Wilby & Burnett specification to include hot water system, toilet flush systems, urinals, ventilation system upgrade if necessary, new hand

dryers: Tenders sent to contractors 12.6.2023

Extraordinary meeting to be held on Tuesday 4th July commencing 7pm to appoint contractor

s) Asbestos Survey: to be carried out with toilet refurbishment.

t) Accessibility Ramp: installation update: Summer 2023

u) Lift and relay perimeter footpath slabs: installation update: Summer 2023

v) Renovation: reconfigure/ increase thermal efficiency/ energy generation: options: to be

A vote of thanks was extended to the outgoing Committee for its hard work as volunteers for the benefit of the community.

A further vote of thanks was extended to the ICCC for taking on the not inconsiderable task of managing the transfer of operations.

23.112 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update

Culvert: update: Phase 1 work commenced 14 June and now completed. The gravel build up has been cleared and removed from site. A gravel trap has been installed and the first metre inside the culvert cleared, with a liner installed. Marks Heeley will produce a specification including a full Health & Safety assessment and working practices for the contractor undertaking the work. A vote of thanks was extended to Cllr Marshall for his persistent requirement for best practice to be followed by contractors.

23.113 Legal update: Clerk

Land Registry: Standon High Street Common Land: Cllr Cracknell: documentation to be supplied to Cllr Cracknell. **ACTION: MM**

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Burrs Meadow: licence agreement update: the solicitor has written to adjacent landowners. One has responded stating access is not required. The Clerk was instructed to pursue responses via the solicitor. **ACTION: CLERK**

The Moors: solicitor advice on rear access to 22 High Street: update: The Parish Council has a draft agreement which it is in process of agreeing. The Parish Council advised those present that it did was agreeable to an agreement progressing, provided that both parties using the access track worked together to achieve a maintenance programme which is acceptable to both parties.

Licences to Occupy: to form part of the Recreation Ground Charity:

Football: Standon & Puckeridge Hares & Veterans: agreement with SPC

Bowls

Tennis

23.114

Highways: Cllr Wren

a) South Road: double yellow lines: See 23.110 above

b) Southfields: dangerous parking: See 23.110 above

c) Paper Mill Lane, Standon: highway deformation reported: HCC no action: Cllr Crook advised that there are serious accessibility issues for those wishing to use this public right of way which is discriminatory. The Clerk will advise HCC of this issue and ensure that accessibility is raised as contrary to legislation. **ACTION: CLERK**

d) Blocked gullies:

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: .

Update: Station Road: gullies were cleared on Monday, 19th June.

Surface water does appear to be going through the cleared channels. Drains in South Road (which drain into Station Road) have been reported as on the next phase of cleaning as they have been constantly blocked because Station Road was blocked.

e) Standon Hill: A120/Cambridge Road junction: vehicles driven wrong way at no-entry: HCC has stated it is investigating

f) Café Field Barleymead access to Standon Hill and A120: parked cars/ queuing vehicles causing obstruction leading to road rage: HCC has stated it is investigating

g) Colliers End highways issues:

i) Caution Deer sign

ii) vegetation needs cutting back: hedges will not be cut in bird nesting season.

23.115

Planning Matters: Cllr Leage

Planning applications:

3/23/1053/HH	The Powder House, Barwick Erection of part single, part two storey side and rear extension, Infill of roof. <i>No objection</i>
3/23/0937/HH	Falkenham, Wellpond Green New front bay window, repositioned entrance door, two storey rear/side extension, single storey rear extension, covered verandas to rear and side elevations, loft conversion with new second floor front window and insert 3 rooflight windows, new first floor side and

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	p. 2023.68 rear windows, and changes to external materials. <i>No objection</i>
3/23/1064/FUL	Pearces Farm Shop, Puckeridge Removal of 6 outbuildings. Erection of two storey side and rear extensions and detached overflow café with associated landscaping: <i>Support: important community facility, good design</i>
3/23/1069/HH	Lorne Croft, Wellpond Green Single storey garage and gym building. <i>Objection: overdevelopment; dominant to host dwelling; position away from main dwelling</i>
3/23/1082/HH	Star Cottage, 56 High Street, Standon Conversion of detached garage to gym/office and installation of roof lights, high level windows and French doors with side lights; front porch roof canopy; installation of air source heat pump, additional roof-light and bifold doors to the rear elevation: <i>no objection but needs Conservation Area compliance</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

reference APP/J1915/W/22/3311566 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: Appeal allowed with conditions.

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 No further updates from EHDC

South Road/Station Road: TPO application for Oak trees: chased 22.6.2023

Colliers End Telephone Box: 3/23/0967/LBC: listed building application to change sign 'Telephone' to 'Defibrillator' – email sent to Planning as there isn't an appropriate form online: two emails received stating the site location map is insufficient. New plans supplied.

23.116 Finance: Cllrs Foot & F Luca

a. Bank Reconciliation 31st May 2023 (Scribe)

Bank Reconciliation at 31/05/2023

Cash in Hand 01/04/2023 £241,285.58

ADD

Receipts 01/04/2023 - 31/05/2023 £41,381.76

£282,667.34

SUBTRACT

Payments 01/04/2023 - 31/05/2023 £25,810.35

A Cash in Hand 31/05/2023 £256,856.99

(per Cash Book)

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Cash in hand per Bank Statements	
Petty Cash 31/03/2023	£0.00
Building Society 31/12/2022	£80,634.61
Unity Bank 31/05/2023	£33,487.46
Standon Parish Council reserve 31/05/2023	£22,434.19
Standon Parish Council current account 31/05/2023	£120,499.33
	£257,055.59
B	
Less unrepresented payments	£198.60
Plus unrepresented receipts	
Adjusted Bank Balance	£256,856.99
	£256,856.99

A = B Checks out OK

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

b. May Payments

Description	Supplier	VAT Type	Net	VAT	Total
Subscription	HAPTC	Z	1,020.96		1,020.96
Subscription	CDA for Herts	Z	36.00		36.00
Payroll	James Todd & Co Ltd	S	33.00	6.60	39.60
Community Centre	Mr M Marshall	Z	31.85		31.85
Community First Responders	Standon & Puckeridge Community First Responders	Z	2,000.00		2,000.00
Asset Maintenance	SPS Civils & Utilities	S	950.00	190.00	1,140.00
Asset Maintenance	SPS Civils & Utilities	S	100.00	20.00	120.00
PAYE & NICs	HMRC	Z	361.29		361.29
Salary	Belinda Irons	Z	1,182.56		1,182.56
Asset Maintenance	Paul Curtis	Z	133.58		133.58
Asset Maintenance	Paul Curtis	Z	60.01		60.01
Asset Maintenance	David Pearce	Z	1,200.00		1,200.00
Standon Planning Application	Cracknell Tony	Z	30.22		30.22
	Total		7,139.47	216.60	7,356.07

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 Wren, seconded Cllr Leage. AGREED AND RESOLVED UNANIMOUSLY

- c. Bank signatories: update: The revised mandate agreement was signed at the meeting by Cllrs Leage, Chalkley and Wren, with Cllr Foot and the Clerk signing as existing signatories.
- d. **Audit:** Documents emailed to PKF Littlejohn

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23.118 Members Portfolio Allocation:

- Cllr Leage: FORQ: Deep concern has been expressed by members of FORQ at the appalling situation of uncontrolled sewage discharges into our waterways. Sir Oliver Heald MP is the Patron of FORQ and a champion of chalk rivers and streams. FORQ will be holding a meeting to discuss what the best way forward will be for the Group.
- Cllr Cracknell Colliers End issues: items for the next agenda:
Give way sign on chicane rotated
Village sign: still not installed by contractor who damaged it
- Cllr Foot Allotments
: Recommendation to charge a deposit to offset clearing allotments on
: termination: next agenda
: Signage: draft signage wording to be circulated to Councillors for comment.
: Skip: AGREED
: Grass mowing: AGREED
Communications / PS News: Cllrs Chalkley and Wren agreed to write the Parish Council article.
Standon Charities (Cllr Z Luca)
: Pudding Stone land : agreement: The Parish Council agreement ceased in 2003. The Parish Council will formally write to advise it does not wish to continue to maintain the area.
: Pudding Stone: bollards need replacing: see above
Environmental Initiatives: Next agenda
- Cllr Granville Playground: report : items identified reported to the contractor for action.
Adult Gym: Section 106 funding may be available for a suitable scheme
Asset Management : list to be supplied.
Standon issues: items for the next agenda
- Cllr Marshall Environment
: The Moors: recommend gated entry to prevent incursion: Cllr Marshall will seek a quote from SPS Civils & Utilities.
- Cllr Wren Puckeridge issues: items for the next agenda

- 23.119 Recreation Ground Charity: Standon Parish Council is the trustee: Solicitor Advice:
a) The Trustee (Standon Parish Council) must hold separate meetings:
PROPOSAL: THAT STANDON PARISH COUNCIL AS THE TRUSTEE, HEREWITH AGREES TO CALL A MEETING OF THE RECREATION GROUND CHARITY TO BE HELD ON 27th July 2023 IN THE LANKESTER LOUNGE, PUCKERIDGE COMMUNITY CENTRE COMMENCING 7.00PM. PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY. The Clerk will produce an agenda. The Parish Council meeting will follow the Charity meeting commencing 8.00pm
b) The Trustee must have a separate bank account and accounting system prepared in accordance with Charity Commission requirements
c) Income: Sports Clubs: Solicitor advice shown below:
if these are all operating off of the land owned by the charity, arguably licence fees / rents belong to the charity, provided they all fall within the charitable objects, which they appear to do.

I am not sure that a new charity needs to be formed, but perhaps that there needs to be a review of how the land and users of it are managed, and who meets the cost of that.

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It seems to me the charity should be generating a revenue from the various uses of the land and have some form of agreement in place where by it then pays the council, from that revenue, to manage the land.

d) Management of the Community Centre: The management of the community centre is being undertaken by the council as the trustee of the charity. It is up to the Council how internally it chooses to manage the community centre i.e by committee.

23.120 Governance:

Honorary Freedom of the Parish: update: ongoing

HR: review of Clerk's duties: The Chairman advised the meeting that the additional work requirements related to the Community Centre was recognised by the Parish Council, and needed to be addressed appropriately, including remuneration. The Clerk will obtain the recommended documentation from HAPTC.

Data Protection and associated documents

23.121 Clerk's updates:

Bench & noticeboard: weatherproofing: update

: South Road/Station Road notice board completed

: quote requested to weather proof Burrs Meadow gates: £500: AGREED

: quote requested for Standon High Street noticeboard: £500: AGREED

: Mile Stones (Colliers End and High Street, Puckeridge: complete)

Section 106 fund availability:

Litter bins: Ongoing issues with EHDC emptying. Standon High Street: EHDC has stated this bin will be emptied daily

Littering across the Parish: fly tipping: update

Dog Bin: Papermill Lane: installed. There is now a (used) dog bin to be installed at a position agreed by EHDC. Cllr Wren to advise where a bin is needed.

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

Wellpond Green: request for gate entry signs

Playground: Mason bees under slide: recommendation by Broadmead Leisure to renovate mound to prevent bee access in the autumn. Removal not possible due to nature of construction. Councillors reported no bees have been seen.

23.122 Correspondence

Mrs Cameron: request that SPC remove Lime Tree in Huntsmans Close Car Park to prevent sap going onto the car: The Parish Council policy is no healthy trees will be removed.

Mrs Norris: request that SPC cut back tree at Southfields due to blossom fall and bird droppings on the car and drive. The Parish Council position is that it will be advised by the Arborist when to undertake tree pruning.

Ms Ashcroft: by telephone: Stortford Road handrail still missing: This is a result of a vehicle leaving the highway and arriving in a residents garden, removing the HCC installed railing. Cllr Bull recommended the Parish Council liaise with HCC Cllr Andrews.

23.123 Dates of Next Meetings 2023:

27th July; 28th September; 26th October; 23rd November

23.124 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</p>
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	p. 2023.72 development of 1021 square metres of B1(a) office use, with associated 96 car parking spaces and landscaping - all matters reserved except for access.
3/21/2678/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.
3/22/1433/FUL Decision awaited Appeal lodged	Highfield Nursery, Wellpond Green Demolition of agricultural building and erection of one x four bedroom single storey detached dwelling
3/23/0237/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.
3/23/0411/HH Decision awaited	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.
3/23/0361/FUL Permission granted	Tarrandune, Wellpond Green Demolition of existing dwelling and erection of detached dwelling and

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	p. 2023.73 installation of replacement gate with piers and stone clad walls
3/23/0628/FUL Decision awaited	38 High Street, Puckeridge Removal of single storey rear projections. Construction of two storey rear extension and part ground floor side extension.
3/23/0629/LBC Decision awaited	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.
3/23/0576/HH Permission granted	85 Station Road, Puckeridge New vehicle entrance with dropped kerb
3/23/0713/FUL Decision awaited	Vintage Corner Service Station, Cambridge Road, Puckeridge 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.
3/23/0769/HH Permission granted	The Winnatts, Kents Lane, Standon 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, part retrospective.
3/23/0405/HH Decision awaited	42 Stanelow Crescent, Standon Conversion of front garden to hardstanding for vehicular access to provide for wheelchair using occupant.
3/23/0549/HH Permission granted	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
3/23/0813/HH Decision awaited	20 Clements Close, Puckeridge Loft extension with dormer to side of house

Meeting closed at 9.50pm

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