

SPC STANDON PARISH COUNCIL

Clerk to the Council: Belinda Irons, 14 Crawley End, Chrishall. SG8 8QL

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To: **MEMBERS OF STANDON PARISH COUNCIL**

You are hereby summoned to attend the **Meeting of Standon Parish Council** to be held on Thursday 22nd February 2024 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 15/02/24

AGENDA

- 24.18 Councillor absences:
Standon Parish Council accepts/rejects the reasons for absence
- 24.19 Declaration of Members' Interests for this meeting:
- To receive declarations of interest from Councillors on items on the agenda
 - For declarations of interest received, Councillors to inform the Chairman if they wish to speak on the matter during public participation and/or at the agenda item prior to discussion.
 - To receive written requests for dispensations for disclosable pecuniary interests (if any)
 - To grant any requests for dispensation as appropriate
- 24.20 Minutes of Parish Council Meeting
RESOLUTION: That Standon Parish Council herewith agrees the minutes of the Parish Council meeting held on 25th January 2024
- 24.21 Public comment or representation:
Open Forum to provide an opportunity for members of the public to raise questions for future agendas or on items that are on the current agenda.
- To allow any members of the public and Councillors declaring an interest to address the meeting in relation to the business to be transacted at that meeting.
 - At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman. Limited to 3 minutes per person, 10 minutes in total
- 24.22 Police, County & District Council reports
- 24.23 Standon Village Hall: Cllr Marshall & Crook
Committee Report/update
Culvert: update:
RESOLUTION: That Standon Parish Council herewith agrees to accept the quote to clear the Culvert beneath Standon Village Hall provided by Jonathan Wilson (Contracting) in the sum of £36,916 (thirty six thousand, nine hundred and sixteen pounds) to fulfil the specification provided by Marks Heeley Construction with supervision of works to be carried out by Mr Tony Finch.
- 24.24 Standon & Puckeridge Community Centre
- a) Agreements
 - (i) SPiNS: signed agreement received
 - (ii) WASPS: signed agreement received
 - (iii) General hire: Revised Terms & Conditions on the SPC website.

Martyn's Law: hire agreements need to be revised in line with advice received from Central Government as the capacity is greater than 100 and it is publicly accessible

(iv) Hire fees: Response to not for profit organisations re increase in fees:

Options:

- If management of the Community Centre is retained by the Parish Council: That not-for-profit organisations have a reduce rate: rate to be decided by the Parish Council
- OR not-for-profit organisations have to apply for a grant provided a third party such as EHDC
- If management of the Community Centre is advised by the solicitor that it has to be part of the Recreation Ground Charity: That the Parish Council provides a grant to cover part/all of the hire fee, subject to a cap to be decided by the Parish Council
- OR not-for-profit organisations have to apply for a grant provided a third party such as EHDC

(v) Gigaclear: **RESOLUTION: That Standon Parish Council herewith agrees to the installation of fibre connection by Gigaclear.**

b) Building:

(i) Door entry: main door needs replacement

(ii) Fire risk assessment

(iii) Changing rooms: hot water system: three quotes received via Wilby & Burnett LLP surveyors.

RESOLUTION: That Standon Parish Council herewith agrees to apply to East Herts District Council for Section 106 funds to pay for a hot water system compliant with Legionella legislation, providing three quotes supplied by Wilby & Burnett Surveyors

(iv) Energy use: Approximately £71 per day plus standing charges plus VAT

(v) Fordham Hall Cupboards: floors

(vi) Electrics

(vii) Water use

(viii) Williams-Davies Hall: water leak? Water in light fitting? Wilby & Burnett to investigate.

(ix) Fordham Hall: ladies toilets: taps leaking

(x) Air con units: condensing pipes to be replaced

(xi) Disabled access to the Lankester Lounge.

c) Entertainment Committee: to generate income for the building

d) Valuation:

e) Fire Risk Assessment and Strategy

f) Wilby & Burnett Surveyors: report on meeting regarding refurbishment

RESOLUTION: That Standon Parish Council herewith agrees to appoint Wilby & Burnett LLP Surveyors to produce a feasibility report and master plan to rebuild the Standon & Puckeridge Community Centre in the sum of £3,000 (Three thousand pounds)

g) Volunteers needed

h) Future tasks

24.25

Legal update: Clerk

Land Registry: Standon High Street Common Land: Cllr Cracknell

Burrs Meadow: licence agreement update;

The Moors: rear access to 22 High Street: no response to SPC letter

The Moors: Access track: letter received. Legal advice sent.

24.26

Highways: Cllr Wren

Parking and obstruction

24.27

Planning Matters: Cllr Leage

Planning applications:

3/24/0102/FUL	Fox & Hounds, Bromley Lane, Standon Demolition of swimming pool, pool house and tennis court. Erection of 1, 4 bed roomed dwelling, garage with room over and external staircase, with formation of a vehicular access.
3/24/0123/HH	2 The Hoppitts, Puckeridge 2 storey rear extension with single storey side extension
3/24/0208/FUL	New Street Farm, Kents Lane, Standon Demolition of an agricultural building and grain silo and erection of a replacement agricultural building
3/24/0157/HH	Bromley Farm West, Bromley Lane Install 2 Velux roof lights on front elevation

Other Planning Matters:

Enforcement: 24 Southfields, Standon: E/22/0239/ENF: 3/22/1713/CLPO

Withdrawn: Retrospective planning application awaited_Case

reference: EHDC567143343

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 EHDC update received.

Little Croft, Colliers End: 3/23/1659/CLEO: Erection of 2 separate outbuildings within the curtilage of a dwelling house as a use incidental to the enjoyment of a dwelling house: permission refused: appeal submitted. APP/J1915/X/23/3336014

Lorne Croft: appeal: APP/J1915/D/3331929

Kings Yard, B1368: Concerns raised regarding change of use, encroachment on highway verge, dangerous parking resulting in sight obstruction of entrance to highway, dangerous working practices.

24.28 Finance: Cllrs Foot & F Luca

a. Bank Reconciliation 31st January 2024 (Scribe)

RESOLUTION: That Standon Parish Council herewith agrees the bank reconciliation for January 2023 calculated through the Scribe accounting system, against the bank statements emailed to all Councillors in advance of the meeting

b. Jan Payments

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

c. Bank signatories: update: Unity complete. Other accounts to be actioned.

d. Budget against expenditure: report

e. Internal Audit: update:

i. Quarterly provision of budget against expenditure: to be provided from the Scribe accounting system.

ii. Open new Building Society Account and Transfers of Funds:

RESOLUTION: That Standon Parish Council herewith agrees to open a Cambridge Building Society account with Cllrs Chris Leage, Maureen Wren, Pat Foot and Tony Cracknell as signatories, with an opening cheque from Unity Trust Bank in the sum of £50,000 (fifty thousand pounds).

24.29 Members Portfolio Allocation:

Cllr Leage: FORQ

Cllr Cracknell Colliers End: Environmental Improvements
Phone box: defibrillator cabinet & electrical installation: Cabinet received. Electrician to install. Defibrillator to be supplied by Community First Responders
Colliers End Village Sign: renovation

Cllr Crook: Standon Calling
Paper Mill Lane: issues

Cllr Foot Allotments
: Recommendation to charge a deposit to offset clearing allotments on
: termination
: Signage: installed
Communications / PS News
Standon Charities (Cllr Z Luca)
: Pudding Stone land : agreement at last meeting: to revert to Standon Charities. SPC to consider a management agreement whereby Standon Charities pays SPC to maintain the land: discussion
: Pudding Stone: bollards need replacing

Cllr Granville Playground: report
Playground: new litter bin purchased awaiting installation
Asset Management

Cllr Marshall Environment:
Rewilding as recommended by EHDC/HCC:
Burrs Meadow
Memorial Field: hedges require extensive work/ north west corner: issues re antisocial behaviour: recommendation to cut back vegetation in north west corner including hedge reduction on South Road Mansfield
Burrs Meadow: vegetation management to north side: discussion
Community Centre carpark: safety recommendation to install bollards to prevent vehicular access to ramped entrance: discussion.

24.30 Governance:

a. Data Protection and associated documents

b. Environment Act 2021: Parish Council duty to comply:

<https://www.gov.uk/guidance/complying-with-the-biodiversity-duty>

c. Resignation: Cllr Chalkley

d. Councillor vacancy

e. Martyn's Law: Terrorism (Protection of Premises) Bill: consultation open to 18.3.2024

https://www.gov.uk/government/consultations/martyns-law-standard-tier-consultation?utm_campaign=Village%20Hall%20Communications&utm_medium=email&_hsmt=293782640&_hsenc=p2ANqtz--PF8udxlpbJjpb89vJXiNSkhHA0I_MDrUoW3ZDnF4IVPE9PdrM0vi_nJRUuy62UIC5JUB0fl-ABTZmKie2sJUq1kxKeexA1y0OfcwL4I3Z-MMSJ5Y&utm_content=293782640&utm_source=hs_email

Relates only to the 'Standard Tier' property

f. Stewart Bullard and Son: Grounds Maintenance Contract: review/decision

24.31 Clerk's updates:

Bench & noticeboard: weatherproofing: Three noticeboards in planned works.

Benches in planned works.

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: new site Burrs Meadow

Huntsmans Close Car Park: signage for terms of use: on hold subject to lease

24.32 Correspondence

Resident: Lankester Lounge: disabled access issues

24.33 Dates of Next Meetings 2024:

28th March; 25th April; 30th May (APCM); 27th June; 25th July; 26th September; 24th October; 28th November

Annual Parish Meeting: Wednesday 10th April

24.34 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.
3/23/0237/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. Permission granted	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.
3/23/1477/FUL Decision awaited	Hillside, Ermine Street, Colliers End Erection of an agricultural barn
3/23/1659/CLEO Permission refused: appeal submitted	Little Croft, Colliers End The erection of two separate outbuildings within the curtilage of a dwellinghouse as a use incidental to the enjoyment of a dwelling house.
3/23/2094/FUL Decision awaited	Little Croft, Colliers End Retrospective erection of a workshop and change of use of land to residential curtilage
3/23/2012/HH Permission granted	New Street House, Kents Lane, Standon New swimming pool and pool house
3/23/2010/FUL Decision awaited	New Street Far, Kents Lane, Standon Change of use from agricultural roadside barn to Class B2 (industrial), Class B8 (storage and distribution) and Class E (commercial, business and services). Timber part glazed

	screen and wall added to the South elevation. New window added to East elevation.
3/23/2422/HH Permission granted	25 Saffron Meadow, Standon Erection of single storey rear extension with link to garage. Insert rear window to garage.
3/23/2403/HH	41 Buntingford Road, Puckeridge Creation of access & driveway with associated landscaping
3/23/2351/SCREEN	Land off Standon Hill, Café Field, Puckeridge Screening opinion for proposed residential development up to 100 dwellings.
3/23/2210/FUL	Vintage Corner Service Station, Cambridge Road, Puckeridge Demolition of filling station, shop and associated outbuilding. Erection of small supermarket with car parking and plantroom. Creation of new vehicle and pedestrian access ways