

SPC **STANDON PARISH COUNCIL**

**Minutes of the Meeting of Standon Parish Council held on Thursday 25th
February 2021 at 7.30pm by Zoom virtual meeting**

Join Zoom Meeting

<https://us02web.zoom.us/j/83733122952?pwd=K0QzV2MxcW4zbi1BpNUhWSEdoQT09>

PRESENT: Cllr Chris Leage (Chairman), Cllr Claudia Chalkley, Cllr Graham Cowell, Cllr Sally Crook, Cllr Tony Hall, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 4

Procedural Items

21.30 Councillor apologies for absence Cllr Richard Boxall, Cllr Acland Bryant
Cllr Pat Foot

21.31 Other Councillor absences:

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

Cllr Chalkley Tennis Club

Cllr Crook: Standon Village Hall: PC representative

Cllr Hall S & P Community First Responders

Cllr Leage Puckeridge Community Centre: PC representative

Cllr Marshall: Standon Village Hall: PC representative

21.33 Minutes of Previous Parish Council Meeting: held on the 28th January 2021.

Minutes of the meeting were agreed as a true and correct of the meeting and will be signed in accordance with Covid-19 regulations

21.34 Public comment or representation:

Leaves on footways have still not been cleared by EHDC

The Moors: a bench was promised as part of the HCC A120 remodelling and hasn't been delivered

Chairman's signature..... 25th March 2021

Bonfires: the incident of bonfires has increased and is causing nuisance

Meeting resumed for

21.35 S & P Community Centre: Cllrs Leage

CC Management Committee Report/update: a Zoom meeting will take place next week.

Wilby & Burnett conditions survey including disabled ramp to rear of Fordham Hall: Terms and conditions have been received from Wilby & Burnett.

Councillors agreed that appointment of an independent surveyor who would contract and oversee all works would be a sensible option. However, the situation around responsibility for maintaining the changing rooms need to be clarified. The Parish Council will look to prioritise any works required.

On hold subject to discussion with the CCMC regarding building maintenance responsibilities

Tennis Club: Provision of toilets: The Parish Council reviewed the planning application documentation submitted to EHDC, and will make recommendation to review wording. **ACTION: MM/MW**

21.36 Standon Village Hall: Cllr Marshall & Crook

Wilby & Burnett conditions survey: The Chairman of the Village Hall Committee has suggested that some of the works identified are not necessary. Cllrs Crook & Marshall will consider the comments made.

21.37 Legal update: Clerk

Burrs Meadow: boundary issue: update: HCC has yet again been emailed for an update but with no response.

Licences: Community Centre Licence to Occupy: The Parish Council solicitor will provide advice on how best to move this situation forward whilst ensuring the Parish Council protects its interests

Standon Village Hall: Fence erected on PC land: boundary set by neighbour: The Parish Council needs to appoint a qualified surveyor. Cllr Hall will seek assistance from EHDC. **ACTION: T HALL**

Century Hall: asset of community value: negotiations with owner to purchase: The Parish Council will seek to negotiate a special price to retain the building as a community asset. **ACTION: CLERK**

21.38 Highways: Cllr Wren

High Street, Standon:

Safety on the A120: Safety audit awaited

Middlesex County Automobile Club Ltd: Hertfordshire Rally 2021: postponed to June 2022 and subject to HCC agreement.

21.39 Planning Matters: Cllr Leage

Planning applications:

3/21/0247/HH	Hanging Wood House, Hanging Wood Demolition porch and erection of a two storey extension on the Western elevation of the property with changes to the fenestration and creation of a new entrance. To rescind existing planning application 3/19/1591/HH: <i>no objection</i>
3/21/0200/LB	30 High Street, Standon Regularisation of: Insertion of an internal stud partition wall at first floor level to divide the property into two separate self-contained dwellings. <i>No objection</i>
3/21/0269/HH	24 Southfields, Standon Erection of two storey side and rear extensions; single storey front extension with front porch; single storey rear extension and alterations to fenestration: <i>Conditions to be requested: parking and delivery on site only; retention of boundary hedge</i>
3/21/0281/FUL	Gunpowder Farm Barwick Proposed menage, demolition of barn and construction of replacement of barn: <i>no objection</i>
3/21/0403/VAR	Plot 1, The Orchard, 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: removal of Leylandii hedge. <i>No objection</i>

Other Planning Matters:

Convenience Store, 2 High Street, Standon: lighting and signage: enforcement

Ribdale Barwick Road, Standon

Appeal: Knoll Farm, Standon Green End: 3/19/0331/LBC
LPA Appeal Reference: 20/00026/REFUSE

Appeal: Black Grove Wood, Colliers End

Standon High Street: PC planning application for planter: An application has been made to HCC as part of the planning application.

Conservation Areas and Article 4 application submitted to EHDC: no response received to date.

Model Design Code: NALC PC2-21: consultation to the 12th March: response to Planning White Paper: Councillors considered the Parish Council was not qualified to provide a suitably technical response.

21.40 Finance: Itemised Payments will be shown on a separate Appendix
Finance Summary:

Balanced brought forward:	£287,365.204
Plus receipts: Jan	£0.18
Less payments: Jan	£19,230.25
Less Ring-fenced	£150,309.00
Total	£117,826.31

Financial Regulations: Review: on hold to the next meeting
PROPOSAL: *That Standon Parish Council herewith agrees by resolution to agree the proposed changes to Standon Parish Council Financial Regulations*

Risk Assessment: Review: on hold to the next meeting
PROPOSAL: *That Standon Parish Council herewith agrees by resolution to agree the proposed changes to Standon Parish Council Risk Assessment*

Appointment of Surveyor to oversee maintenance of Parish Council assets: on hold to the next meeting

PROPOSAL: *That Standon Parish Council herewith agrees to appoint Wilby and Burnett to act on behalf of Standon Parish Council in the procurement of building and associated services as detailed in their respective reports relating to Standon Village Hall and Standon & Puckeridge Community Centre with an associated fee of 10% of the respective invoice fees*

PROPOSAL: *That Standon Parish Council herewith appoints Garden Care and Design to install litter and dog bins and make repair to the*

Standon High Street notice board with an estimated labour cost of £350.00 PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Standon Parish Council herewith agrees to purchase litter and dog bins for distribution in Standon in the sum of £888.70. PROPOSED: Cllr Leage, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY

Colliers End Village Hall: matched fund for BIFFA grant:

Councillors discussed the Parish Council's previous request made to the Trustees, that the Village Hall be made an Asset of Community Value. Standon Parish Council believes that registering the building as an Asset of Community Value is the only mechanism available to protect it from potential sale to the highest bidder which is a requirement of the Charity Commission, and this will be reiterated when the cheque is provided as matched funding. Negotiations for Century Hall has highlighted the problem that registered charities are required to sell for the highest price unless extenuating circumstances can be applied. The Clerk will ensure that the registration of the building is explained clearly to the Trustees, and emphasise what it may mean should the Village Hall not be registered.

PROPOSAL: That Standon Parish Council herewith agrees the 10% BIFFA Grant required matched funding for Colliers End Village Hall in the sum of £1,521. PROPOSED: Cllr Crook. Seconded Cllr Marshall. Object: Cllr Cowell. Abstain: Cllrs Chalkley and Hall. AGREED: Cllrs Crook, Leage, Marshall, Wren. AGREED BY MAJORITY.

Burrs Meadow: tree work:

Cllr Marshall explained the proposed works which included removing metal work to four Hornbeams, remove dead wood from the crowns of three Horse Chestnuts, and clearing dead wood from the bank to the rear of Burrs Meadow. An advance statement of work will be posted to the website. All future tree work will be detailed on the Parish Council website going forward. Cllr Marshall will speak with near neighbours to ensure that the proposed works are acceptable.

PROPOSAL: That Standon Parish Council herewith agrees to instruct Evergreen Tree Services to clear the rear bank in Burrs Meadow of dead wood and carry out necessary tree work on live trees in the sum of £2,890. PROPOSED: Cllr Wren, seconded Cllr Crook. AGREED AND RESOLVED UNANIMOUSLY.

21.41 Climate Change: risk assessment & carbon neutral targets for assets:
Cllr Wren has already provided substantial documentation which the Parish Council can use to develop a policy and action plan.

21.42 Members Portfolio update not separately classified:

Cllr Leage Friends of the Rivers Rib and Quin: the annual meeting will be held virtually on the 17th March commencing 7.30pm

Cllr Hall

Community 1st Responders

Cllr Hall advised that the 1st Responders have been very busy even though Covid related cases have been coming down. There is a concern around children returning to school and potential increase in spread of the virus. There is a considerable amount of cross-border work being carried out. Standon and Puckeridge have been redesignated within the Buntingford Division.

15 cases were attended last month. 1st Responders will be deployed to Covid cases in cardiac arrest.

Puckeridge Tributary: bank erosion: the affected riparian owner was asked to speak at the meeting. Following discussion, it was established that:

- a) There appears to be substantially more flow in the Puckeridge Tributary than in previous years, which seems to be linked to the developments in Colliers End and Cambridge Road. Installed SUDS thus cannot cope with the levels of rain experienced.
- b) Excessive water flow through the tunnel under the access road to the school and the surgery is creating turbulence which is scouring the bottom of the Tributary and eroding the bank.
- c) The Environment Agency has advised the riparian owner that he needs to apply for a licence to carry out works, and it will advise what works can be carried out to prevent bank erosion.
- d) Herts County Council, as the responsible Authority for ordinary watercourses, does not have jurisdiction over the Puckeridge Tributary.
- e) The riparian owner also commented that the hand rail needs to be repaired.

The Parish Council agreed to:

- i) Contact EHDC Enforcement and flag the potential issues around SUDS in Colliers End and Cambridge Road
- ii) Contact the school and surgery and ask for the railing to be repaired.
- iii) Ask Herts County Council if it can assist with protection of the bank.

ACTION: CLERK

Cllr Crook

P3

Colliers End issues

Colliers End Village Hal: BIFFA grant: approved

Standon Calling: scheduled to go ahead.

Cllr Marshall Green spaces & common land:

The Moors needs cleaning up

14 Cherry saplings have been removed for growing on

- 21.43 Clerk's updates:
 Park Lane: trees Removed by 18.2.2021: replacements to be planted in the autumn.
 Knee rail: to commence 3rd March
 Bench & noticeboard: weatherproofing
 EHDC: charge for brown bin empty
- 21.44 Correspondence
 Mr & Mrs Little Puckeridge Tributary
 Ms Minting Litter bins not emptied: reported to EHDC.

21.45 Planning decisions and awaited decisions: Cllr Leage

3/20/0819/FUL Decision awaited	Dowsetts Farm, Dowsetts Lane, Colliers End Engineering works to re-profile part of an existing agricultural field involving the creation of a temporary haul road
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.
3/20/2037/FUL Permission granted	47 Buntingford Road, Puckeridge Erection of 2 semi-detached dwellings with associated landscaping and off-street parking
3/20/1852/LBC Decision awaited	Gable Cottage. 60 High Street, Puckeridge Replacement of sashes to the first floor rear. Replacement of 2 ground floor rear windows. Alterations to ground floor windows by adding one course of brickwork. Replacement of front door
3/20/2227/HH Decision awaited	26 Stortford Road, Standon Retention of increase to roof height of 100mm
3/20/2377/FUL Decision awaited	Labdens House, Colliers End Demolition of annexe/outbuilding and barn. Erection of 2 detached dwellings with attached garages and associated residential curtilages.
3/20/2441/HH Decision awaited	26 Stortford Road, Standon Proposed single storey outbuilding at lower ground level. Demolition of

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	p. 2021.21 detached garage and construction of replacement detached garage.
3/20/2597/HH Permission granted	The Post House, Colliers End Construction of a summerhouse with canopy to replace workshop at rear of property
3/20/2565/FUL Permission granted	Pearce Farm Shop Siting of building for use as butchery (Use Class E(a))
3/20/2647/FUL Permission refused	Land at Standon Hill, Standon Change of use to hot food takeaway (Sui Generis) and placement of a catering caravan
3/20/2534/HH Permission granted	18 Saffron Meadow, Standon Garage conversion and alterations to openings and fenestration
3/21/0052/FUL Decision awaited	LA Packing, Gore Lane, Barwick Removal of existing outbuilding and erection of a building for use as a dry store. Creation of 9 vehicle parking spaces and 7 cycle parking spaces
3/21/0150/HH Decision awaited	36 Station Road, Puckeridge Ground floor front and side extension to include replacement garage. Single storey rear and part first floor front extension

21.46 Dates of Next Meetings: Meetings to be held virtually:

PC meeting dates for 2021:

25th February; 25th March; 22nd April; 27th May; 24th June; 22nd July;
23rd September; 28th October; 25th November
Annual Parish Meeting: 27th May

Meeting closed at 10.11pm

Chairman's signature..... 25th March 2021