

SPC **STANDON PARISH COUNCIL**

Minutes of the Meeting of Standon Parish Council held on Thursday 25th March 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 Richard Boxall, Cllr Claudia Chalkley, Cllr Graham Cowell, Cllr Sally Crook, Cllr Pat Foot, Cllr Michael Marshall, Cllr Maureen Wren.

CLERK: Belinda Irons

PUBLIC: 6

Procedural Items

21.47 Councillor apologies for absence: Cllr Tony Hall

21.48 Other Councillor absences: Cllr Acland Bryant

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

Cllr Boxall Puckeridge Community Centre: PC representative
Tennis Club: personal

Cllr Chalkley Tennis Club: personal

Cllr Foot: Allotment holder: personal

Cllr Hall S & P Community First Responders: personal

Cllr Leage Puckeridge Community Centre: PC representative
Friends of the Rib & Quin: Treasurer: personal

Cllr Marshall: Standon Village Hall: PC representative

21.50 Minutes of Previous Parish Council Meeting: held on the 25th February 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

21.51 Public comment or representation:

50th Anniversary of the Independence of Bangladesh: request for Parish Council support for community event proposed to take place in the late summer or early autumn. The Chairman commented that any

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activity would need to be compliant with Central Government directions relating to Covid. The Parish Council cannot apply for grant funding to support such an event, therefore a charity organisation such as the May Day Committee would be better placed to provide support. The Clerk has forwarded the parishioner's email to a member of the May Day Committee, and will provide such support as the Parish Council is able to provide. The applicant stated that he will approach the schools for support.

Puckeridge Tributary and riparian ownership: a parishioner advised the Parish Council that he has received responses from the Lead Flood Authority, the Environment Agency and Sir Oliver Heald MP, which all state the financial responsibility for maintaining the river bank is his. The Clerk advised that a letter has been sent to EHDC Enforcement asking that the sustainable drainage systems to the new developments on Cambridge Road and at Colliers End be tested to ensure they are working, but no response has been received as yet. Cllr Hall will be asked if he has any other response or advice at the earliest opportunity.

Herts Constabulary: received by email from PCSO Blackham:

There was 3 reports of thefts of catalytic converters this month.

02/03 Fishers Mead

07/03 Stanelow Cres

18/03 Gauldie Way.

On a good note PC Marshall and myself organised a Police Operation last Wednesday 17th March along with 15 officers and representatives from East Herts Council. We used Standon Business Park which was kindly "loaned" to us for the day from Connect Scaffolding.

We pulled in 60 cars and vans to check they were roadworthy and for those carrying waste of any kind, to see if they had waste licence carrier documentation, which we hope will send a message to the fly tippers!

A number of Traffic Offence reports were given out for issues such as no MOT, Tyres below the legal MM requirement, we also had the speed gun out and a number of people were given tickets for speeding.

One arrest was made when a vehicle was pulled in and found 20 suspected stolen Catalytic converters inside. A quantity of cash was also seized.

Given the high number of reports of speeding in Standon, Puckeridge and Braughing that we receive, could the PC advise people of the

Community Drive Safe scheme, which is where residents/ volunteers can undertake roadside monitoring sessions in their communities, where the aim is to educate drivers about speed.

Councillors expressed their thanks to the Police for carrying out this initiative, which many local residents strongly supported. Cllr Chalkley commented that many people are frightened to cross the A120 due to the high speeds which seem to be worse than ever. It was reported that Cllr David Andrews had intended to use his speed camera during this week.

ACTION: CLERK

Meeting resumed for

21.52 S & P Community Centre: Cllrs Leage & Boxall

a) CC Management Committee Report/update: no further updates available.

b) Wilby & Burnett conditions survey including disabled ramp to rear of Fordham Hall: discussion/decision: Councillors agreed that the licence situation needed resolution before any action on this item was taken. The Parish Council were in full agreement that any works proposed will be discussed with the CCMC. The Parish Council was advised that there is a Sport England grant available for renovation of changing rooms. The Parish Council cannot apply for Lottery grants. Councillors strongly recommended the Standon & Puckeridge Football Club make the application. The Parish Council was advised that there will be no youth football teams running for the next two seasons.

c) Tennis Club: Provision of toilets: planning application submitted. PC installation of sewer: discussion: Cllr Marshall has continued his discussion with East Anglian Civil Engineering regarding installation of the sewer to the boundary with the Tennis Court, and will be advised by the Tennis Club of progress with a developer. The Tennis Club is having difficulty obtaining quotes for the works. The Tennis Club will liaise with the CCMC.

21.53 Standon Village Hall: Cllr Marshall & Crook

a) Wilby & Burnett conditions survey: discussion/ decision: The Chairman of the Village Hall Committee has presented his maintenance programme, and has stated that no action is needed in the immediate future. Cllr Marshall has met with Mr Olliver to discuss all the points raised and concurs that there are no urgent issues except inspection of the culvert beneath the village hall which, if it were blocked, would cause water to flood upwards potentially into the hall. The Parish Council agreed to write to the Environment Agency to request an urgent inspection, as the last inspection was carried out nearly 10 years ago, and the culvert showed significant silting then. The Parish Council were in full agreement that any proposed works will

be carried out in consultation with the Village Hall Committee.

ACTION: CLERK

b) Committee Report/update: no further updates available.

21.54 Legal update: Clerk

a) Burrs Meadow: boundary issue: update: ongoing: The Clerk has repeatedly emailed HCC for an update on this situation, with no response. The Parish Council agreed that a letter will be drafted advising the people continuing to use the gate that this will be stopped up with fencing. The letter will receive scrutiny by the Parish Council solicitor.

ACTION: CLERK

b) Licences: Community Centre Licence to Occupy: Meeting: The Parish Council has produced a draft letter which will be recirculated to Councillors, and scrutinised by the Parish Council solicitor, before it is sent to the CCMC. The Parish Council is keen to resolve this situation for the benefit of both parties, but must protect the legal position of the field and buildings.

ACTION: CLERK

c) Standon Village Hall: Fence erected on PC land: boundary set by neighbour: PC response: Cllr Hall to advise his update.

d) Century Hall: asset of community value: negotiations with owner to purchase: The EFCC has acknowledged and responded to the Parish Council request to purchase the hall and part of the car park area. It will proceed with its intention to sell the whole site. The Parish Council does not have sufficient funds to offer the asking price. It therefore cannot take any further action to purchase part of the site unless the EFCC changes its decision.

21.55 Charity Commission re Memorial Field: The Clerk has spoken with a representative of the Charity Commission, who advised that only funds raised from the field and buildings need to be reported as part of the annual return. Cllrs Foot, Marshall and Wren researched the Charity and circulated the information to Councillors, who agreed that the Charity provided greater protection to the land than if the Charity were closed. The Clerk will submit the required information on the annual return once the Charity Commission system returns to operation.

ACTION: CLERK

21.56 Highways: Cllr Wren

a) Speeding continues to be a high priority for parishioners.

b) High Street, Standon: no further update.

c) Safety on the A120: Safety audit awaited: The Clerk will ask Cllr Andrews for an update.

ACTION: CLERK

21.57 Planning Matters: Cllr Leage

Planning applications:

3/21/0536/FUL	Rigery Farm, Labdens Lane, Colliers End Erection of entrance gates and boundary fencing: <i>No objection</i>
3/21/0513/HH	Willowbank, Wellpond Green Single storey side and rear extensions to include roof lantern. A loft conversion to include the construction of front and rear dormers and insertion of rooflights. <i>No objection</i>
3/21/0339/HH	2 Lunardi Court, Puckeridge Single storey rear extension with insertion of 2 rooflights: <i>No objection</i>
3/21/0426/VAR	The Poplars, Wellpond Green Variation of Condition 4 (use of outbuilding) of planning permission ref: 3/20/2187/HH (Demolition of outbuilding and replacement outbuilding in new location) Existing outbuilding demolished. Replacement outbuilding has been designated incidental use in Condition 4. The existing outbuilding obstructs client's view from house across the garden. <i>No objection</i>
3/21/0441/HH 3/21/0442/LBC	7 Buntingford Road, Puckeridge Replacement detached garage: <i>No objection</i>
3/21/0446/FUL	Standon & Puckeridge Lawn Tennis Club, Station Road, Puckeridge Extension to outbuilding to add amenities and storage space: <i>Supported</i>
3/21/0508/HH	16 Rib Close, Standon Conversion and alterations of garage to habitable accommodation and single storey front extension: <i>No objection</i>
3/21/0461/LBC	Fox & Hounds, Bromley Lane, Standon Removal of non-working gas fire, two red gas canisters, associated pipes and electronic flue. Install external black flue fixed to the wall using brackets, lower and repair plastic soil pipe <i>No objection</i>
3/21/0669/HH	12 Gatesbury Way, Puckeridge Single storey side extension with roof lights <i>No objection</i>
3/21/0623/HH 3/21/0624/LBC	43 High Street, Standon Single storey rear infill extension <i>no objection</i>
3/21/0674/FUL	Land adjacent to 41 Buntingford Road, Puckeridge Erection of 1 x 4 bedroom detached dwelling with associated car parking, private garden and external landscaping, and provision of

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	<p>p. 2021.27 new vehicular access to serve existing building: <i>Objection: not in accord with SPNDP Policy 10: requirement for smaller, affordable dwellings; 52 x 4 bed dwellings have been built – no need for another one</i></p>
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Other Planning Matters:

- a) Convenience Store, 2 High Street, Standon: lighting and signage: enforcement
- b) Ribdale Barwick Road, Standon: Cllr Wren advised that HCC Highways have undertaken repair of potholes in Barwick Road up to the poorly installed metal grid outside Ribdale. When asked whether the damaged verges would be repaired, a negative response was received. The Parish Council agreed that a letter will be sent to the Chief Executive of HCC about this long-term situation.
ACTION: CLERK
- c) Appeal: Knoll Farm, Standon Green End: 3/19/0331/LBC
LPA Appeal Reference: 20/00026/REFUSE
- d) Appeal: Black Grove Wood, Colliers End
- e) Standon High Street: PC planning application for planter/ cycle rack & litter bin submitted:3/21/0690/FUL: Cllr Wren is supporting the Clerk to obtain detailed plans for submission.
ACTION: MW/CLERK
- f) Conservation Areas and Article 4 application submitted to EHDC: update
No response to date. The Clerk will chase a response. **ACTION: CLERK**
- g) Puckeridge Tributaries: planning enforcement and SUDS compliance
No response to date. The Clerk will chase a response. **ACTION: CLERK**
- h) 47 Buntingford Road, Puckeridge: concern re Walnut Tree removal of branches: Reported to EHDC enforcement but no response to date. The Clerk will chase.
ACTION: CLERK
- i) Cala Homes hedge removal: it is agreed with Carla Homes that the removed section will be replaced with mixed native species using ready growing plants rather than whips which have a comparatively low success rate. Suitable hedging material will not be available until the Now 2021/ March 2022 planting season and Carla Homes have agreed to carry out the planting then. The case will remain open until the planting is complete.

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

Balanced brought forward:	£268,135.31
Plus receipts: Feb	£0.17
Less payments: Feb	£8,748.02

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Less Ring-fenced	£150,309.00
Total	£109,106.86

Financial Regulations: Review

PROPOSAL: *That Standon Parish Council herewith agrees by resolution to agree the proposed changes to Standon Parish Council Financial Regulations:* review to continue to ensure the proposed change is clear.

Risk Assessment: Review

PROPOSAL: *That Standon Parish Council herewith agrees by resolution to agree the proposed changes to Standon Parish Council Risk Assessment:* Review to continue to ensure the proposed changes are clear.

Appointment of Surveyor to oversee maintenance of Parish Council assets: on hold subject to licencing issue resolution.

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 & Puckeridge Community Centre with an associated fee of 10% of the respective invoice fees*

- 21.59 Climate Change: risk assessment & carbon neutral targets for assets
The Parish Council agreed that the letter relating to land on Standon Hill be sent to Mrs Bond at Upp Hall, Braughing, as no response has been received from Mr John Bond in Australia. This site would provide a significant land area for woodland or wild flower meadow to enhance and increase biodiversity and carbon capture. The Clerk will investigate whether Standon Charities has any additional land it may have available to increase biodiversity

ACTION: CLERK

- 21.60 Members Portfolio update not separately classified:

Cllr Leage

Friends of the Rivers Rib and Quin: update

The Annual Meeting had 35 attendees. Sir Oliver Heald MP gave the introductory speech. Community activities are planned subject to Covid restrictions, including pitches at Standon Calling and Braughing Wheelbarrow Race.

Cllr Crook

Rights of Way:

Byway 44: Hanging Wood to Plashes: new steps stop horses descending: an email has been sent to HCC Rights of Way asking whether horse organisations were consulted prior to the steps being installed, and how the steps will be rectified to enable horses to descend safely.

Colliers End issues

Hardcore has been laid on the entry to Blackgrove Wood site.

Dowsetts Lane: dumping and burning of waste: a lorry driver has been caught dumping waste on the site and action is to be taken against him. It is reported the site will be for sale. The Parish Council owned the site in the 1930's but sold it to a local builder. It was then sold on and has become more problematic over the years as anti-social activities have taken place. There was a significant burn last weekend which caused nuisance to local people.

Cllr Foot

Allotments: gates; fencing/ annual award: update: The Allotment Manager has not as yet had an opportunity to speak with allotment holders on this issue.

Allotment memorial bench: install: plaque to be ordered: **ACTION: CLERK**

Allotment rent letters have been sent, and a statement has been added that if rent is not paid by the 1st May, it will be deemed that the renter no longer requires the allotment as there is a significant waiting list. The Clerk advised that some people have a number of plots, and Council may wish to review how many plots individuals are allowed in the autumn.

Website (with Cllr Wren): items are loaded to the website as they become available.

Cllr Marshall

Green spaces & common land:

The Burrs Meadow trees have been pruned. The removal of the metal guards is still to be undertaken.

Standon High Street Greens: The Clerk will undertake registration as a priority.

Historic documents: MM

21.61

Clerk's updates:

a) Park Lane: trees Recommendation that SPC pay HCC to install appropriate trees in the autumn and then HCC takes ownership as maintenance is included in the charge: Clerk to chase prices:

ACTION: CLERK

b) Knee rail: installed

c) Bench & noticeboard: weatherproofing: quotes to be obtained:

ACTION: CLERK

d) Fence behind football hut: damaged, in need of replacement: A quote is awaited.

e) Annual Parish Meeting: Agenda items required.

- f) Colliers End Village Hall: BIFFA grant update: The amount of the grant has been reduced due to the unauthorised actions of a contractor. Therefore, the amount of funding from the Parish Council has been reduced to £1,340.70.
- g) EHDC: grants available to local groups
- h) Section 106 fund availability: net agenda.
- i) Station Road Telephone Kiosk: library: discussion
PROPOSAL: *That Standon Parish Council herewith agrees to purchase the Station Road telephone kiosk for £1.00 (one pound)*
PROPOSED: Cllr Foot, seconded Cllr Wren. AGREED AND RESOLVED UNANIMOUSLY. Councillors will try to ascertain the phone number to enable the Clerk to submit the application to BT.
ACTION: MM/CLERK
- j) Memorial Field: dog waste and signage: The Clerk will order four signs and ask Garden Care and Design to install **ACTION: CLERK**
- k) Police priority setting meeting 24.3.2021: update: The priorities for the next three months are: speeding, flytipping and littering, and theft of plant. Other issues raised at the meeting were: Countryside Law – documents to be circulated; loose dogs/ dog bites/ dog fouling/ Wildlife and dogs/Hare coursing/ cross border liaison with Essex
The importance of using ECHO was emphasised, as this informs the Police of residents priorities and results in allocation of resources:
<https://www.herts.police.uk/Information-and-services/Get-involved/echo>
- l) Huntsmans Close Car Park: height barrier removed by persons unknown: reported to Police and insurance. A vote of thanks was extended to Mr R Parkins, Mr M Spackman, Pat Taylor Aggregates and Mr A Hart for their immediate support and action on this criminal action. Remedial work has been undertaken free of charge by Mr Hart on behalf of the Buntingford Police Volunteers, and a donation will be made on behalf of the Volunteers to the Standon & Puckeridge Community First Responders as a priority. **ACTION: CLERK**
- m) EHDC: Electoral Boundary Review

21.62 Correspondence

Mr Mitcham Southfields Knee Rail: concerns

Ms K Burke Park Lane Tree removal: complaint

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Ms V Mead	Request to use Memorial Field for puppy training: refused on the grounds that it was an unsuitable venue for puppies due to the number of adult dogs on site, and the fact that the field is for the use of all residents.
Ms K Findlay	Station Road Telephone Kiosk: recommendation to convert to a library/ request for update: AGREED
Mr R Street	EHDC charge for recycling collected batteries: Councillors expressed concern that a volunteer who is undertaking to reduce contaminating products entering the household waste chain would be penalised for his actions. The Clerk will write to EHDC and HCC. ACTION: CLERK
EFCC	Trustees will continue to market the Century Hall site and have noted SPC interest in part of the site
Mr Ullah	50 th anniversary of Bangladesh Independence: request for PC support for special event. See public adjournment.

21.63 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. <i>Councillors noted that businesses renting units were given notice to quit before a decision has been taken on this application. The applicant has stated that he was unable to rent the units, but has now effectively stopped the income stream to the site.</i>
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

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	p. 2021.31 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 detached garage and construction of replacement detached garage.
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 Permission refused	36 Station Road, Puckeridge Ground floor front and side extension to include replacement garage. Single storey rear and part first floor front extension
3/21/0247/HH Permission granted	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
3/21/0200/LB Decision awaited	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.
3/21/0269/HH Decision awaited	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
3/21/0281/FUL Decision awaited	Gunpowder Farm Barwick Proposed menage, demolition of barn and construction of replacement of barn
3/21/0403/VAR Decision awaited	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,

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	<p>p. 2021.32 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.</p>
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21.64 Dates of Next Meetings: Meetings to be held virtually:

PC meeting dates for 2021:

22nd April; 27th May; 24th June; 22nd July; 23rd September; 28th October;
25th November

Annual Parish Meeting: 27th May

Meeting closed at 9.20pm

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