

STONDON PARISH COUNCIL



PARISH COUNCIL MEETING AGENDA

3rd September 2026

Members of Stondon Parish Council:

Cllr A Marabese (Chairperson), Cllr M Thompson (Vice-Chairperson), Cllr N Benson, Cllr M Bilsby, Cllr J Cleary, Cllr N Hansford, Cllr C Jenkins, Cllr P Lazenby, Cllr G Simkins, Cllr C Upchurch

You are hereby summoned to attend the **Meeting of Stondon Parish Council on Wednesday 9th September 2026**, commencing at **7:30 pm** in **The Function Room, Stondon Community Centre, The Pastures, Upper Stondon, SG16 6QB** for the purpose of transacting the business set out in this agenda.

Central Bedfordshire Council Ward Members, representatives of the press and electorates of Stondon, for information.

Sian van der Merwe

Sian van der Merwe
Clerk to Stondon Parish Council

AGENDA

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| 178. | Apologies for absence | 7:30pm |
| 179. | Declarations | 7:32pm |
| | a) To receive declarations of interest from Councillors on items on the agenda. If, at any time during the meeting, a Councillor feels they have an interest in an item being discussed they should declare it at that point. | |
| | b) To grant requests for dispensation as appropriate. | |
| 180. | Chairman's announcements | 7:35pm |
| | a) Notice regarding openness and transparency of the meeting. | |
| | b) To consider a request from Cllr Marabese for a six-month leave of absence from Council duties due to family commitments, and to determine the arrangements for the Chair's responsibilities during this period. | |
| | c) To consider whether, in accordance with the Council's Standing Orders, the two-hour maximum meeting duration should be extended to allow the business on the published agenda to be concluded. | |
| 181. | To approve the Minutes of the Parish Council Meetings of 27th May and 24th June 2026. | 7:45pm |
| 182. | Public session | 7:47pm |
| | Standing Orders will be suspended for a period of up to 15 minutes to allow members of the public to address the Council in relation to the business on the agenda or request matters to be discussed at a subsequent meeting. Please note that this is limited to a maximum of 3 minutes per speaker. | |
| 183. | Community Reports | 8:02pm |
| | To receive a report, for information only, from the following groups: | |
| | a) Central Bedfordshire Ward Councillors | |
| | b) Stondon Stompers | |
| | c) Stondon Village Hall Management Committee | |
| | d) RAF Henlow Representative | |
| 184. | Neighbourhood Plan | 8:20pm |
| | To receive an update on the Neighbourhood Plan review. | |
| 185. | Planning Applications as received from Central Bedfordshire Planning Authority | 8:22pm |
| | a) CB/25/01945/OUT – Planning Appeal – Land at Mount Pleasant | |

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To note the current draft S106 agreement and planning appeal considerations.

b) **CB/25/01015/OUT – Planning Appeal – Land West of Hurricane Avenue**

To note the appeal to this planning application to be held virtually on 16 September 2026 at 10:00.

c) **CB/26/02336/FULL – 85 Station Road – Consultation Ends: 16th Sept 2026**

Erection of seven dwellings with associated parking, refuse storage and new landscaping; formation of new vehicular access onto Station Road.

- o *SPC Response on CB/25/01152/FULL -SPC filed objections on 25th May 2026 on a number of reasons.*
- o *SPC Response on CB/25/03527/FULL – SPC filed objections on 16th Jan 2025 on as number of reasons.*
- o *SPC Response on CB/23/02765/FULL – SPC filed no comment on 18th September 2023.*

d) **CB/26/02298/FULL – 3 Greyhound Lane, Lower Stondon, SG16 6PW – Consultation Ends: 11th September 2026**

Conversion of the detached garage into habitable accommodation (study) with associated changes to the front and side elevation.

e) **CB/26/02368/VOC - Stables at Mayfield Manor, Shillington Road, Lower Stondon, SG16 6JX – No consultation end date.**

Variation of conditions 5, 6, 7, 10 & 19 against planning application ref. CB/24/02306/FULL.

Variation sought for amendment to the approved plans.

SPC Response on CB/24/02306/FULL on 1st October 2024 was “no comment”.

186. Procedural

8:40pm

- a) To review and approve the amended Lone Working Policy and attendant Risk Assessments.
- b) To approve cost-sharing agreement with Meppershall Parish Council.
- c) To consider and confirm continued employment of the Community Engagement and Open Space Officer following completion of their probationary periods.
- d) To consider and approve a proposal to add additional staffing hours for Community Engagement Officer and the Open Space Officer.

187. Community Centre and Village Hall

8:55pm

- a) Update and actions on snagging issues and defects liability end period at the Community Centre.
- b) Update on Stondon Village Hall Management Committee Meetings of 6th July and 7th September 2026.

188. Open Spaces

9:00pm

- a) To receive an update on green space issues.
- b) To receive an update on the Doctor's Surgery Extension project.
- c) To consider a draft agreement on use of the Poppyfields Community Garden for the developers on the Doctor's Surgery Extension project and reinstatement requirements.
- d) To consider a proposal for use of the acoustic fencing from the Overflow Car Park.
- e) To discuss CBC initiative to secure additional S106 funding at Pollards Way play area.
- f) To receive an update on Anglian Water pipeline installation works and remuneration offer.

189. Community Engagement

9:15pm

- a) To note the July and August/Sept report from the Community Engagement Officer.
- b) To consider and approve expenses related to Community Centre hall rental for teenage children's activities.

190. Finance

9:30pm

- a) To consider and approve proposals and quotes for:
 - i. Works to purchase and install a washing machine at the Community Centre – up to £780 excluding VAT;
 - ii. Installation of a recessed port at The Pastures for erection of a Christmas Tree - £480 excluding VAT;
 - iii. Installation of an additional electrical feeder pillar for electricity supply to community events at The Pastures - £661.09 excluding VAT;

- iv. Works to hard wire the EV chargers at the Community Centre to stabilise wi-fi connectivity with original warranty provider - £1,007 excluding VAT;
 - v. Service of Community Centre front door with original warranty provider - £275 excluding VAT;
 - vi. Purchase and installation of directional signage and support posts for the Community Centre and the BMX Track - up to £1,800 excluding VAT;
 - vii. Purchase and installation of three double door community notice boards – options of either 9xA4 or 8xA4 - up to £4,000 excluding VAT;
 - viii. New compliant and accessible website for the Parish Council – various quotes to consider;
 - ix. Allotment water provision contract due for renewal in November 2026 – various quotes to consider based on consumption;
 - x. Repairs and service to zip wire installation at Pollards Way - £425 excluding VAT;
 - xi. Replacement knee rails at Morello Way (bus stop) - £200 excluding VAT;
 - xii. Replacement trees on Morello Way frontage - £1,450 excluding VAT;
 - xiii. Re-surfacing and re-grassing of Morello Way play area surrounds - £3,474 excluding VAT;
 - xiv. Purchase of and Installation of a pedestrian gate on the pathway between the Community Centre car park and the Pastures play area – up to £500 excluding VAT;
 - xv. Pathway preparation and knee rail installation works at The Pastures overflow car park – £1,394 excluding VAT;
 - xvi. Re-surfacing and re-seeding damaged part of Pollards Way rec area – £3,240 excluding VAT.
- b) To approve bank reconciliations for April to September 2026.
 - c) To consider and approve payments made or to be made between meetings.
 - d) To note the budget vs actual year to date report.
 - e) To note the Clerk's delegated expenditure schedule.
 - f) To receive details of income received.

191. Closed Session

10:00pm

To consider moving to a closed session and exclude members of the public and press to discuss separate business, pursuant to s1(2) of the Public Bodies (Admissions to Meetings) Act 1960, on the grounds that the business to be transacted is confidential.

- a) To note the approval of NJC Pay Agreements for 26/27 and retrospective salary increase payments for staff from April 2026.

Please note that individual agenda item timings are only indicative.