

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

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48 THE FOREST
HATFIELD BROAD OAK
BISHOP'S STORTFORD
HERTFORDSHIRE
CM22 7BT

30 December 2024

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 06 January 2025**, beginning at **8.00 p. m.**, to consider the items set out in the agenda below, and you are hereby summoned to attend.

Yours sincerely,

Clerk of the Council

AGENDA

24/115. APOLOGIES FOR ABSENCE

To receive apologies for absence.

24/116. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

24/117. PUBLIC PARTICIPATION (limited to 3 minutes per person and not exceeding 15 minutes in total)

To receive representations from members of the public on matters within the remit of the Parish Council.

24/118. MINUTES OF PREVIOUS MEETING



To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 04 November 2024. Copy attached.

24/119. MATTERS ARISING FROM PREVIOUS MEETING

To attend to any matters arising not dealt with elsewhere on this agenda.

24/120. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 24/121. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 24/122. HIGHWAYS MATTERS**
To receive an update on reported matters.
- 24/123. AIRPORT**
To receive an update.
- 24/124. LOCAL PLAN**
To receive an update on any matters on UDC Local Plan.
- 24/125. HALLINGBURYS' SPEEDWATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 24/126. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 24/127. VILLAGE HALL**
To receive report from Cllr Alan Pinnock.
- 24/128. NOTICEBOARDS**
To receive an update from Mark Coletta.
- 24/129. SURVEY**
EALC Membership Portal Survey
To consider responding to the EALC Membership Portal Survey.
Deadline: 12.02.2025
Circulated 12.12.2024
- 24/130. CONSULTATION**
Uttlesford District Council's budget for 2025/2026
To consider responding to the Uttlesford District Council's budget for 2025/2026. Closing date: 12.01.2025.
Circulated 30.12.2024
- 24/131. LITTER PICK**
To receive an update from Cllr Mark Bloomfield.
- 24/132. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**
To receive an update.
- 24/133. FLITCH WAY (Cllr Mark Coletta)**
a) Making The Flitchway Railway Bridge A Community Asset
To receive an update.
b) Bench
To discuss additional funding the replacement bench on the Flitch Way.
- 24/134. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)**
To discuss tarmacking and white lining of the car park adjacent to the village hall.

24/135. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Police, Fire and Crime Bulletins; Announcements: Member only PFCC Community Safety Briefing; NALC's response to NIC Contributions; EALC Annual Elections 2024.

Circulated on various dates

- NALC – Newsletters; Chief Executive's bulletins.

Circulated on various dates

- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.

Circulated on various dates.

- Uttlesford District Council – links for: agenda for Planning Committee 13 November 2x and 11 December 2024 2x; supplement Planning Committee Presentations to the agenda for Planning Committee 13 November; supplement: item 16 - Chief Officer Report, UTT/24/0741/FUL for 11 December 2024; 2x; link for minutes for Planning Committee 11 December 2024.

Circulated on various dates

- Essex Police Rural Engagement Team – introduction email;

Circulated 11.11.2024

- Uttlesford District Council, Housing Options Team Leader - Uttlesford Roughsleeper Count 13 November 2024; UDC Rough Sleeper Verification meeting.

Circulated 11.11.2024

- Uttlesford District Council, Active Travel Engagement Officer - Uttlesford and Countywide Walking and Cycling Consultation.

Circulated 21.11.2024

- Uttlesford Association of Local Councils – Newsletter November 2024.

Circulated 27.11.2024

- Essex Police, Rural Engagement Team - November Newsletter.

Circulated 02.12.2024

- Uttlesford District Council, Director Planning and Building Control - Notification of Planning Committee 11 December 2024; Notification of Planning Committee Visit.

Circulated 04.12.2024

- CPRE – Campaign update.

Circulated 11.11.2024

- Lithium Battery Campaign update; webinar information, invitation to webinar.

Circulated on various dates

- Essex County Council, County Member - Case Ref: KB56256 boundary fencing along the A120 between Dunmow and Braintree.

Circulated 02.12.2024

- Uttlesford District Council, Head of Development Management & Enforcement - Parish & District Councillor Planning Enforcement Training slides.

Circulated 03122024

- Stansted Airport, Community Engagement Co-Ordinator - London Stansted Airport Draft Sustainable Development Plan 2x.

Circulated 07.12.2024

- CPRE – Campaign update.

Circulated 16.12.2024

- Healthwatch Essex, Project Officer - workshop on developing the NHS 10-year.
Circulated 30.12.2024
- Stansted Airport Limited - Upcoming Change to the Express Set Down at London Stansted Airport.
Circulated 30.12.2024
- Essex County Council, County Member - Highways Highlights Bulletin November/December 2024 issue.
Circulated 30.12.2024
- Thank you letter – Accuro, Uttlesford Community Travel; Great Hallingbury Village Hall for the annual grant; Great Hallingbury Highlights for grant towards the production costs of the Winter edition 2024 Great Hallingbury Highlights; Essex

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 06 January 2025.

24/136. FINANCE

a) Payments

The following payments had been made during the period 01 October 2024 to 30 October 2024:

	£
HMRC – Tax September 2024	108.20
Clerk - net salary & expenses October 2024	621.95
HMRC – Tax October 2024	108.40

The following payments had been made during the period 01 November 2024 to 28 November 2024:

	£
PKF Littlejohn LLP – external audit 2023/2024	252.00
Clerk – reimbursement	101.76
Uttlesford Community Travel – donation	150.00
Essex Air Ambulance – donation	300.00
Great Hallingbury Village Hall Committee – donation	1,100.00
Clerk - net salary & expenses November 2024	644.27

b) Income

None for this period

c) Balances

Treasurers Account (Lloyds)	£22,715.18
Community Account (Barclays)	£0.00

d) Bank Reconciliation 

To receive and approve bank reconciliation.

e) Budget Update 

To receive budget update.

f) Approvals 

To approve payments.

g) Bank

To discuss bank issues.

Circulated 11.11.2024

h) Budget and Precept 2025/2026

To agree budget changes and precept for 2025/2026.

i) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 06 January 2025.

24/137. PLANNING

a) Application Decisions (the Council's comments are shown in brackets)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1470/OP	Stansted Distribution Centre, Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Outline planning application with all matters reserved for the demolition of units 1B, 2A, 2B, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for flexible commercial uses with realignment of internal access road, car parking, servicing yards, soft landscaping and other associated works.

(Strong objections: The current architecture of this site was optimally designed as a low-profile development, for two reasons:

(i) For safety reasons being it is within the Public Safety Zone, in the footprint of Uttlesford Local Plan 2005 Policy AIR7 Risk Contours, In the unlikely event of an aircraft in difficulty or coming down in this zone the likelihood and risks are minimised to occupants and infrastructure.

(ii) This is a commercial development in a predominantly rural residential Hamlet. Therefore, the building designs, heights and layouts were minimised to keep the setting, noise, disturbance, and dynamics of a commercial development secluded to prevent overpowering/overbearing to the residential community and its rural setting. The proposed redevelopment contravenes Uttlesford Local Plan Policy AIR7, the proposed is not a "low density development".

Also:

Policy S7, this doesn't protect or enhance the countryside.

Policy GEN 2 Section H, this will have an overbearing effect on neighbouring properties i.e., Nonane, Thatched Cottage, Start Hill No10 and associated residents. Policy GEN4 Good Neighbours, this redevelopment will increase HGV movements along the B1256 and neighbouring villages, where will these HGVs go if the M11 or A120 are blocked/closed, any additional HGV movements will have an accumulative impact on an already overloaded section of the B1256.

Policy ENV2 and NPPF section 199, 200 Listed Buildings, this development will greatly impact the special characteristics and settings of 11 Grade 2 listed assets, It will severely impact on Thatched Cottage, also impair the settings of the Old Elm, Lewismead, Gt Hallingbury End, Thremhall Priory.

There is a current restriction on the business use of Stansted Distribution Centre, Mon- Fri 8am - 6pm, Sat 8am-1pm and no business hours on Sundays, please see UTT/15/2891/FUL conditional approval. There is no mention of business hours in this application (UTT/23/1470/OP)

Great Hallingbury Parish Council also has concerns as to how wastewater treatment and collection will be processed as the development is not on mains drainage, current outfall into streams and rivers have signs of intense pollution from the increase in waste outfall use.

Verges are overgrown and pathways are poorly maintained on an unlit fast 40mph stretch of the B1256, footfall to this site will be limited to the use of the motorcar. Cycleways are insignificant to users from Bishops Stortford unless cyclists are willing to cycle round the M11 JCN 8 in the road, there is no pedestrian access from Bishops Stortford.

We welcome the approval of the Stansted North Industrial Development with its first phase due to be complete in 2024, this is 1 mile from this application site, with this

we feel there is not a need to increase current commercial building stock in this area.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/0957/FUL	Start Hill Service Station, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Approved

Creation of charging zone, erection of EV chargers, erection of canopy, two jet wash bays, sub-station enclosure and associated forecourt works.

(Objections:

UDC Local Plan 2005 Gen 2

This application will encourage more traffic on a very busy junction of the B1256/Tilekiln Green/M11 JCN. There have been many accidents from vehicles egressing the Start Hill Fuel Filling Station. We are currently awaiting the S62A planning decision re Wrens Kitchens. In the event that this application is approved both these applications will cause chaos at such an accident black spot. At busy times we already see traffic backing up back towards the M11 JCN by vehicles wanting to use the fuel station.

Gen2/Gen 4

This local area has increased in residential homes. The submitted plans do not show these properties. Please visit this site for a true representation, even google maps do not show these developments. UTT/19/1096/FUL was approved with conditions and restrictions of Jet wash usage, from 11pm to 7am, and this is well before any of these properties were built. The Jet Wash bays will be very close to residential properties, including Accuro, a charity-based organisation for vulnerable people.

We also have concerns as to how the wastewater will be treated and what means of removing detergents, chemicals and dirt will be used before the waste water is fed into the sewer network, is this development on mains drainage?

The area at the rear of the filling station will need appropriate lighting to avoid glint and glare not only to low flying aircraft but as not to inconvenience neighbours. There will also be an increase in noise due to the Jet wash usage and vehicle, doors

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slamming, talking, engine noise etc. As mentioned, this has now become a residential area with sensitive neighbours, this is a 24/7 operational fuel filling station. The B1256 is a "freeway" at this part of it and traffic regularly spills out onto the B1256 queuing to get into the petrol station. It is not a large site and planning was asked for and wrongly given a while ago to increase the canopy height which now allows large HGVs to use this garage, which firstly creates the queues and increased traffic congestion.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1470/OP Re – consultation	Stansted Distribution Centre, Start Hill, Great Hallingbury	Awaiting decision

Outline planning permission for the demolition of units 1b, 2a, 2b, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for predominantly Class B8 use with supporting Classes E(g) and B2 use, car parking, servicing yards, soft landscaping and other associated works. All matters reserved.

(Objections: We are extremely disappointed that meetings have been allowed to go on with the developer.

It is of utmost importance that this application is discussed from now on in the public domain. We feel that matters have not been fully addressed in the meeting summary which has led to a last minute amendment to this planning application. Some serious matters need to be addressed for example the 24/7 change of use. This application was scheduled for a committee decision. It would appear that the case officer has been consulting with the developer. Is this standard practice?)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1470/OP Re – consultation	Stansted Distribution Centre, Start Hill, Great Hallingbury	Awaiting decision
	Outline planning permission for the demolition of units 1b, 2a, 2b, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for predominantly Class B8 use with supporting Classes E(g) and B2 use, car parking, servicing yards, soft landscaping and other associated works. All matters reserved.	

(No further comments.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2269/FUL	The Bungalow, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TJ	Approved

2no. new accesses to existing dwelling

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/0557/FUL	Units 25 to 26, Stansted Distribution Centre, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7DG	Approved

Demolition of all structures in order to return site to original condition in accordance with lease agreement

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/0446/FUL	Marstons, Stane Street, Start Hill, Great Hallingbury, Essex, CM22 7TA	Approved

S73 application to vary plans condition on planning permission UTT/21/0692/FUL (erection of 8 no. dwellings) as amended by UTT/24/0706/NMA - amendments to approved plans

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1370/FUL	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Approved

(Conversion and change of use from public house to 1 no. residential dwelling and proposed erection of cartlodge. Proposed construction of 1 no. self-build dwelling in existing car park.) Change of use from public house to residential, changes to boundary and additional parking space to The

Spinney, and construction of 1 no. self build dwelling in car park

(Objections: Overbearing and too close to the boundary of the neighbouring property. Overdevelopment of the site. The impact on existing properties should be minimised. Drainage is a problem – it seems like ecological survey was not done properly – it should flow into mains drainage. We request that a new ecological survey is done.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1371/LB	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Approved

Conversion of public house to residential including alterations to listed building

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2095/HHF	White Lodge, Latchmore Bank, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PE	Approved

Site a Static Caravan

(No objections as long as it stays a static caravan, and it is for domestic use only.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2418/CLE	1 Green Ridges, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TJ	Approved

Certificate of lawfulness application for existing commercial open storage, builders and aggregates yard with existing storage buildings.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2588/FUL	Land at Howletts, The Street, Great Hallingbury, Essex, CM22 7TR	Awaiting decision

Erection of a 1 no. detached self/custom-build new dwelling.

(No objections as long as it is in keeping with local environment.)

Not asked officially:

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2682/SCO	Land to the North of Taylors Farm, The Street, Takeley	Unknown

Request for Screening Opinion - for proposed employment development comprising of light industrial, strategic warehousing and distribution uses (use classes B2, B8 and E(g)(i) and associated infrastructure

(As a Parish Council, unanimously we request that Uttlesford District Council Planning department insist on an Environmental Impact Assessment for Screening Opinion UTT/24/2682/SCO.

We have previously expressed our concerns at both regulation 18 and 19 with written and verbal representations to the council.

We believe with have a valid reason for this submission. Whilst the land North of Taylors Farm falls within the Parish of Takeley the B1256 borders the boundary of Great Hallingbury. We thus believe that any development at this location will have huge detriment on Great Hallingbury Parish.

We have grave concerns that there will be an impact from additional traffic that will come through our narrow and pathless roads. The village cannot cope with the daily traffic that uses the village as a rat run, including 400 gravel/quarry HVGs daily through our parish.

Notwithstanding the traffic report, it is our contention that the already congested B1256 and a critically congested junction 8 M11 will have a detrimental effect on this parish. We are also mindful of our residents that live on the B1256 already tolerating 24/7 traffic to and from Stansted Distribution Centre.

Land North of Taylors farm is surrounded by fragile and idyllic heritage assets and is in extremely close proximity to Hatfield Forest (SSSI), the Flitchway designated Nature Reserve and Priory Wood Ancient woodland. An EIA in line with the NPPF would encompass our apprehensions and ensure a fair and balanced strategy in our opinion.)

b) Applications to be Dealt with at this Meeting:

b. 1) To Retrospectively Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1370/FUL Re-consultation	The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP Change of use from public house to residential, changes to boundary and additional parking space to The Spinney, and construction of 1 no. self build dwelling in car park
UTT/24/1371/LB Re-consultation	The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP Conversion of public house to residential including alterations to listed building
UTT/24/2820/FUL	Alpenrose, Bedlars Green, Great Hallingbury, Essex, CM22 7TP Proposed demolition of existing bungalow and erection of 4 no. detached dwellings. Objections: too many houses for the plot, poor access and parking issues on the green. If this goes ahead any damage to the green during construction needs to be repaired to its original state. The environmental survey results states that there are no badgers and bats, but they can be clearly seen from the badger sets at the back of the plot. Also, it needs to be connected to mains drainage. It also needs to be not too close to the neighbouring property.
UTT/24/2880/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS

Demolition of existing conservatory. Proposed part single storey and part two storey rear extension. Proposed front extension to create a gable feature. Replacement of existing bay windows with square bay windows and new roof to accommodate first floor layout changes.

b.2) To Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/2714/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL

Conversion and change of use of garages to form tourist accommodation.

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/2982/CLE	Evergreen House, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TH

Erection of outbuilding

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/3084/HHF	98 Woodside Green, Great Hallingbury, Essex, CM22 7UJ

Demolition of detached garage and addition of single storey rear and side extension.

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 06 January 2025.

d) Enforcement

d.1) Notification

To receive planning enforcement investigation notification INV/24/0199/C.and INV/24/0200/C.

Circulated on various dates

d.2) Report

To receive planning enforcement report - FENF/17/0284/B.

Circulated 13.11.2024

e) UDC Feasibility Study

To retrospectively agree objections email regarding a feasibility study which was sent to UDC.

24/138. MEMBERS' REPORTS

To receive Members' reports and representations.

24/139. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

To propose items for the next agenda and to receive miscellaneous information.

24/140. NEXT MEETING

The next meeting of the Parish Council will be held on 03 March 2025 in the Village Hall starting at 20.00.

The AGM will be held on 17 March 2025 at 20.00 in the Great Hallingbury Village Hall.