

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

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29 December 2025

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 05 January 2026**, 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

26/108. APOLOGIES FOR ABSENCE

To receive apologies for absence.

26/109. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

26/110. PUBLIC PARTICIPATION (limited to 3 minutes per person and not exceeding 15 minutes in total)

a) Representations from members of the public

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

b) Other representations

To receive representations in regard to the Beldams lane, Bishop's Stortford.

26/111. MINUTES OF PREVIOUS MEETING

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To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 03 November 2025. Copy attached.

26/112. MATTERS ARISING FROM PREVIOUS MEETING

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

26/113. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

26/114. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS
To receive representations and reports from District and County Councillors.

26/115. HIGHWAYS MATTERS
To receive a report.

26/116. COMMUNITY SAFETY PARTNERSHIP
To consider joining the portable VAS sign scheme.
Circulated 27.11.2026

26/117. HALLINGBURY'S SPEED WATCH GROUP
To receive an update from Cllr Mark Coletta.

26/118. NEIGHBOURHOOD WATCH
To receive an update from Cllr Mark Coletta.

26/119. VILLAGE HALL
To receive report from Cllr Alan Pinnock.

26/120. NOTICEBOARD
To receive an update from Cllr Mark Coletta.

26/121. LITTER PICK
To receive an update from Cllr Mark Bloomfield.

26/122. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN
To receive an update.

26/123. FLITCH WAY BENCH
To receive final update.

26/124. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)
[][] To receive quotes, discuss and decide on the provider.

26/125. CHRISTMAS LIGHTS SWITCH ON
To receive a report.

26/126. CONSULTATIONS

a) Little Hallingbury Neighbourhood Plan – Regulation 14 Consultation
To consider responding to the Little Hallingbury Neighbourhood Plan – Regulation 14 Consultation. Closing date: 16.01.2026.
Circulated 24.11.2025

b) Local Government Reorganisation Consultation
To consider responding to Local Government Reorganisation Consultation.
Deadline 11.01.2026
Circulated 24.11.2025

c) Utlesford District Council's Consultation on Proposed Budget for 2026 to 2027
To consider responding to UDC's proposed budget for 2026 to 2027.
Deadline 14.01.2026.
Circulated 22.12.2025

26/127. WEBSITE

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a) Provider

To consider and decide changing the provider.

b) Domain 'gov.uk'

To consider and decide obtaining a 'gov.uk' domain.

26/128. DROP BOX

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To consider and decide using drop box for cloud storage documents.

26/129. CORRESPONDENCE**a) Received Correspondence:**

- EALC – News e-bulletins; Training e-bulletins; News on Greater Essex LGR Proposals; Announcement- EALC Annual Elections 2025; News on Greater Essex LGR Proposals 10th December 2025; Essex County Council's Local Government Reorganisation Webinar information.
Circulated on various dates
- NALC – 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 – link for agenda for Planning Committee 19 November 2x 2025; links for minutes for Planning Committee 19 November and 17 December 2025.
Circulated on various dates
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Highways Highlights September 2025; Grant money; highway authority's response for Land Adjacent 10 Start Hil, which supersedes that previously submitted.
Circulated on various dates
- CHS Healthcare, Community Placements Executive – seeking collaboration to support older individuals / families in finding the care.
Circulated 21.11.2025
- Your Harlow, Editor – invitation to send us any news.
Circulated 21.11.2025
- RCCE, Rural Affordable Housing Team - Help Keep Local People in Your Community.
Circulated 24.11.2025
- Healthwatch Essex, Project Officer - Experiences of Community Pharmacies in West Essex Survey.
Circulated 26.11.2026
- Uttlesford District Council, Business Support Officer - Invitation to Nominate Local Businesses for Uttlesford Business Awards 2026.
Circulated 26.11.2025
- Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Transport Meeting Update.
Circulated 27.11.2025
- UALC - Newsletter December 2025.
Circulated 04.12.2025
- UDC - RSN Rural Funding Digest - December 2025 Edition.
Circulated 04.12.2025

- Uttlesford District Council, Chief Executive – Town & Parish Council briefing; Greater Essex Mayoral Elections.
Circulated 04.12.2025
- London Stansted Airport, Community Engagement Manager - planning approval from Uttlesford District Council (UDC) to increase our annual passenger limit up to 51 million passengers.
Circulated 22.12.2025
- Transport Made Simple Group, Stakeholder Engagement Lead - Essex Love Your Bus funding applications.
- Circulated 22.12.2025
- Luminate, Director & Head of Development - Proposals for Beldams Lane, Bishop's Stortford.
Circulated 24.12.2025
- Thank you letters – Uttlesford Foodbank; Great Hallingbury Highlights; Great Hallingbury Village Hall committee;

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 05 January 2026.

26/130. FINANCE

a) Payments

The following payments had been made during the period 01 October 2025 to 31 October 2025:

	£
Great Hallingbury Highlights – spring 2025 edition	630.00
Lloyds Bank – Service charges	6.75
Clerk – Net salary & expenses October 2025	678.20
HMRC – NICs October 2025	36.37
HMRC – Tax October 2025	85.40

The following payments had been made during the period 01 November 2025 to 26 November 2025:

	£
Lloyds Bank – Service charges	6.75
Clerk - net salary & expenses November 2025	824.49

b) Income

None for this period

c) Balances

Treasurers Account (Lloyds)	£22,003.28
Community Account (Barclays)	£0.00

d) Bank Reconciliation [👉]

To receive and approve bank reconciliation.

e) Budget Update [📋]

To receive budget update.

f) Approvals [👉]

f.1) Courses

To approve £25.00 + VAT for Understanding the 2025 SAPPP Practitioners Guide & Assertion 10 Compliance and £45.00 + VAT Data Protection – Getting it Rightfor Clerk, delivered by CouncilWise.

f.2) Payments

To approve payments.

g) Payroll & Pension

g.1) Update

To receive an update.

g.2) Payroll Admin Costs

To consider virement of £300.00 from Elections to Payroll Admin.

h) Budget 2026/2027

To review budget and agree budget changes if needed.

i) Precept

To agree the precept for 2026 / 2027.

j) Bank

To discuss bank arrangements.

k) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 05 January 2026.

26/131. 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/25/1542/FUL	London Stansted Airport, Bassingbourn Road, Stansted, CM24 1QW	Awaiting decision

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period

(Objections: The Council understand that from time to time due to "operational" influences, night-time flight durations are extended or continued through the night. Residents show concerns that the recording of these night-time operational changes are self-monitored and recorded by MAG Stansted. This activity could be seen as inappropriate and unjustified. This should be investigated and managed independently.

Night-time flights are without doubt the biggest issue the residents face living next to one of the UK's busiest airports. During the winter months the damp air sustains the smell of burnt aviation fuel and rubber sometimes to a coughing point with the need to cover your mouth level. During the summer, the residents endure the intense noise through open windows or when residing in their gardens. Reports from the residents of an oily substance on their parked cars is constantly reported to us.

As a Parish Council we want to see a real commitment from M.A.G. Stansted for what promises on paper to be a benefit to our community but in reality demonstrates negative impacts to our health and wellbeing.

As a message to MAG, we live here!

When you go home after a day's work to relax and recharge for the next day ahead, this is our home, where we reside to, our residents need this too! We ask that you have this as one of your core responsibilities and assurances. Parish Council are very concerned about the risk to health and wellbeing created by excessive noise and night-time sleep disturbance / deprivation.

The promise of more passenger numbers comes with it all the above, with more traffic congestion and fly parking.

M.A.G Stansted airport have a responsibility to ensure they have shown best practice before reaping the benefits of increased revenue. At times of the M11/A120 are congested our local roads become a rat run of now delayed and speeding travellers concerned about missing their flight. We need to see a strategy put in place to control

our local roads; Essex Highways constantly report lack of funds to implement speed cameras extra signage and infrastructure. This is certainly an area where MAG Stansted can get involved.

Fly parking is an increasing concern for all areas around the airport. Yellow lining areas really doesn't solve the issue; it will only force travellers outwards risking parking in more dangerous places. The only way to solve this is to make parking affordable on site at Stansted, we can imagine fly parking is an inconvenience to travelling passengers, they would want no more than to park at the airport and fly affordably.

We ask that representatives from MAG Stansted attend at least one Parish Council meeting per year, to hear direct concerns from our residents.

We would like to see some priority given to our residents over employment opportunities at Stansted. To lessen the need for travel from areas outside a 10-mile radius. This must be seen as a positive for Stansted as it would encourage a sense of commitment from them and cohesion with employees promoting a benefit for all local communities.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0931/FUL	Atm Start Hill, Stane Street, Great Hallingbury, Essex, CM22 7TA	Approved

Proposed side extension to the existing sales building
(Objections: From the time of the previously approved planning application UTT/23/0957/FUL, this locality has vastly increased in residential developments that are not correctly represented on the maps and diagrams under this application. We ask that condition 12 of UTT/25/0957/FUL and condition 3 of UTT/19/1096/FUL are upheld with the implementation of these conditions enforced on the charging points also. This is to lessen the light emitting and public noise/nuisance impact to neighbouring residents at such close proximity.

The Council also ask that to prevent unscrupulous activity behind the service station extra security is considered and would like to see how this will be monitored and enforced.

As part of this redevelopment, we would like to see the reinstatement of the protecting bollards at the front of the filling station. This is an accident black spot where these concrete bollards are repeatedly damaged. As soon as they are replaced, they are damaged again. A permanent solution needs to be adopted to prevent injury to pedestrians and possible serious consequences at this fuel filling station, factoring in the locality of a listed building opposite this site.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Awaiting decision

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

(Objections: Although this development falls into the Parish of Takeley it borders Great Hallingbury Parish.

Our Parish Council were alarmed to see such a catastrophic fire at Cranwellian in May 2023. We understand that fire crews struggled to obtain sufficient water pressure at this location due to the property being at the end of two water supplies (Bishops Stortford and Takeley) this was at approximately 2am on a Sunday morning. Which must of lead to its complete destruction.

This site has a history of contaminated land and serious issues regarding surface and foul water drainage. We are informed senior UDC officers have visited this location previously and are aware of the situation. This site has no mains drainage. The submitted Drainage plan doesn't appear to demonstrate an adequate capacity to manage the discharge from the foul water treatment plant, this appears to be pumped outside the development to where?

Vehicle access would be immediately onto a junction on the B1256 a 40mph road. Planning application UTT/21/3777/OP just meters from this location had previous objections from ECC Highways regarding access onto the B1256. The proposed development also shares excessive noise (with UTT/21/3777/OP) sharing a close proximity to Stansted Airport and the A120. Excessive noise is constant issue in this area with minimal mitigation available whilst enjoying outside areas, it will have a significant negative impact on occupants' mental health and wellbeing.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL Re- Consultation	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Awaiting decision

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

(No additional comments to submit to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2147/FUL	Land North of The Gatehouse, The Street, Great Hallingbury, Hertfordshire	Approved

Erection of 2no. detached dwellinghouses and related works including; upgraded access, parking, amenity areas and landscaping (alternative to approved scheme at Appeal under application UTT/23/1878/FUL)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2181/OP	Land at Camps Field, Lower Road, Little Hallingbury	Awaiting decision

Outline planning application, with all matters reserved (except for principal access), for the demolition of existing structures and erection of up to 59 dwellings, including affordable housing, associated green and hard infrastructure, public open space, biodiversity enhancements, and principal access off Lower Road.

(As a neighbouring Parish we would like to point out that this development will curate more access traffic through our village and as such we oppose it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2589/CLE	Harlow Agricultural Merchants Ltd, Latchmore Bank, Little Hallingbury, Essex, CM22 7PJ	Refused

Certificate of lawfulness for the change of use of the land from agricultural/commercial to a *sui generis* use in

association with an arable merchants, equine supplies, domestic pet supplies and rider/outdoor living clothing business and operational development.

(No comments to send to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2590/FUL	The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Awaiting decision

S73 application to vary condition 2 (approved plans) of UTT/24/1370/FUL (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.) - alterations to external materials, removal of existing external render to original brickwork beneath.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2634/LB	The Hop Poles, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP	Awaiting decision

Application to vary condition 2 (approved plans) of UTT/24/1371/LB (Conversion of public house to residential including alterations to listed building.) - alterations to external materials, removal of existing external render to original brickwork beneath.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1542/FUL (Re-consultation)	London Stansted Airport Bassingbourn Road, Stansted	Awaiting decision

Airfield works comprising construction of a taxiway fillet adjacent to the previously consented Rapid Exit Taxiway to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

(No additional comments to send to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2591/FUL	Land Adjacent 10 Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Erection of 5no. dwelling houses
(For information: the land falls within the Public Safety Zones Policy AIR7 and the policy AIR6 Strategic Landscape Areas.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2795/HHF	Street Barn, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

Proposed rear extension, new windows, garage conversion, new retaining wall and associated internal alterations.

(No objections.)

Application No.
UTT/25/2796/LB

Site and Development

Street Barn, The Street, Great Hallingbury,
Essex, CM22 7TR

Decision
Refused

Proposed rear extension, new windows, garage conversion, new retaining wall and associated internal alterations.

(No objections.)

Application No.
UTT/25/2842/FUL

Site and Development

Start House, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TH

Decision
Approved

S73 application to vary condition 2 (approved plans) of UTT/25/0702/FUL (application to vary condition 2 of UTT/23/2352/FUL approved under appeal ref APP/C1570/W/24/3351924) to make changes to internal layout and external elevations.

(No objections.)

Application No.
UTT/25/2747/HHF

Site and Development

Wallwood, Woodside Green, Great Hallingbury,
Essex, CM22 7UW

Decision
Refused

Demolition of existing outbuilding and erection of replacement outbuilding

(No objections if it remains an outbuilding and it is not turned into dwelling.)

Application No.
UTT/25/2748/LB

Site and Development

Wallwood, Woodside Green, Great Hallingbury,
Essex, CM22 7UW

Decision
Approved

Demolition of existing outbuilding

(No objections if it remains an outbuilding and it is not turned into dwelling.)

b) Applications to be Dealt with at this Meeting:

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

Application No.

UTT/25/3006/FUL

Site and Development

The Old Forge, Woodside Green, Great Hallingbury,
Essex, CM22 7UL

S73 application to vary condition 2 (approved plans) of UTT/24/2714/FUL (Conversion and change of use of garages to form tourist accommodation.) - Changes to layout and fenestration of previously approved drawings

Application No.
UTT/25/3007/FUL

Site and Development

The Old Forge, Woodside Green, Great Hallingbury,
Essex, CM22 7UL

S73 to vary condition 2 (approved plans) of UTT/25/1130/FUL (Conversion and change of use of garages to form tourist accommodation) - Changes to layout and fenestration of previously approved drawings

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

Application No. Site and Development
UTT/25/2857/HHF Wood End, Bedlars Green, Great Hallingbury,
Essex, CM22 7TP

Part single, part double storey rear extension,
enlargement of rear dormer and front dormer.

Application No. Site and Development
UTT/25/3239/HHF Silver Birches, Church Road, Great Hallingbury,
Essex, CM22 7TS

Creation of a new vehicular access to the existing
driveway, including a dropped kerb and associated
surfacing works.

Application No. Site and Development
UTT/25/3348/LB Wallwood, Woodside Green, Great Hallingbury,
Bishop's Stortford, Hertfordshire, CM22 7UW

Re-roofing of main house

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 05 January 2026.

d) Appeal

To receive appeal notification 25/00060/ENFNOT.
Circulated 14.11.2025

26/132. MEMBERS' REPORTS

To receive Members' reports and representations.

26/133. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

26/134. NEXT MEETING

The next meeting of the Parish Council will be held on 02 March 2026 in the Village Hall starting at 20.00.

The APM will be held on 16 March 2026 at 20.00 in the Great Hallingbury Village Hall.