

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

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25 February 2025

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 03 March 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

25/141. APOLOGIES FOR ABSENCE

To receive apologies for absence.

25/142. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

25/143. 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 Land North of Taylors Farm, Takeley Street.

25/144. MINUTES OF PREVIOUS MEETING



To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 06 January 2025. Copy attached.

25/145. MATTERS ARISING FROM PREVIOUS MEETING

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

25/146. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 25/147. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 25/148. HIGHWAYS MATTERS**
a) Update
To receive an update on reported matters.
b) The Bridge at Captains on Church Road (Cllr Mark Coletta)
To discuss safety issues of that section of the road.
- 25/149. AIRPORT**
To receive an update.
- 25/150. HALLINGBURYS' SPEEDWATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 25/151. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 25/152. VILLAGE HALL**
To receive report from Cllr Alan Pinnock.
- 25/153. NOTICEBOARD**
To receive an update from Cllr Mark Coletta.
- 25/154. LITTER PICK**
To receive an update from Cllr Mark Bloomfield.
- 25/155. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**
To receive an update.
- 25/156. FLITCH WAY (Cllr Mark Coletta)**
a) Making The Flitchway Railway Bridge a Community Asset
To receive an update.
b) Bench
To receive an update.
- 25/157. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)**
To receive an update.
- 25/158. POLICE COMMUNITY SUPPORT OFFICER - PCSO (Cllr Mark Coletta)**
To discuss expressing interest to jointly fund a PCSO.
Email circulated 20.01.2025
- 25/159. GREAT HALLINGBURY MANOR HOTEL (Cllr Val Waring)**
To discuss the reopening of the hotel.
- 25/160. CORRESPONDENCE**
a) Received Correspondence:
 - EALC – News e- bulletins; Upcoming courses; Police, Fire and Crime Bulletins; Letter from EALC Chair regarding recent PFCC announcement of cuts to funding; Partnership Announcement- VE Day 80 - 8th May 2025; Announcements: NALC's statement regarding accessing PDFs on NALC website; Essex County Council

Accepted onto Devolution Priority Program; Circulated on various dates

- NALC –Chief Executive’s bulletins; Quarterly Report: October - December 2024.

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 15 January 2x and 12 February 2 x2025 links for minutes for Planning Committee 15 January and 12 February 2025.

Circulated on various dates

- Lithium Battery Campaign update.

Circulated 13.01.2025

- Essex County Council, Integrated Passenger Transport Unit - Extension of Application Deadline for Love Your Bus Grant Funding and FAQ document; December Transport meeting notes.

Circulated 20.01.2025

- Essex Police, North Local Policing Area, Uttlesford Community Policing Team - Funded PCSOs.

Circulated 20.01.2025

- Uttlesford District Council, Local Plan - confirmation that the Examination into the Plan commenced, and some important details.

Circulated 20.01.2025

- CPRE – Update.

Circulated 20.01.2025

- Essex County Council, Community Safety Lead - Prevent Training for Venue Hire Staff.

Circulated 27.01.2025

- Lithium Battery Campaign – February 2025 update.

Circulated 04.02.2025

- RCCE – membership event.

Circulated on various dates

- Stansted Airport, Community Engagement Manager - Back Stansted’s Plan; Stansted’s Long-Term Plan: Parish workshops.

Circulated on various dates

- Community Engagement Co-Ordinator - Stansted Airport Community Flyer; Long Term Plan consultation.

Circulated on various dates

- Uttlesford District Council, Senior Health and Wellbeing Officer - Dunmow Area Parish Meeting agenda and link.

Circulated 21.02.2025

- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Greater Essex link.

Circulated 21.02.2025

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 03 March 2025.

25/161. FINANCE

a) Payments

The following payments had been made during the period 29 November 2024 to 31 December 2024:

	£
Clerk – reimbursement	80.06
HMRC – Tax November 2024	140.60
The Community Heartbeat – pads and battery for defibrillators	391.80
Accuro – donation	100.00
Clerk - net salary & expenses December 2024	547.98
HMRC – Tax December 2024	112.40
EALC – course	96.00
UALC – membership 2024/2025	5.00
Great Hallingbury Highlights – winter 2024 edition	630.00
SLCC – membership (1/2)	95.00
Maldon and District CVS – donation for SHED	100.00

The following payments had been made during the period 01 January 2025 to 28 January 2025:

	£
Broad Oak Consultants Ltd – Ink Cartridges	214.76
Clerk - net salary & expenses January 2025	594.00
R Harris and Son Building Materials – VH field grass cutting	1,400.00
HMRC – Tax January 2025	129.60

b) Income

None for this period

c) Balances

Treasurers Account (Lloyds)	£18,077.98
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) Internal Audit

To appoint internal auditor.

h) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 03 March 2025.

25/162. 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	Approved

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/23/1470/OP Re – consultation	Stansted Distribution Centre, Start Hill, Great Hallingbury	Approved

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 upmost 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	Approved

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/24/2588/FUL	Land at Howletts, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

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 Flichway 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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1370/FUL	The Hop Poles, Bedlars Green,	Approved
Re-consultation	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

(No additional comments to send to UDC.)

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

Conversion of public house to residential including alterations to listed building

(No additional comments to send to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2820/FUL	Alpenrose, Bedlars Green, Great Hallingbury,	Awaiting
	Essex, CM22 7TP	decision

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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2880/HHF	Highfield, Church Road, Great Hallingbury,	Approved
	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.

(No objections.)

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

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

(No objections other than increased traffic in general and also within unsociable hours of comings and goings.)

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

Erection of outbuilding

(Strong objections: on the premise that it is an unlawful erection of an outbuilding without planning permission. The road and the verges are already destroyed.)

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

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/3228/FUL	Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	Refused

Application to vary condition 2 (approved plans) and to remove condition 6 (materials), 9 (hard/soft landscaping), 11 (Category 2: Accessible and adaptable dwellings), 16 (vehicle parking/turning areas) of UTT/22/3322/FUL (Change of use and conversion of barns and agricultural buildings to 4 no. dwellings)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0009/LB	Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG	Refused

Application to vary condition 2 (approved plans) and to remove condition 6 (materials), 7 (additional drawings), 8 (schedule of new/historic internal finishes), 9 (details of upper floor structure unit 4), 10 (insulation and internal finishes), 11 (hard/soft landscaping and boundary treatments), 12 (details of repairs), 14 (timber frame) and 15 (rainwater goods) of UTT/22/3323/LB (Conversion of barns and agricultural buildings to 4 no. dwellings)

(No objections.)

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/24/3248/FUL	Barn at Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG

Conversion of agricultural building into a pair of semi-detached dwellings and associated work (further to UTT/24/0362/PAQ3)

Application No.
UTT/25/0048/HHF

Site and Development
1 Green Ridges, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TJ

It is proposed to construct a single storey rear extension at no. 1 Green Ridges, it is also proposed to build a replacement two-storey double garage to the rear of no. 1 Green Ridges

Application No.
UTT/25/0060/HHF

Site and Development
2 Green Ridges, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TJ

It is proposed to build a single-storey rear extension at no 2 Green Ridges

Not asked officially:

Application No.
UTT/25/0125/SO

Site and Development
Land to the North of The Street Takeley

Request for Scoping Opinion - for proposed an outline planning application with all matters, except access, reserved for up to 83,000 sqm of commercial development of mixed employment floorspace including General Industrial (Class B2), Storage or Distribution (Class B8), Office (Class E(g) (i)) and Light Industrial (Class E(g)(iii)); and supporting associated development, infrastructure and landscaping

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

Application No.
UTT/25/0236/HHF

Site and Development
Seven Acres, Latchmore Bank, Little Hallingbury,
CM22 7PE

Erection of a single storey outbuilding to be used as an Annexe

Application No.
UTT/24/2820/FUL
(Re-consultation)

Site and Development
Alpenrose, Bedlars Green, Great Hallingbury,
Essex, CM22 7TP

Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 03 March 2025.

d) Enforcement

Notification

To receive planning enforcement investigation notification INV/25/0011/C.
Circulated 27.01.2025

e) Appeals

e.1) Appeal Notification

To receive appeal notification APP/C1570/C/24/3352673.

Circulated 21.01.2025

e.2) Appeal Decisions

To receive appeal decision – APP/C1570/W/24/3351924 - UTT/23/2352/FUL and APP/C1570/W/24/3345364 - UTT/24/0585/FUL.

Circulated on various dates.

25/163. MEMBERS' REPORTS

To receive Members' reports and representations.

25/164. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

25/165. NEXT MEETING

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

The next meeting of the Parish Council will be held on 12 May 2025 in the Village Hall starting at 20.00.