

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

29 October 2024

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 04 November 2024**, 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

24/088. APOLOGIES FOR ABSENCE

To receive apologies for absence.

24/089. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

24/090. 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.

24/091. MINUTES OF PREVIOUS MEETING



To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 09 September 2024. Copy attached.

24/092. MATTERS ARISING FROM PREVIOUS MEETING

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

24/093. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 24/094. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 24/095. HIGHWAYS MATTERS**
To receive an update on reported matters.
- 24/096. AIRPORT**
To receive an update.
- 24/097. LOCAL PLAN**
To receive an update on any matters on UDC Local Plan.
- 24/098. HALLINGBURYS' SPEEDWATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 24/099. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 24/100. VILLAGE HALL**
a) Update
To receive report from Cllr Alan Pinnock.
b) Christmas Lights Celebration
To receive an update.
- 24/101. NEIGHBOURHOOD PLAN**
To receive an update from Cllr Val Waring.
- 24/102. GREAT HALLINGBURY COMMUNITY WEBSITE**
To receive a report from Cllr Val Waring.
- 24/103. NOTICEBOARDS**
To receive an update from Mark Coletta.
- 24/104. LITTER PICK**
To receive an update from Cllr Mark Bloomfield.
- 24/105. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**
To receive an update.
- 24/106. FLITCH WAY (Cllr Mark Coletta)**
a) Making The Flitchway Railway Bridge A Community Asset
To receive an update.
b) Bench [📄]
To discuss funding the replacement bench on the Flitch Way.
- 24/107. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)**
To discuss putting white lining in the village hall car park.
- 24/108. CORRESPONDENCE**
a) Received Correspondence:
• EALC – News e- bulletins; EALC County Update October 2024; Police, Fire and Crime Bulletins; Announcements: AGM 2024 updated business documents; AGM & Conference 2024; New LCAS Award Criteria.

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 – link for: agenda for Planning Committee 16 October 2024 links for minutes for Planning Committee 18 September and 16 October 2024.

Circulated on various dates.

- Essex Police Rural Engagement Team – September 2024 newsletter.

Circulated 30.09.2024

- Uttlesford District Council - Local Council Tax Support scheme 2025/26 consultation.

Circulated 19.09.2024

- Uttlesford District Council, Chief Executive’s Secretary - Speed date event.

Circulated 19.09.2024

- Uttlesford District Council – Parish Forum notes.

Circulated 21.10.2024

- Uttlesford District Council, Democratic Services – agenda for 7 October 2024 Parish Forum;

Circulated 24.09.2024

- Integrated Passenger Transport Unit - Uttlesford District transport meeting notes.

Circulated 24.09.2024

- Stansted Airport Watch - Final Member Letter from Stansted Airport Watch.

Circulated 16.09.2024

- Lithium Battery Campaign update.

30.09.2024

- Essex County Council, County Member - RideLondon 2025 important update; Highways and Transport in Essex information; Highways updates; link for Highways Highlights Bulletin July / August 2024;

Circulated on various dates

- RCCE, Senior Rural Housing Enabler & Community Led Housing Advisor - Introduction to Rural Affordable Housing - Free online Briefing.

Circulated 16.10.2024

- Uttlesford District Council, Housing Options Team Leader - Uttlesford Roughsleeper Count - 13 November 2024.

Circulated 22.10.2024

- Uttlesford District Council, Head of Development Management & Enforcement - Enforcement Training.

Circulated 23.10.2024

- 20s Plenty for Essex - 3 actions from the meeting.

Circulated 24.10.2024

- RCCE, Community Engagement Officer - Neighbourhood Planning training.

Circulated 28.10.2024

- Sawbridgeworth TC Clerk - Sawbridgeworth TC Meeting.

Circulated 28.10.2024

- Thank you letter – Great Hallingbury Highlights for grant towards the production costs of the Autumn edition 2024 Great Hallingbury Highlights.

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 04 November 2024.

24/109. FINANCE

a) Payments

The following payments had been made during the period 01 July 2024 to 25 July 2024:

	£
KM – internal audit	40.00
Great Hallingbury Highlights – summer 2024 edition	630.00
Broad Oak Consultants Ltd – Office 365 subscription, cartridges	246.60
Signs Express (Harlow)	120.00
Clerk - net salary & expenses July 2024	554.37
HMRC – Tax July 2024	108.40
RCCE – Membership 2024/2025	59.70

The following payments had been made during the period 01 August 2024 to 26 September 2024:

	£
Clerk - net salary & expenses August 2024	511.76
HMRC – Tax August 2024	108.40
MC – reimbursement for salt bin	50.00
EALC – Course for Cllr VW	60.00
UDC – return of grant	200.00
Clerk - net salary & expenses September 2024	534.79
Great Hallingbury Highlights – autumn 2024 edition	630.00

b) Income

EALC – bursary	£225.00
UDC – precept	£8,000.00

c) Balances

Treasurers Account (Lloyds)	£26,101.76
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) External Audit

To receive a report of external audit for 2023/2024.

h) Budget 2025/2026 [📄]

To agree budget and precept for 2025/2026 (Details of payments to date for 2024/2025 and budget proposal 2024/2025 will be presented at the meeting).

i) Grants & Donations

To discuss and decide which organisations the Parish Council wishes to support (Details will be presented at the meeting).

j) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 04 November 2024.

24/110. 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/20/1098/FUL	Land to the East of Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire	Unknown

Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping

(No objections as such, but there should be provision for electric car charging and there should be enough parking spaces due to increasing numbers of cars to each household.)

<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	Awaiting decision

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

Page 2 of 2

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?)

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(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	Awaiting decision

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	Awaiting decision

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	Awaiting decision

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	Awaiting decision

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	Awaiting decision

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/24/1531/FUL	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Approved

S73 application to vary condition 2 (approved plans) attached to UTT/21/3339/FUL (Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.) - revision to approved drawings.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1486/FUL	Land South East of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury	Approved

S73 application to vary condition 2 (approved plans) attached to UTT/22/1528/FUL (Application to vary condition (approved plans) of planning application UTT/20/0336/DFO - details following outline application for 35 no. dwellings)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1531/FUL Re-consultation	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Approved

S73 application to vary condition 2 (approved plans) attached to UTT/21/3339/FUL (Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.) - revision to approved drawings.

(No additional comments to send.)

<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	Awaiting decision

Site a Static Caravan

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

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>	
UTT/24/2418/CLE	1 Green Ridges, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TJ	
		Certificate of lawfulness application for existing commercial open storage, builders and aggregates yard with existing storage buildings.

<u>Application No.</u>	<u>Site and Development</u>	
UTT/24/2588/FUL	Land at Howletts, The Street, Great Hallingbury, Essex, CM22 7TR	
		Erection of a 1 no. detached self/custom-build new dwelling.

Not asked officially:

<u>Application No.</u>	<u>Site and Development</u>	
UTT/24/2682/SCO	(Cllr Mark Coletta) Land to the North of Taylors Farm, The Street, Takeley	
		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

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 04 November 2024.

d) Appeal

d.1) Appeal Notification

To receive appeal notification APP/C1570/W/24/3351924 - UTT/23/2352/FUL.

Circulated 30.09.2024

d.2) Appeal Decision

To receive appeal decision – APP/C1570/W/23/3332481 – UTT/23/1455/FUL.

Circulated 16.09.2024

24/111. MEMBERS' REPORTS

To receive Members' reports and representations.

24/112. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

24/113. NEXT MEETING

The next meeting of the Parish Council will be held on 06 January 2025 in the Village Hall starting at 20.00.

24/114. CLERK'S SALARY (the public will be excluded for this item)

To consider accepting the agreed 2024/2025 National Joint Council for Local Government Services (NJC) pay scales, to be applied from 1 April 2024.

Circulated: 29.10.2024