

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

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28 October 2025

Dear Councillor,

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

25/082. APOLOGIES FOR ABSENCE

To receive apologies for absence.



25/083. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

25/084. 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.

25/085. MINUTES OF PREVIOUS MEETING

  To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 08 September 2025. Copy attached.

25/086. MATTERS ARISING FROM PREVIOUS MEETING

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

25/087. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

25/088. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

To receive representations and reports from District and County Councillors.

- 25/089. HIGHWAYS MATTERS**
To receive a report.
- 25/090. HALLINGBURYS' SPEED WATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 25/091. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 25/092. VILLAGE HALL**
To receive report from Cllr Alan Pinnock.
- 25/093. NOTICEBOARD**
To receive an update from Cllr Mark Coletta.
- 25/094. LITTER PICK**
To receive an update from Cllr Mark Bloomfield.
- 25/095. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**
To receive an update.
- 25/096. FLITCH WAY BENCH**
To receive an update.
- 25/097. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)**
To receive an update.
- 25/098. CHRISTMAS LIGHTS SWITCH ON**
To discuss the date.
- 25/099. ESSEX COUNTY COUNCIL LOVE YOUR BUS INITIATIVE**
To receive a report.
- 25/100. UDC LOCAL PLAN MODIFICATIONS**
a) Comments
 To retrospectively agree the Great Hallingbury Parish Council comments with regards to the new local plan modifications.
b) Authorisation
 To retrospectively authorise Cllr Mark Coletta to submit the Great Hallingbury Parish Council comments with regards to the new local plan modifications.
 Circulated 21.10.2025
- 25/101. GOVERNANCE**
a) Standing Orders
 To review and adopt changes.
b) IT POLICY
 To adopt IT policy.
- 25/102. CORRESPONDENCE**
a) Received Correspondence:
 - EALC – News e- bulletins; New Hubs & Training Calendar November - March 2026; EALC Training e-bulletin- October courses 2025.
Circulated on various dates

- NALC – Chief Executive’s bulletin; newsletter.
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 17 September 2x and 22 October 2025; link for minutes for Planning Committee 17 September 2025.
Circulated on various dates
- Uttlesford District Council, Strategic Director Planning and Building Control - Notification of Planning Committee 17.09.2025.
Circulated 09.09.2025
- Uttlesford District Council, Chief Executive - Local Government Reorganisation update.
Circulated 15.09.2025
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Local Plan - Reg 19 and PINS/further update; Main modifications consultation; Highways input into planning applications; Zero Carbon Communities grant launch - Round 4.
Circulated on various dates
- RCCE, Community Engagement Team - newsletter from the Community Engagement Team.
Circulated 16.09.2025
- RCCE, Project Officer – Affordable housing to keep your rural villages thriving: how RCCE can support your Parish.
Circulated 17.09.2025
- UALC – Newsletter.
Circulated 17.09.2025
- RCCE, Administrator – Wild Essex Imaginarium event.
Circulated 22.09.2025
- Uttlesford District Council, Democratic Services Officer - Local Councils' Liaison Forum 29.09.2025 at 19.00 in the Council Chamber, Council Offices, Saffron Walden; Local Councils' Liaison Forum presentation; Standards Training for Parish and Town Councillors; Local Councils' Liaison Forum 29.09.2025 minutes; Livestream link: Standards Training for Parish and Town Councillors; recording from standards training.
Circulated on various dates.
- United Infrastructure, Assistant Planner - Community engagement - Installation of Base Station Upgrades at Great Hallingbury – CTIL.
Circulated 30.09.2025
- Ron Bailey - Webinar and Electrical Safety Fund information; lord Foster’s webinar.
Circulated on various days.
- RCCE, Community Engagement Officer - Water literacy training.
Circulated 02.10.2025
- Uttlesford Association of Local Councils, Secretary - AGM 29.10.2025.
Circulated 09.10.2025
- UDC, Climate Change Project Officer - Zero Carbon Communities grant launch - Round 4.
Circulated 10.10.2025

- Pigeon, Senior Communications Manager - Land North of Taylors Farm, Takeley Street.
Circulated 17.10.2025
- Uttlesford District Council, Climate Change Team - Uttlesford's Waste Journey.
Circulated 17.10.2025
- Luminate - Proposals for Beldams Lane, Bishop's Stortford.
Circulated: 20.10.2025
- Uttlesford District Council, Community Safety Officer – information regarding VAS signs.
Circulated 21.10.2025
- Healthwatch Essex, Project Officer - Community Pharmacy Survey.
Circulated 27.10.2025

b) Late Correspondence

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

25/103. FINANCE

a) Payments

The following payments had been made during the period 01 August 2025 to 21 August 2025:

	£
Clerk – Net salary & expenses August 2025	599.89
HMRC – Tax August 2025	69.00
HMRC – NICs August 2025	24.18
Lloyds Bank – Service charges	6.25
Broad Oak Consultants Ltd – Microsoft subscription, Ink Cartridges	156.15

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

	£
Branson Leisure Limited – bench	612.00
Lloyds Bank – Service charges	6.75
Clerk - net salary & expenses July 2025	746.23
HMRC – NICs September 2025	50.02
HMRC – Tax September 2025	103.60
PKF Littlejohn LLP – external audit	252.00

b) Income

UDC – precept £8,000.00

c) Balances

Treasurers Account (Lloyds) £24,271.24
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) Payroll & Pension

To receive an update.

h) Budget 2026/2027 [Background Papers]

To discuss and agree budget and precept for 2026 / 2027 (Details of payments to date for 2025 / 2026 and budget proposal 2026 / 2027 will be presented at the meeting).

i) Precept

To discuss 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 03 November 2025.

25/104. 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/25/1332/OP	Alpenrose, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP	Approved

Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings

(The Great Hallingbury Parish Council raised concerns because of the following points:

1. The original planning permission given when Alpenrose was built was for one bungalow only, with an access point 8ft wide.
2. This access from the site was allowed as an 'easement' across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
3. How are they going to join up to the main utilities when access is over private land?
4. This makes this a defective planning application due to the fact that there is no access to a public highway. Ref.: ECC document dated 13th December 2006 RECORDS/HB/49993/L.3G.
5. The site is not suitable for 4 properties including the fact that it would not be able to cope with the number of vehicles around the green that it would generate.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0895/OP	Victoria Park, New Barn Lane, Great Hallingbury, Essex, CM22 7PR	Refused

Outline application with all matters reserved except access for the partial demolition of the existing dwelling and the removal of the tractor store, shed and other structures on the site and the erection of 2 no. detached dormer bungalows

(Objections: it is in the Green Belt, so could be considered a threat to the conservation area, and already on a road with speeding traffic which is highly dangerous due to the slightly curved nature of the road with trees/vegetation growing along both sides of it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1451/FUL	Barnmead, Start Hill, Stane Street, Great Hallingbury, CM22 7TA	Approved

S73 application to remove conditions 6 (Residential Travel Pack) and 10 (Construction Method Statement) of UTT/21/2337/FUL (Conversion of garages from plots 2-5 into living accommodation and adding a room in the roof of plots 2 and 3 (amendment to previously approved application No. UTT/18/1982/FUL).)

(Objections: Parish Council feels strongly in favour of keeping Conditions 6 and 12 imposed on this planning application. Firstly, conditions are implemented for good reason by highly qualified and experienced officers. We encourage developers to demonstrate how forthcoming residents will actively travel for this and all up and coming developments. Our rural village has poor amenities and travel connections; developers have a responsibility to encourage other options of travel other than the motor vehicle.

This location is in a highway "Clearway" and today we see issues here with developers and tradespersons parking on the kerb and blocking the pathway. HGV access to this site and highway dirt and debris must be managed correctly. This is an accident black spot at a critical junction factoring in a busy fuel filling station.)

<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	Awaiting decision

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/25/1922/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	Approved

Single storey rear extension to replace the existing conservatory, two storey front extension, erection of a side cart lodge, rear first floor extension, bay windows to be altered, rear dormer to be rebuilt along with new pv panels on the flat roof and changes to the fenestration

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
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UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Awaiting decision
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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> UTT/25/1854/FUL Re- Consultation	<u>Site and Development</u> Cranwellian, The Street, Takeley, Essex, CM22 6NB	<u>Decision</u> Awaiting decision
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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> UTT/25/2116/HHF	<u>Site and Development</u> Fairview, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Approved
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Alterations and single storey rear extension

(No objections.)

<u>Application No.</u> UTT/25/2108/OP	<u>Site and Development</u> Land at Howletts, The Street, Great Hallingbury, Hertfordshire	<u>Decision</u> Unknown
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Outline application, with all matters reserved except for access, for 1 no. detached self build dwelling using existing access.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2106/FUL	Unit 8 Stansted Distribution Centre, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7DG	Approved

Erection of two condenser units to rear of property.
(No objections as long as it does not cause noise to those living in vicinity.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2131/HHF	Old Elm, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Refused

Single storey rear extension
(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2132/LB	Old Elm, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Refused

Single storey rear extension
(No objections.)

<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	Awaiting decision

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	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.)

b) Applications to be Dealt with at this Meeting:

*b.1) To Retrospectively Agree the Comments on the Following Planning Applications:
Not asked officially:*

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

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.

Application No.
UTT/25/2590/FUL

Site and Development
The Hop Poles, Bedlars Green,
Great Hallingbury, Essex, CM22 7TP

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.

Application No.
UTT/25/2634/LB

Site and Development
The Hop Poles, Bedlars Green, Great Hallingbury,
Bishop's Stortford, CM22 7TP

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.

Application No.
UTT/25/1542/FUL
(Re-consultation)

Site and Development
London Stansted Airport Bassingbourn Road Stansted

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

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

Application No.
UTT/25/2591/FUL

Site and Development
Land Adjacent 10 Start Hill,
Great Hallingbury, Hertfordshire

Erection of 5no. dwelling houses

Application No.
UTT/25/2795/HHF

Site and Development
Street Barn, The Street, Great Hallingbury,
Essex, CM22 7TR

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

Application No.
UTT/25/2796/LB

Site and Development
Street Barn, The Street, Great Hallingbury,
Essex, CM22 7TR

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

Application No.
UTT/25/2842/FUL

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

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.

Application No.
UTT/25/2747/HHF

Site and Development
Wallwood, Woodside Green, Great Hallingbury,
Essex, CM22 7UW

Demolition of existing outbuilding and erection of replacement outbuilding

Application No.
UTT/25/2748/LB

Site and Development
Wallwood, Woodside Green, Great Hallingbury,
Essex, CM22 7UW

Demolition of existing outbuilding

c) Late Planning Matters

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

d) Enforcement notifications

To receive planning enforcement investigation notifications INV/25/0166/C 2x, INV/25/0175/B and INV/25/0186/C.

Circulated on various dates.

e) Appeals

e.1) Appeal Notifications

To receive appeal notifications APP/C1570/C/25/3373263 2x ; APP/C1570/C/25/3373265 and UTT/25/1232/AV 2x; APP/C1570/W/25/3374304 - UTT/25/2108/OP.

Circulated on various dates.

25/105. MEMBERS' REPORTS

To receive Members' reports and representations.

25/106. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

25/107. NEXT MEETING

The next meeting of the Parish Council will be held on 05 January 2026 in the Village Hall starting at 20.00.