

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

03 September 2024

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 09 September 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

24/061. APOLOGIES FOR ABSENCE

To receive apologies for absence.

24/062. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

24/063. 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.

24/064. MINUTES OF PREVIOUS MEETING



To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 15 July 2024. Copy attached.

24/065. MATTERS ARISING FROM PREVIOUS MEETING

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

24/066. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 24/067. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 24/068. HIGHWAYS MATTERS**
Update
To receive an update on reported matters.
- 24/069. AIRPORT**
To receive an update.
- 24/070. LOCAL PLAN**
a) 'TPLPG' working group
To receive report from Cllr Neil Jackson.
b) UDC
To receive an update.
Email circulated 08.08.2024.
- 24/071. HALLINGBURYS' SPEEDWATCH GROUP**
To receive update from Cllr Mark Coletta.
- 24/072. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 24/073. VILLAGE HALL**
a) Update
To receive report from Cllr Alan Pinnock.
b) Christmas Lights Celebration
To determine the date for the Christmas Lights Celebration.
- 24/074. NEIGHBOURHOOD PLAN**
To receive an update from Cllr Val Waring.
- 24/075. GREAT HALLINGBURY COMMUNITY WEBSITE**
To receive a report from Cllr Val Waring.
- 24/076. NOTICEBOARDS**
To receive an update from Mark Coletta.
- 24/077. SURVEY**
a) Community Safety Survey
To consider responding to the NALC Community Safety Survey.
Deadline: 20.09.2024.
Circulated 29.07.2024 & 03.09.2024
- 24/078. CONSULTATIONS**
a) Public consultation Essex Transport Strategy
To consider responding to the Essex Transport Strategy Consultation.
Closing date: 22.09.2024.
Circulated 03.09.2024
b) Uttlesford District Council's Local Plan Regulation 19
To consider responding to Uttlesford District Council's Local Plan Regulation 19. Deadline 14.10.2024 17.00.

24/079. LITTER PICK

To receive an update.

24/080. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

To receive an update.

**24/081. MAKING THE FLITCHWAY RAILWAY BRIDGE A COMMUNITY ASSET
(Cllr Mark Coletta)**

To consider making the Fritchway Railway bridge a community asset.

24/082. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Police, Fire and Crime Bulletins; Announcements: Community Initiative Fund (CIF); AGM 2024 Business Documents;
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 24 July 2024
22.07.2024
- Essex Police Rural Engagement Team – July and August 2024 newsletters.
Circulated on various dates.
- Uttlesford District Council, District Councillor - Local Plan: All-Member Briefing.
Circulated 21.07.2024
- Uttlesford District Council, Planning Policy Team - Regulation 19 Parish Consultation Events.
Circulated 21.07.2024
- Uttlesford District Council; Police, Fire and Crime Commissioner for Essex, Safer Streets Project Lead - Community Safety Development Fund.
Circulated 01.08.2024
- Uttlesford District Council, Democratic Services – link for the Agenda for Planning Committee 21.08.2024.
Circulated 14.08.2024
- Uttlesford District Council, Democratic Services Officer - UDC Parish Council Standards Training.
Circulated 15.08.2024
- Uttlesford District Council, Local Plans Team - Parish Events Information.
Circulated 03.09.2024
- Uttlesford District Council, District Councillor - Safety Panel event information.
Circulated 03.09.2024
- Lithium Battery Campaign updates Nos.: 4 and 5.
Circulated on various days
- Essex County Council, County Member - Highways Highlights Bulletin June 2024; An Update on the Local Plan; PROWs;

Reporting issues to Essex Highways online; Local Plan Consultation Extension.

Circulated on various dates.

- Uttlesford District Council, District Councillor - An Update on the Local Plan; Safety Panel information.

Circulated 04.08.2024

- CPRE – Campaign update.

Circulated 13.08.2024

- Stansted Airport, Community Engagement Team - Stansted Airport Community Flyer - Summer 2024 edition.

Circulated 14.08.2024

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 09 September 2024.

24/083. FINANCE

a) Payments

The following payments have been made during the period 01 June 2024 to 01 July 2024:

	£
CPRE – Membership 2024/2025	50.00
EALC – Chairman’s Days Course	360.00
Clerk - net salary & expenses June 2024	507.64
HMRC – Tax June 2024	108.40

b) Income

None for this period.

c) Balances

Treasurers Account (Lloyds)	£21,730.78
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) Road Grit Salt Bin

To approve £50.00 for second hand road grit salt bin.

f.2) Book

To approve £39.95 + VAT for Town and Parish Councils VAT Guide.

f.3) Approvals

To approve payments.

g) Pension

To receive update on pension arrangements for the clerk.

h) Bank

To discuss online banking.

i) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 09 September 2024.

24/084. 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	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

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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>
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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/23/2840/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	Approved

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/24/0557/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,	Awaiting

Great Hallingbury, Essex, CM22 7TP 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	Awaiting decision

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/24/1569/HHF	Old Tithe Hall, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TF	Approved

Construct a conservatory over existing first floor terrace

(No objections as long as it's not denying light and privacy to the neighbouring property.)

<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	Awaiting decision

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.)

b) Applications to be Dealt with at this Meeting:

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

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.

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

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 09 September 2024.

d) Enforcement

To receive planning enforcement investigation notification INV/24/0161/C.

Circulated 03.09.2024

e) Appeal

Appeal Notification

To receive appeal notification APP/C1570/W/24/3345364 - UTT/24/0585/FUL.

Circulated 29.07.2024

f) Address

Existing Address Letter

To receive existing address letter 23/00113/NEWNUM - Land East of White Cottage, Start Hill.

Circulated 03.09.2024

24/085. MEMBERS' REPORTS

To receive Members' reports and representations.

24/086. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

24/087. NEXT MEETING

The next meeting of the Parish Council will be held on 04 November 2024 in the Village Hall starting at 20.00.