

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 03 NOVEMBER 2025, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow (25/087), Mark Coletta, Neil Jackson, Andrew Noble
and Alan Pinnock.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllrs Geof Driscoll
Essex County Council (ECC) Cllr Susan Barker

25/082. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Val Waring and were accepted.

25/083. DECLARATIONS OF INTEREST

None.

25/084. PUBLIC PARTICIPATION

None present.

25/085. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 08 September 2025 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

25/086. MATTERS ARISING FROM PREVIOUS MEETING

None.

25/087. CHAIRMAN'S COMMUNICATIONS

20.02 – Cllr David Barlow arrived

Chairman, Cllr Alan Townsend reported that he met with MP in Hatfield Broad Oak; he attended EALC AGM, did the litter pick, met with Head of Pastoral and Wellbeing at Howe Green House School where he discussed possibility of children creating road signs based on the 30mph speed limit in the village, he was asked to speak at the assembly and possibility of year 6 children to potentially use the speeding gun outside school entrance; attended Parish Councils Working Together forum; Poppy Appeal event at Christine Coultrup; he chaired UALC AGM which was not quorate; clearing the churchyard along with Cllr Neil Jackson; checking defibrillator weekly and meeting with clerk weekly.

25/088. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

ECC Cllr Susan Barker reported that she attended Poppy Appeal event at Christine Coultrup; reported pothole at Pantiles and will look into reported drainage down The Street.

UDC Cllr Geof Driscoll conveyed apologies from Cllr Neil Reeve.

Government local reorganisation: in the last two months UDC put the case for local reorganisation details on their website. Four presentations plus an explanation are available.

20.18 ECC Cllr Susan Barker left the meeting

UDC Cllr Geof Driscoll also reported that surgery will still be two hours long but there will be some changes.

20.20 UDC Cllr Geof Driscoll left the meeting

25/089. HIGHWAYS MATTERS

Drain cover dealt with in item 25/088 Reports from District and County Councillors.

25/090. HALLINGBURYS' SPEED WATCH GROUP

Unfortunately the group was inactive.

25/091. NEIGHBOURHOOD WATCH

Cllr Mark Coletta reported that the crime report format has changed and that the meeting for our area was held in Takeley.

25/092. VILLAGE HALL

Cllr Alan Pinnock reported that the hearing loop is now available in the village hall.

25/093. NOTICEBOARD

Cllr Mark Coletta reported that planning permission for installing the noticeboard on Stane Street (footpath 45) had been granted. He agreed to provide details as to what kind of noticeboard at the next meeting.

25/094. LITTER PICK

Cllr Mark Bloomfield not present to give a report. Those who attended agreed that there was a lot of rubbish. The Cllrs agreed that more robust signs for litter pick should be obtained in the future.

25/095. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

Correspondence with Royal Mail and MP's Office was received. Royal Mail declared that they 'have been unable to identify a suitable location for installing a replacement post box'. The Council agreed this is not acceptable.

Cllr Neil Jackson provided information as to where the post box used to be with photos all of which were emailed to MP's Office.

25/096. FLITCH WAY BENCH

Installation of the bench is on the park rangers work schedule.

25/097. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

The Chairman Cllr Alan Townsend is arranging the date to meet at the site with the company that is offering that service and will hopefully receive the quote soon.

25/098. CHRISTMAS LIGHTS SWITCH ON

The preparations are underway.

25/099. ESSEX COUNTY COUNCIL LOVE YOUR BUS INITIATIVE

The Council discussed possibilities and concluded that there are no issues other than buses being punctual and actually running.

25/100. UDC LOCAL PLAN MODIFICATIONS

a) Comments

It was retrospectively agreed to send to UDC the Great Hallingbury Parish Council comments with regards to the new local plan modifications.

b) Authorisation

It was agreed to retrospectively authorise Cllr Mark Coletta to submit to UDC the Great Hallingbury Parish Council comments with regards to the new local plan modifications.

25/101. GOVERNANCE

a) Standing Orders

Standing Orders were reviewed and 2025 changes were adopted.

b) IT POLICY

IT policy was adopted.

25/102. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; New Hubs & Training Calendar November - March 2026; EALC Training e-bulletin- October courses 2025.
- NALC – Chief Executive’s bulletin; newsletter.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- 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.
- Uttlesford District Council, Strategic Director Planning and Building Control - Notification of Planning Committee 17.09.2025.
- Uttlesford District Council, Chief Executive - Local Government Reorganisation update.

- 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.
 - RCCE, Community Engagement Team - newsletter from the Community Engagement Team.
 - RCCE, Project Officer – Affordable housing to keep your rural villages thriving: how RCCE can support your Parish.
 - UALC – Newsletter.
 - RCCE, Administrator – Wild Essex Imaginarium event.
 - 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.
 - United Infrastructure, Assistant Planner - Community engagement - Installation of Base Station Upgrades at Great Hallingbury – CTIL.
 - Ron Bailey - Webinar and Electrical Safety Fund information; Lord Foster's webinar.
- Circulated on various days.
- RCCE, Community Engagement Officer - Water literacy training.
 - Uttlesford Association of Local Councils, Secretary - AGM 29.10.2025.
 - UDC, Climate Change Project Officer - Zero Carbon Communities grant launch - Round 4.
 - Pigeon, Senior Communications Manager - Land North of Taylors Farm, Takeley Street.
 - Uttlesford District Council, Climate Change Team - Uttlesford's Waste Journey.
 - Luminate - Proposals for Beldams Lane, Bishop's Stortford.
 - Uttlesford District Council, Community Safety Officer – information regarding VAS signs.
 - Healthwatch Essex, Project Officer - Community Pharmacy Survey.
- All received and noted.

b) Late Correspondence

- Uttlesford District Council – link for minutes for Planning Committee 22 October 2025.
 - Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Love Your Bus Grant launching 01.11.2025.
 - EALC - newsletters and services survey.
 - Your Harlow, Publisher and Editor – email re articles.
 - UALC - Reconvened AGM 2025: 24.11.2025, 7p.m. via Zoom.
 - UDC, Climate Change, Project Officer - Uttlesford's Waste Journey free event.
- All received and noted.

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

Received and agreed.

b) Income

UDC – precept £8,000.00
Received and agreed.

c) Balances

Treasurers Account (Lloyds) £24,271.24
Community Account (Barclays) £0.00
Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

The payments were approved and signed by the Chairman.

g) Payroll & Pension

The clerk reported that Lloyds bank confirmed DD can be arranged so she proceed with the payroll admin. Unfortunately, the chosen Peacock management decided not to accept new customers so DCK Payroll Solutions was contacted and all relevant papers have been signed and sent. Hopefully November salary will be made by them.

h) Budget 2026 / 2027

The budget for 2026 / 2027 was discussed and agreed.

i) Precept

The precept for 2026 / 2027 was discussed and it was proposed to raise it for £1,500.00 which was agreed in principle.

j) Bank

The Council discussed online banking. It was agreed for clerk to investigate as soon as practicable and report back.

k) Late Financial Matters

The Council discussed grants & donations and decided which organisations would receive support this year.

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>
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/25/2116/HHF	Fairview, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Approved

Alterations and single storey rear extension

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2108/OP	Land at Howletts, The Street, Great Hallingbury, Hertfordshire	Unknown

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,	Approved

Great Hallingbury, Bishop's Stortford,
Hertfordshire, CM22 7DG

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.)

All received and noted.

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.

No comments to send to UDC.

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.

No objections.

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.

No objections.

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

No additional comments to send to UDC.

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

For information: the land falls within the Public Safety Zones Policy AIR7 and the policy AIR6 Strategic Landscape Areas.

Application No.

Site and Development

UTT/25/2795/HHF

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

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

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

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

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

Demolition of existing outbuilding

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

c) Late Planning Matters

Application No.
UTT/25/2877/DFO

Site and Development
Alpenrose, Bedlars Green, Great Hallingbury
Bishop's Stortford, CM22 7TP

Details following outline application UTT/25/1332/OP
for demolition of existing dwelling and erection of 4 no.
dwellings - details of layout, access and landscape

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.
- The Council also request that all development vehicles must take place within the site boundary and must not park outside the development area. Work must only take place from 8 am to 5 pm and not weekends because it is a residential area.

Not asked officially:

As the planning application below affects Great Hallingbury the Council agreed to send comments to UDC.

Application No.
UTT/25/2786/OP

Site and Development
Land North of Taylors Farm, The Street, Takeley

Outline application with all matters reserved except access for commercial development of mixed employment including offices and/or industrial processes and/or general industrial and/or storage and distribution (Use Classes E(g)(i) and/or E(g)(iii) and/or B2 and/or B8 with any ancillary office floorspace) and/or a Mobility and Amenity Hub comprising retail food/beverage use (Use Class E(b)) and/or office (Use Class E(g)(i)) and/or a public transport interchange (Sui Generis), and access works, strategic landscaping, infrastructure and other associated works

Great Hallingbury Parish Council stands firmly by its objections on 06 February 2025 as part of the Scoping Opinion of this planning application and previous comments to screening Opinion UTT/24/2682/SCO. Please read Great Hallingbury Parish Council's Scoping and Screening Opinion comments under this application or UTT/25/0125/SO and UTT/24/2682/SCO

As part of this planning application, we see no evidence that our concerns have been addressed.

Adding to the concerns of our scoping and screening opinion comments:

Statement of Community Involvement - To be clear Great Hallingbury (GH) Council's consultation on this planning application was a 3 minute slot at our Parish Council meeting during public participation. We do not welcome the comments in the Statement of Community Involvement nor do we see 3 minutes as a fair engagement with the local community.

7• EIA Vol 1 12, Cultural Heritage and Archaeology and EIA App G Built Heritage Statement. There are only 5 Listed Assets that have been factored into this application's heritage statement and we would ask why that is? (Cultural Heritage Baseline 12.3.6) Just 5 out of 29 Listed Assets that surround this site! One of these 5 Assets is owned by the developer. • Two of the closest Listed Assets (Thatched Cottage and Gt Hallingbury End) are not mentioned, and with the use of cutting off (important information omitted) and pixelated maps to add to the confusion (Built Heritage Statement Figures 1-11) .

It is our contention that because of these inaccuracies the entire validity of this heritage report is highly questionable. It is not just the visual impact and countryside setting that this development will destroy. The consultant experts themselves admit to an Urbanisation of the area Quote EIA Built Heritage Statement page 28, 5.14 "The Site is not considered to contribute to the significance of the remaining five Listed Buildings assessed in Chapter 4. However, the proposed development will likely introduce urbanising characters and appearances within the settings of these Listed Buildings and others located on The Street.

Given the potential size and appearance of the buildings, these changes will likely relate to visual impacts, but there will be audible, and light-spill impacts from the operation of the warehouses".

Some of our Listed Assets are less than 3m from the B1256, with no sound insulation or double glazing and circa 400+yr old fragile timber frame construction, promising to be bombarded with 24/7 heavy HGV haulage meters from their curtilage. (Just look at the scale of this site to see the logistics required to support it) EIA Vol 14 fig 4.6 Landscape Master Plan With this current plan and access arrangement (with a right turn only onto the B1256) GH residents and heritage are under immense threat and will be taking the full brunt of traffic flow, density and capacity. Huge articulated lorries, delivery vans as well as commuter traffic on the B1256 as well as the usual traffic that uses the village as a rat run.

How will traffic get to this site when the M11 or A120 are blocked? Forcibly through our small and pathless local roads. This area is already impacted from being on the Southern approach at Stansted Airport, the soon to be redeveloped Stansted Distribution Centre UTT/25/0812/FUL less than 800m away, and the B1256 being the main artery in and out of Takeley. This is why it is imperative that this development must NOT be connected to the B1256 in anyway! All traffic must be routed to this development from the A120 Bassingbourne interchange, or Planning must be refused on these grounds. This is to minimise the impacts on our village, the wellbeing of the local residents and the threat to our heritage assets. Utilising this route the developer gets what they want and can operate with minimal detriment to our community and serve with greater efficiency. Traffic will be alleviated on the M11 JCN 8 round about and the B1256.

- Our Neighbours in Takeley will take the visual brunt of this colossal development and Great Hallingbury will get the disruption to our daily lives and heritage detriment.

- EIA Built Heritage Statement Page 22, 4.55 As stated in this Heritage statement the Listed Assets of Thremhall Priory (owned by this developer) which is adjacent to this site is indeed a commercially run business park. But the differences between the two sites are that Thremhall Priory has kept its C18 character and is not in the same classification is this proposed huge scale development.

- GHPC would also like to point out that there is questionable limited distances between yellow hatched boxes on the M11 JCN 8 roundabout. Long HGVs of the capacity and frequency scoped here could back up and overhang around this roundabout adding to yet more congestion and accidents. Remembering that this roundabout already has a Motorway services upon it, there will also be considerably more HGVs for Stansted Distribution Centre (mentioned above). This is yet another reason this development must access only via the A120.

- We have concerns to the increased levels of Nitrogen Oxide that threatens not only the health of residents but also the SSSI rating of Hatfield Forest. The National Trust and Natural England are reporting a worrying decline of protected habitats from exceeding pollution levels in Hatfield Forest. Dangerous levels today that will definitely increase with the expansion of Stansted Airport and the Distribution Centre. This proposed site is Grade 2 (Excellent-V Good) farmland, that is proposed to be concreted over with a mix of polluting vehicles operating here. Please see UTT/25/0125/SO and UTT/24/2682/SCO for the response from Natural England. We must also point out that this site is within the UDC Local Plan 2005 Countryside Protection Zone. This policy is still current until the new 2026-2041 UDC local plan comes into force. Yet to be determined!

We remain forever hopeful that someone will listen to our critical concerns about development of this nature and scale at “Land North of Taylors Farm” So far not one concern has been addressed, this is most certain why there has been a lack of response quoted in the Statement of Community Involvement. Our residents voices are not being heard.

d) Enforcement notifications

Enforcement investigation notifications INV/25/0166/C 2x, INV/25/0175/B and INV/25/0186/C were received and noted.

e) Appeals

e.1) Appeal Notifications

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 were received and noted.

25/105. MEMBERS' REPORTS

None.

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

None.

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.

The meeting ended at 21.33

Signed.....
(Chairman)

Date.....

Draft