

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 10 JANUARY 2022, BEGINNING AT
7.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow (22/103), Mark Bloomfield, Neil Jackson and Alan Pinnock.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council Cllr Geof Driscoll (22/117)
1 Member of the public (22/118)

22/101. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Kaylash Juggurnauth and Andrew Noble; Uttlesford District Council Cllr Neil Reeve; Essex County Cllr Susan Barker. All accepted.

22/102. DECLARATIONS OF INTEREST

None.

22/103. PUBLIC PARTICIPATION

None present at 19.04. Agreed to be discussed when member of the public arrives.

19.05 – Cllr David Barlow arrived

22/104. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 1 November 2021 were approved as a correct record of the proceedings and were signed by the Chairman.

22/105. MATTERS ARISING FROM PREVIOUS MEETING

None.

22/106. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that:

- He spoke to community speedwatch co-ordinator
- He attended EALC Executive Committee meeting, CIF Panel meeting, two USAG meetings.
- He attended Christmas Lights Celebration in Little Hallingbury
- He was Father Christmas in Little Hallingbury Nursery
- He meets with clerk via Zoom every Monday

22/107. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council Cllr Geof Driscoll reported:

- UDC have new leader who is the first female leader.
- Surgeries in Great Hallingbury village hall are continuing in 2022, first being 11 January 2022 from 14.00 to 16.00.
- Local Plan is progressing, new consultation planned for March or April 2022.
- He apologised as he would have to leave early.

22/108. HIGHWAYS MATTERS

Agreed to ask ECC Cllrs Susan Barker to address issues on Church Road: flooding nr. Captains, flooding and not properly addressed pothole at Pantiles corner, deep drain (like it's in a pothole) - near the village hall and Woodside Green: both gates; according to her email re long standing Highways issues.

22/109. AIRPORT

Nothing new.

22/110. LOCAL PLAN

a) 'USAG' working group

Three parishes remain to continue working together. Meeting will be held soon to discuss the way forward.

Great Hallingbury Parish Council not prepared to commit any further financial support.

b) UDC

Covered in 22/107.

22/111. HALLINGBURYS' SPEEDWATCH GROUP

There is not enough volunteers to meet and do speedwatch. Two residents inquired about joining but there was no further communication.

22/112. NEIGHBOURHOOD WATCH

Cllr Jules Baldwin not present to report.

22/113. WOODSIDE GREEN ROAD

District Cllr Geof Driscoll agreed to ask about recount of the houses near the Howe Green School at the next Highways Panel meeting.

22/114. TILEKILN GREEN

Reply from Thames Water was received advising that the matter is now closed. Any incidents should be reported again when they happen.

22/115. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK

The application for CIF grant was withdrawn as it was unclear whether this could be delivered within the timeframe required for the grant to be spent. This enables the Council to re-apply when ready.

Cllr Mark Bloomfield advised he will ask UDC planning department whether planning permission is needed.

22/116. DISTRICT FLOOD RISK ASSESSMENT

The data re District Flood Risk Assessment received by email was received and reviewed. No new data to add.

22/117. CORRESPONDENCE**a) Received Correspondence:**

- EALC – E Bulletins; Police bulletins; Courses, Essex Honours for Exceptional Citizenship, Climate Crisis Conference January 2022, Training Calendar 2022, Highways Highlights December edition.
- NALC – Newsletters; Chief Executive’s bulletins.
- Stansted Airport Watch (SAW) - press release 6 November 2021, SAW, Parish & Town Council liaison Meeting 2nd December 2021,
- ECC, Cllr Susan Barker - Highways Highlights Bulletin - October 2021 issue.
- Cllr Susan Barker, Member CC - New VAS application Process.
- Thank you letters – Village Hall Committee, Accuro, Essex Air Ambulance, SAW (SSE).

All received and noted.

b) Late Correspondence

None.

19.34 – Cllr Geof Driscoll left

22/118. FINANCE**a) Payments**

The following payments had been made during the period 14 October 2021 to 12 November 2021:

	£
SSE – Donation 2021 (POW)	250.00
PKF Littlejohn LLP – external audit	240.00
Great Hallingbury Highlights – Autumn 2021 edition	500.00
Clerk – net salary and expenses October 2021	453.49
HMRC – Tax \october 2021	81.20
Hertfordshire County Council – stationery	40.97

The following payments had been made during the period 13 November 2021 to 13 December 2021:

	£
Accuro – donation 2021	200.00
Essex Air Ambulance – donation 2021	200.00
Great Hallingbury Village Hall – grant 2021	1,000.00
Uttlesford Community Travel – donation 2021	150.00
Clerk - net salary & expenses November 2021	388.32

HMRC – Tax November 2021 81.00
All received and agreed.

b) Income

Bank interest – Business Premium Account £0.22
Received and agreed.

c) Balances on 13 December 2021

Community Acc. £11,700.05
Reserve Acc. (Business Premium Acc.) £8,988.83
Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Approvals

The payments were approved and signed by the Chairman.

f) Budget Update

Received and noted.

g) Bank Arrangements

The clerk advised that she called the Lloyds Bank to open additional account but that was still not possible. They said to try in January 2022. To be checked and when possible proceed opening an additional account as agreed.

h) Pension

Nothing new to report.

19.44 – Member of the public arrived

i) Budget 2022/2023

Budget for 2022/2023 was reviewed and agreed.

j) Precept 2022/2023

The Council carefully considered whether to raise the precept for the next year. It is possible that the Council will have to raise it next year(s), depending on project they want to deliver.

It was agreed unanimously to raise precept this year for 3.2% as per August 2021 inflation to keep the same value. The agreed precept for 2022/2023 is £15,480.00.

Item **22/103. Public Participation** was agreed to discuss.

The member of the public raised few issues for Parish Council to consider when submitting comments for planning application UTT/21/3777/OP Thremhall Priors Farm: huge inconsistencies on the plan – two buildings that are listed buildings are not mentioned; noise assessment done in July 2021 at specific times for 15 minutes at a time; one plan shows moat, the other does not; possibility to be turned into commercial later on.

The Council agreed move item **22/119.Planning b) Late Planning Matters** to be discussed at this point.

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/3777/OP	Thremhall Priory Farm, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TD

Outline application with all matters reserved except access for the removal of existing dwelling and outbuildings and erection of residential development of up to 18 no. dwellings.

The Council strongly object because of the following:
According to the Local Plan 2005 as to 'Where will development take place': Airport in the countryside: 'The priority within this zone is to maintain a local belt of countryside around the airport that will not be eroded by coalescing developments.' The site is in the Countryside Protected Zone but could result in more similar developments which would then 'promote coalescence between the airport and existing development in the surrounding countryside' (policy S8).
An archaeological survey must be done as this is a historical site with listed buildings (policy ENV4).
A thorough noise survey should be conducted (24 hours for a period of time) because of its proximity to the airport (policy ENV10).
The proposal notification is not accessible to the public at all times.
The nature survey needs to be validated for marshland habitat (policy ENV8).

22/119. 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/21/2755/OP	Cannons Yard, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UZ	Awaiting decision

Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development

(No objections as such, but all the trees should be kept.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2964/HHF	Leistbury, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TL	Refused

Proposed two storey side extension and related alterations

(Objections: It is not in keeping with the current property and the neighbouring properties.

The street view if this were to be given the green light, would spoil the rural character of this stretch of residential housing in Great Hallingbury. We appreciate that no 2 residential properties are exactly the same along this stretch of road, but they all follow a very similar vein of design and style.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2971/PIP	Yew Tree Farmhouse, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TQ	Refused

Application for permission in principle for 5 no. dwellings

(Objections: To tear down a beautiful building and replace it with 5 modern alternatives is sacrilege. This is one of the worst and most congested parts of Tilekiln Road, with the hotel opposite, (its patrons never knowing where they are supposed to access the car park, currently inviting some of the worse seen near misses ever).

The access to already narrow, congested stretch of road is on a blind bend and directly under flight path for final approach into Stansted Airport. This stretch of road is the scene of many minor accidents and near misses. The increasing traffic would just invite more incidents.

There are too many plots of building land becoming available for new homes in Great Hallingbury and road infrastructure cannot sustain all these new builds. Before taking into consideration applications for new homes the suitability of the road and the lack of pavement as well as public amenities should be taken in account.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/3121/HHF	83 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	Awaiting decision
UTT/21/3122/LB		

Proposed demolition of existing conservatory and boiler room. Re-building of boiler room and erection of rear extension, re-thatching and insulating roof void.

Reconfiguring internal rooms and joinery alterations.

Garage conversion into part store, part accommodation to include 2 no. roof lights. Replacement of existing roof light and addition of new extract fans.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/3173/HHF	90 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	Approved

Removal of existing shed and erection of single storey outbuilding to be used as a gym

(No objections if it remains gym and is not redeveloped later.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/21/3339/FUL	<u>Site and Development</u> Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG
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Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.

No objections.

<u>Application No.</u> UTT/21/3483/FUL	<u>Site and Development</u> Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG
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Realignment of internal residential and agricultural access within Lodge Farm

No objections.

<u>Application No.</u> UTT/21/3463/FUL	<u>Site and Development</u> Rear of The Street Barn, The Street, Great Hallingbury, Bishop's Stortford, Hertfordshire
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Erection of 1 non. dwelling on the site of a disused manege

Objections: The original permission was for a manege and now the planning application is for change of use as a dwelling.

<u>Application No.</u> UTT/21/3723/HHF	<u>Site and Development</u> Leistbury, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TL
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Two storey side extension and related alterations

Objections: It is not in keeping with the current property and the neighbouring properties.

The street view if this were to be given the green light, would spoil the rural character of this stretch of residential housing in Great Hallingbury. We appreciate that no 2 residential properties are exactly the same along this stretch of road, but they all follow a very similar vein of design and style.

c) Appeals

To receive Planning Appeal Decision UTT/20/1098/FUL -APP/C1570/W/21/3268990.
Circulated: 02.11.2021

d) Late Planning Matters

<u>Application No.</u> UTT/21/3777/OP	<u>Site and Development</u> Thremhall Priory Farm, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TD
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Outline application with all matters reserved except access for the removal of existing dwelling and

outbuildings and erection of residential development of up to 18 no. dwellings.

For comments see below item 22/118.Finance j) Precept 2022/2023.

22/120. MEMBERS' REPORTS

Cllr David Barlow – the pond at Bedlars Green had risen again

Cllr Mark Bloomfield – asked if the dog waste bins can be installed next to the post box at Bedlars Green. Clerk agreed to write to UDC and advised not to have high hopes.

22/121. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

22/122. NEXT MEETING

The next Parish Council meeting is scheduled to be held on 7 March 2022 at 19.00 in the Village Hall. The venue can change so please check the website closer to the time. Members of the public who wish to attend should contact the Clerk in order to obtain instructions on how to attend the meeting.

The meeting ended at 20.35

Signed.....
(Chairman)

Date.....