

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON MONDAY 9 JANUARY 2023, BEGINNING AT  
8.00 p. m., IN THE VILLAGE HALL**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs David Barlow (from 23/101), Mark Bloomfield, Neil Jackson, Andrew Noble and Alan Pinnock.

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
Essex County Council Cllr Susan Barker (from 23/105 to 23/109);  
Uttlesford District Council Cllr Geof Driscoll

The clerk apologized for not putting the discussion regarding The Manor Hotel on the agenda, as agreed at the last meeting. The Council agreed to discuss this under item 23/99 Matters arising from Previous Meeting.

**23/95. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr David Barlow – he will try to come, Kaylash Juggurnauth and Uttlesford District Council Cllr Neil Reeve.  
All accepted.

**23/96. DECLARATIONS OF INTEREST**

Cllr Neil Jackson declared a personal and prejudicial interest in planning application UTT/22/3472/HHF because of being a neighbour.

**23/97. PUBLIC PARTICIPATION**

None present.

**23/98. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 7 November 2022 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

**23/99. MATTERS ARISING FROM PREVIOUS MEETING**

Responses to our letter from Home Secretary office and MP Kemi Badenoch regarding current use of the Manor Hotel were received. The Council appreciate the response however, the delayed response was unsatisfactory.

**23/100. CHAIRMAN'S COMMUNICATIONS**

Chairman, Cllr Alan Townsend reported that he attended road safety meeting organised by Cllr Geof Driscoll, EALC Executive Committee meeting, he met with the new UALC secretary, he also attended Christmas lights switching on in Little and Great Hallingbury and visited Little Hallingbury Playgroup as Father Christmas. He also met with clerk over Zoom and checked defibrillator weekly.

**23/101. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Cllr Geof Driscoll reported:

- Devolution – Essex County Council intends to send a letter to Government asking to be included in devolution. UDC to have meeting regarding this
- Social Housing – it was overcharged by mistake and corrections were made
- Planning – special Planning Committee meeting will be held re planning application UTT/22/0267/FUL – it is still possible to send in additional comments despite expired deadline

20.12 Cllr David Barlow arrived

**23/102. HIGHWAYS MATTERS**

**a) Update**

No update.

**b) Woodside Green Road**

Cllr Driscoll will give an update after the next Highways Panel meeting.

**c) Sign 'low bridge ahead'**

It is in the system; no further update.

**d) 20's Plenty Campaign**

There is no school at the main road through the village therefore Council will not take any action currently.

**e) Highways Rangers**

The communication from UDC re Highways Rangers following withdrawal of ECC funding was received and noted.

**23/103. AIRPORT**

No update.

**23/104. LOCAL PLAN**

**a) 'TPLPG' working group**

Nothing to report.

**b) UDC**

*b.1) Update*

No update.

*b.2) Uttlesford Parish & Town Council Survey – Services and Facilities*

The Council agreed to not respond to a non-statutory consultation re settlements in the village. It was advised that our input was given when we were officially asked to assess proposed sites within the village.

**23/105. HALLINGBURYS' SPEEDWATCH GROUP**

Cllr Alan Townsend reported that he spoke to officer at the Road safety meeting and that PCSO visited the village and carried out speed check after that.

20.22 – Cllr Susan Barker arrived

**23/106. NEIGHBOURHOOD WATCH**

Cllr Jules Baldwin was not present to give a report.

**23/107. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**

Nothing to report.

**23/108. ASSETS OF COMMUNITY VALUE**

The Council agreed to nominate The Hop Poles public house. Clerk and Cllr Alan Townsend to fill in the form.

Chairman proposed to continue item 23/101 as Cllr Susan Barker arrived at the meeting. All agreed with the proposal.

Cllr Susan Barker asked for a list of outstanding Highways issues – the Council pointed out that the flooding nr Captains is still not repaired. She advised that to vote an ID would need to be presented.

20.32 – Cllr Susan Barker apologized and left

**23/109. DRAFT WATER RESOURCES MANAGEMENT PLAN (WRMP)**

The Council agreed to not respond to the draft WRMP consultation launched by Affinity Water.

**23/110. CODE OF CONDUCT**

It was pointed out that the training for new Code of Conduct should be provided for free to the Councillors by District Council. To be discussed further after elections.

**23/111. CORRESPONDENCE**

**a) Received Correspondence:**

- EALC – E Bulletins; Police, Fire and Crime Bulletins; New Briefings for 2023 - Election Briefings January & February 2023; EALC Announcement- Annual Elections 2022; Election Briefings 2023; EALC Announcement- New Staff Member; Launch of the EALC Training Calendar 2023; EALC Legal Bulletin- December 2022.
- NALC – Newsletters; Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Essex Police Rural Engagement Team – November and December 2022 newsletter.

- Affinity Water - Water resources update.  
Circulated 17.11.2022
  - Uttlesford District Council, Democratic Services Officer - Minutes from the Local Council Liaison Forum - Monday 7th November 2022.
  - Essex County Council, Integrated Passenger Transport Unit - Engagement Sessions.
  - Uttlesford District Council, Solicitor - S45 Local Government (Miscellaneous Provisions) Act 1976.
  - Uttlesford District Council, Democratic Services Officer - New Model Code of Conduct.
  - St Giles' Great Hallingbury PCC, Secretary – Updates and thanks from St Giles' Church.
  - Affinity Water Limited - Water Resources update.
  - Thank you letters for grants – SAW, Village Hall Committee, Uttlesford Community Travel and Accuro.
- All received and noted.

**b) Late Correspondence**

None.

**23/112. FINANCE**

**a) Payments**

The following payments had been made during the period 14 October 2022 to 11 November 2022:

	£
Broad Oak Consultants Ltd – software subscription	63.04
Clerk - net salary & expenses October 2022	470.39
HMRC – Tax October 2022	86.00

The following payments had been made during the period 12 November 2022 to 13 December 2022:

	£
UALC – membership 2022/2023	10.00
Clerk - net salary & expenses November 2022	613.33
HMRC – Tax November 2022	139.60
Uttlesford Community Travel – donation 2022	150.00
Accuro – donation 2022	100.00
Essex Air Ambulance – donation 2022	300.00
SAW – donation 2022	250.00
Great Hallingbury Village Hall – donation 2022	1,100.00

All received and agreed.

**b) Income**

Bank – interest	£5.01
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Received and agreed.

**c) Balances on 13 December 2022**

Community Acc.	£14,253.95
Reserve Acc. (Business Premium Acc.)	£8,997.51

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 agreed.

**g) Bank Arrangements**

No update.

**h) Pension**

In progress.

**i) Precept 2023/2024**

The Council considered whether to increase the precept but agreed not to do so this year. The precept for 2023/2024 was agreed at £15,480.00.

**j) Late Financial Matters**

None.

**23/113. 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/22/0434/OP	Land North of Stansted Airport	Awaiting decision
	Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting foodretail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f) and associated access/highway works, substation, strategic landscaping and cycle route with matters of layout, scale, appearance and other landscaping reserved	

(No objections as such, but it should be looked into improving the access of the north side.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0267/FUL	Land at Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TA	Awaiting decision

Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

(The Council strongly object to the above planning application for the following reasons:

The current infrastructure could not support the increased traffic this development would bring. The junction at Start Hill with the B1256, and its close proximity to the M11 roundabout (Junction 8) already sees much traffic build up from the roundabout and back along Stane Street. This means drivers often divert through the village. The speed and weight of traffic means our roads and verges suffer much erosion, and an increase in traffic would exacerbate the situation.

It will also have a huge impact at the other end of the village with the junction of Church Road and the A 1060 and, as travellers deviate their journeys, it will inevitably send more traffic past Howe Green House School (currently under concern because of speeding traffic issues), across Woodside Green and down New Barn Lane, again in an attempt to circumvent the traffic build up that would transpire should this application go ahead.

Such an increase in traffic would be disastrous for all Great Hallingbury residents who currently risk their lives when out walking because of speeding traffic.

NOTE: UTT/1148/01/FUL Rivendell was refused due to possibly creating too much traffic through the village.

The huge impact this proposal would have on residents local to the site would be unbearable. This would result in a dramatic increase in noise levels, especially noticeable at night with vehicles reversing alarms going, vehicle doors banging, plus engine noise. Light pollution would be a further unwelcome intrusion in the area. This new application by Wren Kitchens would create, by their own figures given, upwards of 500 vehicle movements per day.

The plans show a great deal of hardstanding/parking areas on the site. Has sufficient drainage also been planned, and where will surface water run to?

It appears there would be no new employment created as it is only a change of location.

If this preposterous proposal is allowed to go ahead, a condition must be that all vehicles without exceptions from the site must not be allowed to turn right to go through the village. Sadly, this road is already a 'rat-run' for commuters for the M11, A120 and Stansted Airport.

Should this application go ahead it will irreversibly change the whole dynamic of Great Hallingbury as a village.)

(Additional comment to the one previously submitted: As the Customer Care and Social Value Manager for Sisk, who are the main contractor on the M11 Junction 8 (including A120 West) on behalf of Essex County Council points out:

'The area around Junction 8 of the M11 is increasingly congested and lacking capacity at peak times. Planned developments in the north of Bishop's Stortford and local growth planned in East Herts and Uttlesford will lead to an increasing amount of traffic using the junction in the years ahead as London Stansted Airport continues to grow.'

The planning Department or those making decisions should be aware of this and take this into account when granting permission for any future planning applications especially with planning application UTT/22/0267/FUL Land at Tilekiln Green, Start Hill (Creation of an open logistics facility with associated new access and ancillary office with amenity facilities.)

<u>Application No.</u> UTT/22/2430/FUL	<u>Site and Development</u> Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	<u>Decision</u> Approved
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Application to remove condition 2 (windows) attached to UTT/20/3280/FUL.

(No objections.)

<u>Application No.</u> UTT/22/2829/OP	<u>Site and Development</u> 10 Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	<u>Decision</u> Awaiting decision
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Outline application with all matters reserved except access for the erection of 2 no. dwellings with new access

(Objections: It is overbearing and not in keeping with host property next door.)

<u>Application No.</u> UTT/22/2786/HHF	<u>Site and Development</u> The Hall, Church Road, Great Hallingbury, Essex, CM22 7TY	<u>Decision</u> Refused
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Removal of existing gates and erection of newly designed gates

(No objections.)

<u>Application No.</u> UTT/22/2837/DFO	<u>Site and Development</u> Land South of Greenways, Woodside Green, Great Hallingbury, Hertfordshire, CM22 7UT	<u>Decision</u> Approved
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Details following outline application UTT/20/2754/OP for erection of 1 no. dwelling - details of appearance, landscaping, layout and scale

(No objections apart from that there is no driveway in situ.)

<u>Application No.</u> UTT/22/2837/DFO Re-consultation	<u>Site and Development</u> Land South of Greenways, Woodside Green, Great Hallingbury, Hertfordshire	<u>Decision</u> Approved
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Details following outline application UTT/20/2754/OP for development comprising 1 Residential Unit with Associated Amenity Space and Parking - details of appearance, landscaping, layout and scale

(No objections apart from that there is no driveway in situ.)

**b) Applications to be Dealt with at this Meeting:**

<u>Application No.</u> UTT/22/3096/FUL	<u>Site and Development</u> 1 And 2 Greenways, Woodside Green, Great Hallingbury, Essex, CM22 7UT
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Demolition of 2no. existing dwellings and proposed construction of 1no. replacement dwelling and cartlodge - amendments to that approved under UTT/20/2753/FUL

No objection but must plant native species to act as screening for curtilage to the southern aspect. The concerns were raised about additional contractors' traffic during demolition and re-erection, the mud on the road and erosion of the road due to heavy vehicles.

Application No.  
UTT/22/2964/FUL

Site and Development  
2 Howe Green Moat Barns, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QF

Change of use from a stable to a home gym.

No objections other than it must only be used as a gym and not later turned into a dwelling.

Application No.  
UTT/22/2964/FUL  
Re-consultation

Site and Development  
2 Howe Green Moat Barns, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QF

Change of use from a stable to a home gym.

No additional comments.

Cllr Andrew Noble expressed DPI for the planning application UTT/22/3184/FUL as he is the applicant.

Application No.  
UTT/22/3184/FUL

Site and Development  
Land Southeast of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury

Application to vary condition (approved plans) of planning application UTT/20/0336/DFO (added by UTT/22/1567/NMA)

No objections.

Application No.  
UTT/22/2813/FUL

Site and Development  
Hockerill Sports Club, Beldams Lane, Bishop's Stortford, Hertfordshire, CM23 5LG

Replacing container used for changing with a 10 x 5m timber building with 2 changing rooms and storeroom.

No objections.

Application No.  
UTT/22/3332/FUL

Site and Development – not officially asked  
Latchings, Latchmore Bank, Little Hallingbury, Essex CM22 7PH

Conversion of residential outbuilding to self-contained dwelling, with associated curtilage, car parking and landscaping



Objections: over development of the plot with insufficient amenity space for family use. The 'track' is an unadopted road therefore no services will be able to access the site.

<u>Application No.</u> UTT/22/3472/HHF	<u>Site and Development</u> Shoemakers, Woodside Green, Great Hallingbury, Essex, CM22 7UU
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Proposed two storey side extension and internal alterations

No objections.

<u>Application No.</u> UTT/22/3495/FUL	<u>Site and Development</u> Great Jenkins, Jenkins Lane, Great Hallingbury, Essex, CM22 7QL
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Change of use of existing stables to 1 no. dwelling

Objections: it is a change of view from the stable to dwelling. It should remain a stable.

#### **c) Late Planning Matters**

<u>Application No.</u> UTT/22/3530/CLE	<u>Site and Development</u> Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG
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The building operations permitted by planning permission UTT/19/0388/FUL and Listed Buildings Consent UTT/19/0389/LB

No objections.

The Council discussed the undergoing development at 66 Woodside Green as the residents raised concerns. It was concluded that the initial planning application should be looked into, and the site should be visited to see if there are discrepancies.

#### **d) Appeals**

Appeal Notifications re UTT/22/1719/FUL, UTT/22/0861/FUL and UTT/22/0853/FUL were received and noted.

#### **e) Enforcement**

##### *e.1) Notification*

Investigation notification INV/22/0254/C was received and noted.

##### *e.2) Report*

Report for ENF/22/0037/C was received and noted.

#### **f) Address**

Existing address letter - 22/00140/NEWNUM - Howe Green Cottage Howe and 22/00059/NEWNUM - Start House Tilekiln Green were received and noted.

**23/114. MEMBERS' REPORTS**

*Cllr Andrew Noble* – it was noticed that refugees were wandering into private gardens and that the boat at the pond nr Lewismead had gone missing, which was reported to the Police.

*Cllr Mark Bloomfield* – the litter pick will take place in March probably with tea and coffee afterwards. Pond clearance is planned to be done after March.

*Cllr Alan Townsend* – for the Council to consider whether to organise anything for the Coronation.

**23/115. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

- Coronation – for discussion

**23/116. NEXT MEETING**

The next Parish Council meeting is scheduled to be held on 06 March 2023 at 20.00 in the Village Hall.

The meeting ended at 21.25

Signed.....  
(Chairman)

Date.....