

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON MONDAY 06 JANUARY 2024, BEGINNING AT  
8.00 p. m., IN THE VILLAGE HALL**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs David Barlow (24/89), Mark Bloomfield, Mark Coletta, Neil Jackson,  
Andrew Noble, Alan Pinnock and Val Waring

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
Uttlesford District Council Cllr Geof Driscoll

**24/87. APOLOGIES FOR ABSENCE**

Apologies were received from Uttlesford District Council Cllr Neil Reeve;  
Essex County Council Cllr Susan Barker.  
All accepted.

**24/88. DECLARATIONS OF INTEREST**

None.

**24/89. PUBLIC PARTICIPATION**

None present.

20.02 – Cllr David Barlow arrived

**24/90. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 06 November 2023 were approved as a  
correct record of the proceedings and were signed by Chairman, Cllr Alan  
Townsend.

**24/91. MATTERS ARISING FROM PREVIOUS MEETING**

None.

**24/92. CHAIRMAN'S COMMUNICATIONS**

Chairman, Cllr Alan Townsend reported that he represented Parish Council  
at Remembrance Service and did the reading, attended Christmas Lights  
Celebration in Great Hallingbury, EALC Executive Committee and  
Personnel meeting, met with Little Hallingbury Parish Council Chair  
regarding speedwatch, attended Area Planning meeting, Christmas Lights  
Celebration in Little Hallingbury, Carol Service at St. Mary's Little  
Hallingbury, visited Little Hallingbury Playgroup as a Santa; he also  
checked defibrillator weekly and had a weekly meeting on zoom with the  
Clerk.

**24/93. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Uttlesford District Council Cllr Geof Driscoll reported:

Local Plan – 1752 responses on Reg. 18 consultation were received and it would take six weeks to process them, and all will be uploaded to the website. Reg 19 consultation is expected to be in June/July where the last version of Local plan will be consulted before it will be sent to PINS.

Waste Collections – missing bin collections should be done by Wednesday; garden waste collection should start this week.

Great Hallingbury Manor Hotel – Cllr Alan Townsend asked whether there are any updates and Cllr Driscoll advised that contract ended, and it was not renewed.

20.10 – Cllr Geof Driscoll apologised and left the meeting

**24/94. HIGHWAYS MATTERS**

**a) Update**

No update.

**24/95. AIRPORT**

**a) Update**

No update.

**b) SAW**

At their Special General Meeting Stansted Airport Watch (SAW) decided to establish Stansted Airport Watch Foundation (the SAW Foundation) to replace SAW. The Council was in agreement to leave the donation to SAW for 2023 as it was before. It was suggested to reduce it to £100.00 for 2024, unless the SAW Foundation will ask for donations.

**24/96. LOCAL PLAN**

**a) 'TPLPG' working group**

Nothing to report.

**b) UDC**

*b.1) Update*

Received in item 24/93.

*b.2) Letter to UDC*

It was agreed retrospectively to support a letter drafted by Takeley Parish Council to be sent to UDC.

**24/97. HALLINGBURYS' SPEEDWATCH GROUP**

Speedwatch was done on Dunmow Road and several drivers were caught speeding.

**24/98. VILLAGE HALL**

Nothing new to report.

**24/99. NEIGHBOURHOOD PLAN**

Cllr Val Waring reported that the flyers for the meeting in January 2024 were delivered.

She was in communication for a grant towards the costs for an event to kick-off the Great Hallingbury Neighbourhood Plan. UDC Cllrs Geof Driscoll and Neil Reeve agreed to grant £200.00. The Clerk advised she would check if there were any additional information that needs to be given to UDC, or if the form needs to be completed by her.

#### **24/100. CONSULTATION**

*The Local Government Boundary Commission for England*

The Council considered responding to the consultation on draft recommendations for division boundaries in Essex. There were no comments to submit.

#### **24/101. LITTER PICK**

##### **a) Update**

It is planned to have the next litter pick in March, Cllr Mark Bloomfield to advise on the date.

##### **b) Letter to the Police**

The Council agreed that the draft letter to the Police, which was circulated during the meeting, in regard of their response for the litter pick in October is to be sent to the Police officer in charge. The Clerk is to send the letter once the date for March 2024 is known and inserted in the letter.

#### **24/102. CORRESPONDENCE**

##### **a) Received Correspondence:**

- EALC – News e- bulletins; County Update November 2023; Police, Fire and Crime Bulletins; Announcements: NALC Pay Scales 2023-24; Worknest FREE Employment Law Webinar 2023; EALC Wins County Association of the Year 2023; EALC Annual Elections 2023; Government grants no tax referendum principles in 2024/25 for Local Councils; ECC Minerals Local Plan Review.
- NALC – Newsletters; Chief Executive’s bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – links for: agenda for Planning Committee 13 December 2023 2x; link for minutes for Planning Committee 13 December 2023.
- Essex Police Rural Engagement Team – November 2023 newsletter.
- Stansted Airport Watch - Stansted Airport Watch Member Letter 1 December 2023; Draft Uttlesford Local Plan.
- Uttlesford District Council, Local Plan and New Communities Team - Local Plan Reg. 18 deadline reply.
- Uttlesford District Council, Electoral Services Manager & Deputy ERO - Revised register publication – Parishes.
- 20s Plenty, Essex Admin - Essex Zoom invitation 23.01.2024.
- 20s Plenty for Essex - 20's Plenty e-news - Edinburgh conference 7 December 2023 2x; Campaigners meeting update.
- Essex County Council, County Councillor for Great Dunmow division – Highways Highlights Bulletin - October and November/December 2023 issues; ECC News Release;
- Takeley Parish Council - Neighbouring councils’ joint letter and resident info.

- Essex Police - Uttlesford Police Newsletter.
  - Uttlesford District Council - Community Ownership Fund Round 3.
  - Uttlesford Citizens Advice, Office Administrator - Uttlesford Citizens Advice Annual General Meeting; Annual Update; Uttlesford Citizens Advice AGM - Change of Venue.
  - Uttlesford Community Hub, Mobile Hubs Coordinator - introducing UCAN and its mobile service.
- The Council thought it is a very good cause, however, concerns were raised whether those in need of this kind of service will be able to come to the location.
- Thank you letters – Village Hall Committee for donation towards upkeep; Accuro;

All received and noted.

#### b) Late Correspondence

- Essex Police Rural Engagement Team – December 2023 newsletter.
- 20's Plenty For Us, National Campaign Manager - 20mph matters for Vision Zero zoom meeting.
- Thank you letter – Essex and Herts Air Ambulance for donation.
- EALC – Announcements: ECC Climate Action Annual Report 2022-23.
- Uttlesford Community Policing Team - Touching Base. Covered in item 24/101 b)
- Sheering Parish Clerk - M11J7a Working Group Meeting. No one can attend.
- ECC Cllr Susan Barker – Meeting dates clash.
- Essex RCC - Visit Essex - Visitor Economy in Essex Survey. Deadline: 28.01.2024.

All received and noted.

### 24/103. FINANCE

#### a) Payments

The following payments had been made during the period 30 September 2023 to 31 October 2023:

	£
Great Hallingbury Highlights – autumn 2023 edition	630.00
Great Hallingbury Village Hall Committee – Car park lighting 1/2	947.70
HMRC – Tax September 2023	94.00
PKF Littlejohn LLP – external audit 2022/2023	252.00
Clerk - net salary & expenses October 2023	563.08
HMRC – Tax October 2023	94.20

The following payments had been made during the period 31 October 2023 to 01 December 2023:

	£
Clerk – reimbursement – Christmas Lights Celebration	91.68
FT – reimbursement – litter pick	11.72
Clerk - net salary & expenses November 2023	444.63
FT – reimbursement – Christmas Lights Celebration	82.04
HMRC – Tax November 2023	94.00
Uttlesford Community travel – Donation 2023	150.00

All received and agreed.

**b) Income**

UDC – precept £7,740.00  
HMRC – VAT refund £83.31  
Received and agreed.

**c) Balances**

Treasurers Account (Lloyds) £27,787.78  
Community Account (Barclays) £83.31  
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) Pension**

Nothing to report.

**h) Precept 2024/2025**

It was agreed unanimously to raise precept for 2024/2025 to £16,000.00

**j) Late Financial Matters**

None.

**24/104. PLANNING**

**a) Application Decisions (the Council's comments are shown in**

<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/23/1950/FUL	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Awaiting decision

Closure of existing access and formation of new access from the highway. Demolition of outbuildings and erection of 9 dwellings

(Objections: Start Hill is progressively becoming overdeveloped. Plot by plot houses are being demolished and the land being slowly disappearing. Start Hill is within the CPZ and is dramatically overdeveloping. Our Countryside (S7) and the Character (S8) of this area is being challenged by the development of small-scale housing estates.

We see many issues arising from this.

Great Hallingbury and Start Hill are suffering constantly low mains water pressure. Affinity water will not take responsibility and admit that the water supply in this area is compromised, yet we are seeing more and more developments being built. Our current residents are seeing low pressures at their taps, so low that their heating boilers won't ignite due to insufficient mains water pressure.

With all these planning applications we never see any response from Affinity Water. They are not consulted but we anticipate a lame response.

Thames Water are consulted but they are not responsible for our water supply.

On the contrary they are responsible for mains drainage and yet most properties in our parish have their own cesspit/septic tanks. All the utilities have not increased to cope with a growing population.

Unfortunately, we had a recent local house fire at 02:30 am, the fire brigade reported low mains pressure at the hydrant as they struggled to calm the flames.

We are not opposed to new developments per se, but we cannot continue to see our residents disadvantaged with the hindrance of poor utilities that we can only see being exasperated by more development.

Also, the B1256 is a fast unlit and ever busier 40mph main road increasing occupancy in concentrated building developments is going to increase traffic and accidents from the number of vehicles pulling onto the Dunmow Road.

The ground of the access in this application slopes down dramatically and makes the access dangerous exiting the plot.)

<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>
UTT/23/2050/HHF	Cherry Orchard, Church Road, Great Hallingbury, Essex, CM22 7TZ	Awaiting decision

Section 73A Retrospective application for a rear single storey extension

(No objections.)

<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.

(No further comments.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2234/HHF	97 Woodside Green, Great Hallingbury, Essex, CM22 7UJ	Approved

Two storey side extension and part single storey, part two storey rear extension. Insertion of new first floor window to front elevation above front door.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1913/FUL	Normandale Farm, New Barn Lane, Great Hallingbury, Essex, CM22 7PR	Awaiting decision

Section 73A Retrospective application for the use of barn as stables

(No objections.)

<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/23/2352/FUL	Land Rear of Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Awaiting decision

Erection of 1 dwelling to rear of Start House

(Objections: it is an overdevelopment and it has an overbearing impact on the neighbouring properties Hill View and The Bungalow, with poor access on a dangerous bend and the neighbouring Flitch Way. There are also concerns over mobile phone mast in the garden.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2305/HHF	Thatched Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Approved

Proposed erection of summerhouse

(No objections)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2527/CLE	Annexe at Newlands House, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7TS	Refused

Use of the annexe as a separate residential dwelling. No alterations required.

(Objections: it should remain an annexe and not a separate building.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2498/FUL	Newlands House, Church Road, Great Hallingbury, Essex, CM22 7TS	Awaiting decision

Section 73A Retrospective application for change of use of annex to a separate residential dwelling.

(Objections: it should remain an annexe and not a separate building.)

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/2840/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS

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>
UTT/23/3039/FUL	Unit 2A Stansted Distribution Centre, Start Hill, Great Hallingbury, Essex, CM22 7DG

Proposed external alterations including the removal of external doors and windows, installation of a new ventilation system, associated louvred vents, external condensers and a new and replacement extraction fan. Demolition of existing wall and gate and replacement concrete hard standing.

No objections but would like to highlight a misquote in the Stantec planning statement page 3 of 5.

The 2005 UDC local plan policy AIR7. Actual quote:

“Policy AIR7 of the Local Plan states that within the 1:10,000 risk contour, no residential or employment uses will be permitted and within the 1:100,000 risk contour, permission will only be granted for extensions, changes of use or low-density *development*”.

For some reason there is a misquote in the Stantec planning statement changing the quote wording from “development” to *employment*.

**c) Late Planning Matters**

None.

**e) Enforcement**

*e.1) Notification*

Planning enforcement investigation notification INV/23/0240/C was received and noted.

**24/105. MEMBERS' REPORTS**

*Cllr David Barlow* - the pond at Bedlars Green requires needs some work.

*Cllr Alan Pinnock* – the shed like building that was erected at HACS shop is in the middle of green field and the Great Hallingbury Council was not consulted on this development. It was agreed to put this on the agenda for the next meeting.

*Cllr Andrew Noble* – there is a sewerage problem at Tilekiln Green – it seems that the septic tank is overflowing. The Clerk to contact UDC Cllr Geof Driscoll regarding this.

*Cllr Neil Jackson* – the potholes at Woodside Green are getting bigger and are now flooded.

*Cllr Mark Coletta* – height sign was installed on the Fritchway bridge.  
The Neighbourhood Watch have 68 members now.

**24/106. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

- HACS Development

**24/107. NEXT MEETING**

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

APM will be held on 18 March 2024 at 20.00 in the Great Hallingbury Village Hall.

The public was excluded from the meeting.

**24/108. CLERK'S SALARY (the public will be excluded for this item)**

**National Salary Award for 2023/2024**

It was agreed to accept the pay rise as suggested by National Salary pay scales for SCP19 and to backdate payments in SCP19 from 1 April 2023 to January 2024 included and to move the Clerk's rate from SCP 19 to SCP 23, starting from February 2024 salary.

The meeting ended at 20.55

Signed.....  
(Chairman)

Date.....