

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 5 JULY 2021, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs Jules Baldwin, David Barlow, Mark Bloomfield, Neil Jackson,
Andrew Noble and Alan Pinnock.

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

21/32. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Kaylash Juggurnauth and Essex County Cllr Susan Barker.
All accepted.

21/33. DECLARATIONS OF INTEREST

None.

21/34. PUBLIC PARTICIPATION

None present.

21/35. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 5 May 2021 were approved as a correct record of the proceedings and were signed by the Chairman.

21/36. MATTERS ARISING FROM PREVIOUS MEETING

Letter was received from a resident asking if Stane Street, B1256 road could be swept, and vegetation cut around a 40mph urban clearway sign to the left-hand side of the entrance of Stansted Distribution Centre. District Cllr Geof Driscoll agreed to arrange road sweeping. The Chairman advised that Essex Highways Rangers had been asked several times to clear the vegetation.

Resolved: the clerk to re-send request to Rangers.

21/37. CHAIRMAN'S COMMUNICATIONS

Chairman Cllr Alan Townsend reported:

- Tree surgeon removed branches from the tree, the trunk was left for wildlife. Village Hall Committee asked if they could move the trunk to different location.
- A resident contacted him re road closure.
- He was contacted by a resident re Ash tree at Bedlars Green – the permission was obtained.
- He visited newly co-opted Cllr Neil Jackson.

- He attended Great and Little Hallingbury Speedwatch session, N.W.E.E.H.P.A. meeting, UALC executive meeting which he chaired.

21/38. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

District Cllr Geof Driscoll reported:

- Speed monitoring at Howe Green House School could take place after pupils return to school.
- UDC have requested a judicial review regarding a disagreement on emissions.
- The Wren Kitchens distribution centre was refused permission; however, they have appealed the decision. This process is still ongoing.

21/39. HIGHWAYS MATTERS

a) Update

None.

b) Lewismead, Tilekiln Green

LHP Scheme request for 'Low Bridge Ahead' sign by the Harps Farm is in progress.

21/40. AIRPORT

Dealt with in 21/38 'Reports from District and County Councillors'.

21/41. HALLINGBURYS' SPEEDWATCH GROUP

Cllr Alan Townsend reported that the group do speed checks when enough members are available to form the crew. They try to do it at least once a month.

21/42. NEIGHBOURHOOD WATCH

Nothing to report.

21/43. WOODSIDE GREEN ROAD

a) Update

Nothing new.

b) LHP Scheme Request

The Council agreed to apply for loops to measure speed near Howe Green House school through LHP scheme.

Resolved: The Clerk to send the paperwork to Essex County Cllr Susan Barker.

21/44. BEDLARS GREEN

Nothing to report.

21/45. FIELD ADJ. TO THE VILLAGE HALL CAR PARK

a) Horse Chestnut

Chestnut tree branches had been cleared, trunk was left to encourage wildlife. Village Hall Committee wish to move the trunk to the side or in the woodlands.

b) Playground

b.1) Report

Playground working group had a 'Zoom' meeting with a company which supply playground equipment. The estimated sum for the playground is £25.000 – 30.000. Soft flooring is needed as well as fencing for which quote yet to be obtained.

b.2) Project

One quote was presented. Two more quotes need to be sought.

b.3) Finance

b.3.1) Project Budget

Not ready.

b.3.2) Grants

b.3.2.1) CIF

The Council agreed to submit pre-application for CIF grant.

Resolved: The Clerk to email pre-application form to EALC.

b.3.2.2) National Lottery Grant

Cllrs Jules Baldwin and Mark Bloomfield agreed to do all necessary for applying for this grant. The Council gave full authorization to Cllrs Jules Baldwin and Mark Bloomfield to act in Council's behalf for applying for National Lottery grant. The clerk will provide the necessary information related to the Council for this grant application. Clerk to be copied to all communication.

21/46. VILLAGE HALL

The Council considered request from the Village Hall Committee for erecting a flagpole near the existing Great Hallingbury Village sign. No objections were raised, and permission was given.

21/47. SALT BAG PARTNERSHIP

The Council have enough salt, so no salt is needed but would still want to stay in the scheme.

21/48. FOOTPATHS

A letter was received stating that the two footpaths across the bridge, when walking from Little Hallingbury to Woodside Green, are not visible and the path alongside the motorway was not marked or maintained. It is not quite clear who is responsible for the maintenance as it seems that the Highways changed the footpath. It was suggested that the clerk contacts POW officer Robin Wurbank at Essex County Council asking if they would clear the overgrown footpaths.

21/49. ESSEX FOREST INITIATIVE

The Council do not own suitable land to be able to help to create the Essex Forest.

21/50. CONSULTATION (S)

a) Community Governance Review

The Council consider responding to Uttlesford District Council's Community Governance Review of parishes 2021. There were no comments.

b) Longfield Solar Farm

The Council considered responding to consultation on proposals for Longfield Solar Farm, a solar energy farm co-located with battery storage, on farmland northeast of Chelmsford and north of the A12 between Boreham and Hatfield Peverel. There were no comments.

c) Drought Plan

The Council considered responding to Affinity Water public consultation on draft Drought Plan. No issues were raised.

21/51. CORRESPONDENCE

a) Received Correspondence:

- EALC – E Bulletins; Police bulletins; Covid-19 Updates; Essex Climate Action Commission Summer newsletter; EALC News Update.
- NALC – Coronavirus Update, newsletters; Chief Executive's bulletins.
- Stop Stansted Expansion – Press Release – 10, 22 and 28 May 2021, Minutes NWEHPA AGM 2021.
- London Stansted Airport - London Stansted Airport Research - Future Airspace; London Stansted Airport Research Invite; Airspace Modernisation Programme, Stage 2 session invite. Cllr Jules Baldwin will attend.
- Uttlesford District Council – Consultation on new Table and Chairs policy for Uttlesford; deadline: 13 June 2021.
- Uttlesford District Council – Biodiversity update.
- Essex County Council, Cllr Susan Barker – Highways agenda pack.

All received and noted.

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 5 July 2021.

- Uttlesford District Council, Local Plan and New Communities Team Project Officer - Parish Council Workshop 2 - local plan progress and the Call for Sites response; 28 July 2021 at 19.00 via Zoom.
- EALC – Highways Highlights, Representatives to the EALC Executive Committee.

Both received and noted.

21/52. FINANCE

a) Payments

The following payments had been made during the period 14 April 2021 to 13 May 2021:

	£
Clerk - net salary and expenses March 2021	386.06
Hertfordshire County Council – stationery	104.58
Great Hallingbury Highlights – Spring 2021 edition	500.00

HMRC – Tax March 2021	81.20
Clerk - net salary and expenses April 2021	538.69
HMRC – Tax April 2021	81.00
EALC – Membership 2021/2022	249.45

The following payments had been made during the period 14 May 2021 to 11 June 2021:

	£
BHIB – Insurance 2021/2022	300.56
CPRE – Membership 2021/2022	50.00
Clerk - net salary May 2021	324.40
HMRC – Tax May 2021	81.20

All received and agreed.

b) Income

UDC – Precept 1 st instalment	£7,500.00
Barclays - Bank interests (savings account)	£0.22

Received and agreed.

c) Balances on 11 June 2021

Community Acc.	£13,816.65
Reserve Acc. (Business Premium Acc.)	£8,988.39

Received and agreed.

d) Budget Update

Received and agreed.

e) Approvals

e.1) Payment Approvals

The payments were approved and signed by the Chairman.

e.2) Courses

The expenditure for the Cllrs Neil Jackson and Jules Baldwin to attend EALC Councillor Training Days course 1&2 £100.00 + VAT for each day per Person were approved.

e.3) Zoom

The payment for yearly 'Zoom' subscription was approved to be renewed each year until such time that is no longer needed.

f) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

g) Bank Arrangements

Bank forms were signed by all Councillors except one. If sent to bank the forms would be returned as not being complete. To omit one signatory, new forms would have to be requested and all signatures collected again. It was agreed to wait and see if the Councillor will be available to sign. New bank to be sought.

h) Pension

The clerk advised she had no time to look into the scheme. The Chairman will speak to EALC as to how to best approach this

21/53. 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/19/2894/FUL	Land at South View, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire	Approved

Erection of two new detached dwelling houses

(No objections.)

<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	Awaiting decision

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/20/1034/OP	The Hop Poles, Bedlars Green, Great Hallingbury, Hertfordshire, CM22 7TP	Awaiting decision

Outline application, with matters of appearance, landscape and scale reserved, for proposed development of 8 chalet style houses with associated parking and access and play area.

(Objections: it is overdevelopment; there are concerns about the access and parking as the road is too narrow.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/0332/FUL	Land At Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Refused

Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and 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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/0692/FUL	Marstons, Start Hill, Stane Street, Great Hallingbury Bishop's Stortford, Hertfordshire, CM22 7TA	Approved

Demolition of existing dwelling and erection of 8 no. dwellings, along with other associated development including access, car parking and landscaping

(No objections but would like to point out that the B1256 stretch of road is a clearway and as such any vehicles should not be allowed to park on the road including all delivery vehicles to site.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/0739/FUL	Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	Approved

Proposed change of use of land including the construction of a manege.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/0477/FUL Re-consultation	Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	Approved

Proposed change of use of land and construction of menage.

(No additional comments.)

<u>Application No.</u> UTT/21/0777/HHF	<u>Site and Development</u> Porthmorrان, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TS	<u>Decision</u> Approved
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Proposed garage conversion to create annex including first floor side extension, single storey rear extension, large rear dormer and internal alterations.

(No objections.)

<u>Application No.</u> UTT/21/0779/HHF	<u>Site and Development</u> Porthmorrان, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TS	<u>Decision</u> Refused
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Construction of detached double garage and new vehicular entrance with entrance gates.

(No objections.)

<u>Application No.</u> UTT/21/0982/HHF	<u>Site and Development</u> Rosebery House, Hallingbury Place, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UE	<u>Decision</u> Approved
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Erection of deer proof fencing and hedging to rear of property.

(No objections.)

<u>Application No.</u> UTT/21/1134/HHF	<u>Site and Development</u> Woodlands, Anvil Cross, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PG	<u>Decision</u> Approved
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Proposed new double garage

(No objections.)

<u>Application No.</u> UTT/21/1106/HHF	<u>Site and Development</u> The Hall, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TY	<u>Decision</u> Refused
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s73a Retrospective application for the retention of drive access gates

(Objections: From an aesthetic perspective, the gates and fencing are not in keeping with the village feel.

The application sits another gated property as an example, which we believe is of a far better fit as they have retained hedging and borders to create a boundary.

As for siting the surrounding wall of the church as another example.

The Council reject the retrospective application and suggest they replace the actual fence panels for something of a more rural design not of urban design and paint to match the electronic gate.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/1558/HHF	Woolcott House, Anvil Cross, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7PG

Erection of domestic garage - amendment to that approved under UTT/19/0172/HHF.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/1846/FUL	The Old Forge, Woodside Green, Great Hallingbury Bishop's Stortford, Hertfordshire, CM22 7UL

Demolition of outbuilding and erection of 1 no. detached dwelling

No objections; however, it should be brought into a building line and it should fit in the same size footprint. There is a concern that a one storey building will be developed into a two storey building.

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/1986/HHF	2 Moat Farm Cottage, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UF

Proposed two storey and single storey rear extension, first floor side extension, front roof dormers and porch

No objections.

c) Late Planning Matters

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/2150/FUL	Coppins, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UH

Erection of 2 no. two-storey semi-detached dwellings, with new vehicle access to public highway, and associated private garden, car parking, and landscaping

No objections but must be in keeping with aesthetics of original building and neighbouring properties.

21/54. MEMBERS' REPORTS

None.

21/55. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

- Great Hallingbury Parish Council financial contribution towards the playground

21/56. NEXT MEETING

The next Parish Council meeting is scheduled to be held on 13 September 2021 at 20.00 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 21.45

Signed.....
(Chairman)

Date.....