

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON MONDAY 4 JULY 2022, BEGINNING AT  
8.00 p. m., IN THE VILLAGE HALL**

**PRESENT:** Cllrs Mark Bloomfield, Neil Jackson, Kaylash Juggurnauth,  
Andrew Noble and Alan Pinnock.

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
Essex County Council Cllr Susan Barker (22/42)

The meeting was chaired by Vice Chairman Cllr Andrew Noble.

**22/28. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Alan Townsend, Jules Baldwin, David Barlow; Uttlesford District Council Cllrs Geof Driscoll and Neil Reeve.  
All accepted.

**22/29. DECLARATIONS OF INTEREST**

Cllr Andrew Noble declared DPI on planning application UTT/22/1528/FUL, item 22/51 b), because he is the applicant.

**22/30. PUBLIC PARTICIPATION**

None present.

**22/31. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 9 May 2022 were approved as a correct record of the proceedings and were signed by Vice Chairman, Cllr Andrew Noble.

**22/32. MATTERS ARISING FROM PREVIOUS MEETING**

It was discussed and suggested that perhaps two additional signs 'low bridge ahead' of a bigger size should be installed before turning into Church Road and Start Hill.

**22/33. CHAIRMAN'S COMMUNICATIONS**

The clerk gave Cllr Townsend's communications:  
Cllr Alan Townsend attended TPLPG meeting, EALC Executive Committee meeting, Howe Green School jubilee celebrations, UALC AGM, weekly checking defibrillator and meeting with clerk, spoke to a resident re infringement of planning, Uttlesford Community Roadshow in the village.

- 22/34. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**  
None present; Cllr Susan Barker expected to come. Agreed to move this item to when she arrives.
- 22/35. HIGHWAYS MATTERS**  
**a) Update**  
'Low bridge ahead' sign – dealt with in item 22/32.  
M11 junction works - it was noted that dates are not consistent, and diversion requires significantly more driving around.  
**b) Woodside Green**  
No update.
- 22/36. AIRPORT**  
Cllr Kaylash Juggurnauth tried to contact relevant authorities re offers/support they have for residents living in the flight path to reduce noise level generated by aircrafts but was unsuccessful.
- 22/37. LOCAL PLAN**  
**a) 'TPLPG' working group**  
Delayed Local Plan, proposed distribution centre at Start Hill, airport pollution and future strategy of the working group had been discussed at the last meeting.  
**b) UDC**  
Regulation 18 consultation is delayed.
- 22/38. HALLINGBURYS' SPEEDWATCH GROUP**  
No update.
- 22/39. NEIGHBOURHOOD WATCH**  
No update.
- 22/40. WOODSIDE GREEN ROAD**  
No update.
- 22/41. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**  
Grants were explored to find the funding.
- 22/42. TIME OF MEETINGS FROM 2023**  
Request letter from Chairman of the Village Hall Committee was received and noted.
- 20.19 – ECC Cllr Susan Barker arrived
- It was agreed to change the time of the meetings from 19.00 to 20.00 for January and March 2023 meetings.
- The following item was agreed to be discussed:
- 22/34. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

ECC Cllr Susan Barker reported:

- Potholes and flooding are scheduled to be repaired in July 2022
- Boundary review will take place; she covers the largest area in the County.

20.36 – ECC Cllr Susan Barker left

**22/43. SALT BAG PARTNERSHIP**

The Great Hallingbury Council agreed to join the 'Salt Bag Partnership Scheme' for Winter 2022/2023, but salt is not needed.

**22/44. COMMUNITY ORCHARD – BISHOP'S STORTFORD TOWN COUNCIL**

The Council support final proposal for community orchard on Town Council land off Jenkins Lane in owned by Bishop's Stortford Town Council in Great Hallingbury.

**22/45. CONSULTATIONS**

**a) 2022 Draft Pharmaceutical Needs Assessment**

Cllr Neil Jackson agreed to draw a draft response to Uttlesford District Council's consultation on the 2022 Draft Pharmaceutical Needs Assessment for the Essex Health and Wellbeing Board. This will be emailed to clerk to be circulated to the Council for approval.

**b) Local Council Tax Support (LCTS) scheme 2023/2024**

The Council considered responding to Uttlesford District Council's proposed LCTS scheme for 2023/2024.

The Council had no comments.

**c) Strategic Environmental Assessment (SEA)**

The Council considered responding to Affinity Water's Drought Plan Strategic Environmental Assessment 2023/2024.

The Council had no comments.

**22/46. ASTCO CLOTHING BANK**

The Council considered installing a clothing bank in the village. There is no space nor the need for clothing bank.

**22/47. PREMISES LICENCE VARIATION**

The Council considered giving representations regarding Premises license variation - Charles & Mike Distilling Ltd, Dunmow; there were no comments to be submitted.

**22/48. FOOTPATH INCORPORATED WITHIN THE ENTRANCE OF LAND ADJ. TO 125 CHURCH ROAD**

The Council have no objections to resident's proposals to block off the entrance to the field by laying concrete obstacles. It was suggested that the farmer should be asked as there is a farm entrance not currently in use.

## 22/49. CORRESPONDENCE

### a) Received Correspondence:

- EALC – E Bulletins; Training Bulletins; Police bulletins; LCAS bulletin; ECAC Launch New Climate Action Advice Packs; National Grid Green Energy Enablement Proposals.
- NALC – Newsletters; Chief Executive’s bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Stansted Airport Watch (SAW) - press release 16 May 2022,
- ECC – Ukraine update.
- Uttlesford District Council, Planning Enforcement Team Leader - Notification of request to Investigate potential breaches of planning.
- Uttlesford District Council, Housing Enabling & Development Officer - Housing Market Report March 2022.
- Essex Police - Rural Engagement Team contact and information, June newsletter.
- Uttlesford District Council, Senior Health Improvement Officer Consultation on the 2022 Draft Pharmaceutical Needs Assessment for the Essex Health and Wellbeing Board.
- Resident – letter re woodland.
- Uttlesford District Council, Chief Executive – Ukraine update.
- Uttlesford District Council, Interim Director Planning and Building Control - notification of planning committee 22 June 2022.
- UALC, Secretary - UALC AGM now 14 September 2022.
- London Stansted Airport - London Stansted Airport Stage 2 - summary of activity.
- Uttlesford District Council, Economic Development Officer - UK Shared Prosperity fund.
- John Sisk & Son Ltd, Customer Care and Social Value Manager - M11 Junction 8 (including A120 West) - communications update and introduction.
- Uttlesford District Council - Census 2021: first results on the population and the number of households in local authority areas.
- Uttlesford District Council, Latest Parish Town & UDC Climate & Biodiversity update.
- Letter from resident re land usage.
- Takeley parish Council – letter re developments in Takeley. Council not able to offer financial support.

All received and noted.

### b) Late Correspondence

- John Sisk & Son Ltd, Customer Care and Social Value Manager - M11 Jct.8 A120 Roundabout Update

All received and noted.

## 22/50. FINANCE

### a) Payments

The following payments had been made during the period 14 April 2022 to 13 May 2022:

Great Hallingbury Highlights – Spring 2022 edition	£ 500.00
Village Hall Committee – grant towards wi-fi	100.00

CPRE – Membership 2022/2023	50.00
EALC – Affiliation fees 2022/2023	251.27
HMRC – Tax April 2022	85.80
Clerk – net salary and expenses April 2022	407.84
All received and agreed.	

The following payments had been made during the period 14 May 2022 to 13 June 2022:

	£
Hertfordshire County Council – stationery	95.69
BHIB Ltd – Insurance 2022/2023	331.26
Clerk - net salary & expenses May 2022	420.16
HMRC – Tax May 2022	85.80
All received and agreed.	

**b) Income**

UDC – Precept	£7,740.00
UDC – Ward Members Initiative	£1,000.00
Bank Interest	£0.68
All received and agreed.	

**c) Balances on 13 June 2022**

Community Acc.	£13,992.47
Reserve Acc. (Business Premium Acc.)	£8,989.
All received and agreed.	

**d) Bank Reconciliation**

The bank reconciliation was approved and signed by Vice Chairman, Cllr Andrew Noble.

**e) Approvals**

The payments were approved and signed by Vice Chairman, Cllr Andrew Noble.

**f) Budget Update**

Received and noted.

**g) Bank Arrangements**

No update.

**h) Pension**

No update.

**i) Councillors Mileage Reimbursement**

Postponed to the next meeting.

**j) Late Financial Matters**

None.

## 22/51. 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  Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping	Unknown

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

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

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</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.	Withdrawn

(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).)

<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/22/0624/HHF	Cherry Orchard, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TZ	Refused

Proposed two storey rear extension.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0687/HHF	Little Jenkins, Jenkins Lane, Great Hallingbury, Bishop's Stortford, Essex, CM22 7QL	Approved

Construction of an in-ground swimming-pool (10 x 5 m)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0741/HHF	154 Bedlars Green, Bedlars Green, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TL	Approved

Proposed single storey side extension (amendments to previously approved application UTT/19/0632/HHF).

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0789/FUL	Normandale Farm, New Barn Lane, Great Hallingbury, Bishop's Stortford, Essex, CM22 7PR	Awaiting decision

Demolition of existing house and erection of new house.

(No objections, but the water flowing from site needs to be addressed.)

<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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0861/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7 <sup>TH</sup>	Awaiting decision

#### Erection of 2 no. residential dwellings

(Objections: The original application for this site was UTT/20/2710/FUL for 1 house and in-line with its host 'Start House' to which the GHPC agreed to.

The UDC Planning Dept did put quite strict conditions on their original approval, to ensure safe road access/egress, so under that alone they view it as a dangerous vehicular site for development, so to allow a development of 3 properties with a minimum of 6 vehicles is erroneous.

A plan to erect 2 new houses on rising land along with the host property; affected by the flight path of incoming and departing aircraft and Local Plan Policy ENV10 does not permit noise sensitive development (such as residential development) if the occupants would experience significant noise disturbance, as this proposed development would be significantly more affected than those properties recently built in the area; on one of the worse road bends in Great Hallingbury is again just inviting



more accidents on an already densely used and at times very dangerous road with no footpath.

Having 3 properties being served by this one entrance on a blind and very narrow bend, which is hindered by the supporting pillar of the Flitch Way bridge; walkers/cyclists parking indiscriminately opposite to take exercise on the Flitch Way; at times speeding traffic, lorries who mistakenly miss signs for the low bridge, often mounting the verge outside of this current host property to manoeuvre in reverse for up to 200m, all amounts to congestion and hinderance for other users and therefore continuing to destroy our village.

Again, there are no amenities in Great Hallingbury for new residents, no bus service through the village therefore creating more vehicular movements on an already busy narrow road, infilling of this nature is just not a viable option in this area at this time.

There are too many units on a small plot which is right under a phone mast (not shown on drawings), surface water drainage is by soakaway which often does not work. This would allow a flood onto the road in extreme conditions. It does show the foul drainage running into the main drain with the flow direction incorrectly shown.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0853/FUL	Land Adj. Cobblestones, Church Road, Great Hallingbury	Refused

No. detached dwelling, with associated private garden, car parking, new vehicular access, and landscaping.

(Objections: this is of a much larger application over 2 floors (compared to UTT/16/2170/FUL, which was refused), infringes the light space afforded to properties of Glebe House and Cobblestones and is of an overbearing nature; will add another vehicle access to an already busy and at times speed inflicted road (Church Road); the site remains within the Great Hallingbury Conservation Area therefore not land to be built on.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0865/FUL	Land Adjacent to the Willow Tree, Bedlars Green, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TQ	Refused

Proposed erection of 1 no. dwelling with associated access, parking and landscaping.

(No objections as such, but developments must be connected to the main sewage. The construction of a footpath, to connect Tilekiln Green to the B1256 should be considered so that pedestrians can safely access the amenities that are being quoted in planning statements. Currently there is no safe access to the Petrol Station or the Bus Stop for pedestrians. Adequate provisions on the increased pressure on social and community infrastructure resulting from development should be in place.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1013/FUL	Monkwood Bungalow, Woodside Green, Great Hallingbury, Bishop's Stortford, Essex, CM22 7UG	Approved

Proposed replacement dwelling with associated operational development

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0950/FUL	Hockerill Sports Club, Beldams Lane, Bishop's Stortford Hertfordshire, CM23 5LG	Refused

Proposed erection of 3 no. security lights on 4.4m poles.  
(No objections as such as long as there is no light spillage to the neighbouring properties.)

All received and noted.

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1001/FUL	Howletts, The Street, Great Hallingbury, Essex, CM22 7TR

The erection of 2 no. detached five-bedroom houses together with garaging, an access drive and landscaping enhancement

No objections other than we feel it might be an overdevelopment on a small quiet country lane.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1484/FUL	The Hay Patch, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP

Installation of manege arena lighting and low-level security lighting. Proposed storage building to house feed/hay, wc, and tack room

No objections as such but lights should not impede on any housing and storage building should remain storage and not being converted into a house later.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1485/LB	89 Woodside Green, Great Hallingbury, Bishop's Stortford, Essex, CM22 7UW

Replacement windows and door.

No objections.

21.17 Cllr Andrew Noble left the meeting

Councillors agreed for Cllr Neil Jackson to chair the meeting for the following planning application.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1528/FUL	Land Southeast of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire

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

No objections.

21.20 – Cllr Andrew Noble returned to the meeting and continued chairing the meeting.

Application No.  
UTT/22/0267/FUL

Site and Development  
Land at Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TA

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

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).

Application No.  
UTT/22/1789/LB

Site and Development  
Woodside Green Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UP

Repair and replacement of windows and doors with proposed secondary glazing.

No objections.

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

Application No.  
UTT/22/1719/FUL

Site and Development  
Land East of White Cottage, Start Hill, Great Hallingbury, Hertfordshire

Full planning application for 3 no. dwelling houses including a three-bed detached house and a pair of three bed semi-detached houses including 7 no. parking spaces, access and landscaping

Objections on the grounds of over development of this relatively small plot 875sqm, that slopes away from the main road up to a rate of 2.42m.

Squeezing a 4-bed detached and then a pair of semi-detached all with associated parking, with an average car length of approx. 5m, the manoeuvring space allowed is too tight for the vehicle spaces especially if some parking is inconsiderate to neighbours.

We have no objection to 2# properties occupying this plot with associated parking and private amenity space. The properties can be pulled further forward of the plot, allowing for parking and amenity space access down the side of each property. Property design should be considerate to White Cottages, be semi-detached 3 or 4 bedroom and timber clad and render.

**d) Appeal**

To receive Planning Appeal APP/C1570/W/22/3290492 re UTT/21/2971/PIP.  
Received and noted.

**e) Enforcement**

*e.1) Notification*

To receive notification re INV/22/0104/B.  
Received and noted.

*e.2) Reports*

To receive reports re ENF/20/0230/C and ENF/21/0257/C.  
Received and noted.

**22/52. MEMBERS' REPORTS**

None.

**22/53. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

- Sign 'Low bridge ahead' to be added to Highways item

**22/54. NEXT MEETING**

The next Parish Council meeting is scheduled to be held on 12 September 2022 at 20.00 in the Village Hall.

The meeting ended at 21.22

Signed.....  
(Chairman)

Date.....