

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 03 JULY 2023, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow, Mark Coletta, Neil Jackson, Andrew Noble, Alan Pinnock and Andrew Smith

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council Cllr Geof Driscoll
Uttlesford District Council Cllr John Evans
Essex County Council Cllr Susan Barker (23/28)
2 members of the public

23/26. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mark Bloomfield and Uttlesford District Council Cllr Neil Reeve.
All accepted.

23/27. DECLARATIONS OF INTEREST

None.

23/28. PUBLIC PARTICIPATION

- Layby next to Fritchway bridge – it is used as a car park for dog walkers and others are using it too and can sometimes be disturbing; rubbish is often left behind; dog walkers are using it – would it be possible to install litter bin and/or dog waste bin? Installing litter bin might attract more of improper behaviour. Agreed to ask UDC for the litter bin and Essex Highways for a sign 'This is not a public parking'.
- 'Insulation scheme link' – it was agreed at the March meeting that the link will be published in Highlights, and it was not.
- Speedwatch – new volunteers attended training and asked about additional sites.

20.13 – ECC Cllr Susan Barker arrived.

- Telephone box – Cllr Alan Pinnock will check and see what needs to be done.

23/29. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 15 May 2023 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

20.17 – Cllrs Geof Driscoll and John Evans left the room and returned at 20.20 while minutes were signed.

23/30. NEIGHBOURHOOD PLAN

Cllr John Evans, District Councillor for Felsted and Stebbing Ward; Cabinet Member; Portfolio Holder: Planning | The Local Plan | Stansted Airport | Infrastructure Strategy gave a speech regarding the Neighbourhood Plan: Neighbourhood Plan forms part of his responsibility as a Cabinet Member and is to be supported by UDC. It forms part of the development plan, fits in the Local Plan and complement it and does have effect. There is a lot of work to complete and a steering group needs to be formed to attract the residents – it is usually composed of Councillors and members of community. Help can be obtained from RCCE and Parishes can join the together to produce the plan. It is useful to seek advice from independent professionals on landscaping and historical aspects because that can then be used when submitting comments for planning applications. It has a duration time and needs to be reviewed periodically.

23/31. MATTERS ARISING FROM PREVIOUS MEETING

None.

23/32. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that attended Parish Planning session organised by UDC, special EALC meeting about Essex devolution (which is decided at Essex level), Local Council Liaison Forum, EALC Executive Committee meeting, UALC AGM where he was re-elected for Chairman, Standards training - he emphasised the importance for the Councillors to attend the training – last session is scheduled for 24 July 2023.

23/33. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

ECC Cllr susan Barker reported:

- Local Plan – inspector visited on a regular basis saying it was fine but then changed their mind.
- Speedwatch – a lot of speedwatch sessions carried out in Hatfield Broad Oak
- Roads – someone damaged tyre on the Church Road; Cllrs advised there are a lot of potholes on Church Road and Woodside Green, overgrown hedges towards Woodside Green and that the pathways are completely overgrown.
- Sign 'Low bridge' – no panel meeting for a while.

20.03 – Cllr Susan Barker left

UDC Cllr Geof Driscoll reported:

- Local Council Tax – consultation opened on the day of the meeting.
- Standards Training – not declaring an interest is a criminal offence.
- Local Highways Panel – will now consist of four County Cllrs, one District Cllr and one Parish representative.

23/34. HIGHWAYS MATTERS

a) Update

Cllr Mark Coletta reported on several Highways matters. It was agreed to ask Essex Highways Liaison Officer for:

- New VAS or SID device for Stane Street (B1256) – a speed survey carried out.
- Hamlet gateway signs for Start Hill - Start Hill village Gateway sign just off the M11 JCN 8 – two one either side of the B1256.

It was also agreed to submit LHP Scheme Request Form to ECC Cllr Susan Barker for two warning signs for pedestrians crossing the road ahead – where National Cycle Route 16 crosses the B1256.

21.13 – Cllr John Evans left the meeting

b) Woodside Green Road

~~To receive an update re recount of the houses.~~ No update.

23/35. AIRPORT

Nothing to report.

23/36. HALLINGBURYS' SPEEDWATCH GROUP

Five new volunteers all trained now; more needed to be able to be very active. It would be sensible to have another site along Dunmow Road.

23/37. CODE OF CONDUCT

It was agreed to decide at the next meeting in September when hopefully all Councilors would undertake the training.

23/38. SALT BAG PARTNERSHIP

Cllr David Barlow advised there is enough salt, and that the farmer agreed to still store it. The Council does not need salt but would like to remain in the 'Salt Bag Partnership Scheme' for Winter 2023/2024.

It was agreed to ask ECC if it's possible to obtain another salt bin.

23/39. CONSULTATION

The Council considered responding to the Essex Electric Vehicle Charge Point Strategy public consultation launched by Essex Highways and concluded not to take the part.

23/40. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; County Update Special June 2023; Police, Fire and Crime Bulletins; Announcements: Ride-London 2023 Update; News e-bulletin- Climate Change Special May 2023; NALC Planning Case Study Survey; LGBCE Electoral Review Online Briefing- Wednesday 14th June 2023; AGM 2023 Notice; NALC Planning Survey 2023.

- 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 – May 2023 newsletter; Circulated 02.06.2023
 - Stansted Airport Watch Press Release – 19 June 2023.
 - UALC – AGM 28 June 2023 at 7.30 p.m.
 - Uttlesford District Council, Democratic Services Officer - Minutes from the Local Council Liaison Forum 05 June 2023.
 - Uttlesford District Council, Democratic Services Officer - Local Council Liaison Forum - Monday 5th June 2023.
 - Uttlesford District Council, Director Planning and Building Control - Notification of Planning Committee Wednesday 7th June 2023.
 - Essex County Council – Highways Highlights Bulletin April and May 2023 issues.
 - Essex Highways, Integrated Passenger Transport Unit - Service Notices for Uttlesford District changes to bus service 7.7A/306.
- All received and noted.

b) Late Correspondence

- RCCE, Rural Housing Enabler & Community Led Housing Advisor – Rural Housing Week 3-8th July 2023 information
 - Uttlesford District Council, Sheltered Housing/Lifeline Team Leader - UDC sheltered housing schemes - social activities.
- All received and noted.

23/41. FINANCE

a) Payments

The following payments had been made during the period 14 April 2023 to 12 May 2023:

	£
Clerk – reimbursement	742.54
Clerk - net salary & expenses April 2023	544.13
BHIB Ltd – Insurance	357.06
HMRC – Tax April 2023	94.00
Broad Oak Consultants Ltd – ink cartridge, laptop set up	358.69

The following payments had been made during the period 13 May 2023 to 13 June 2023:

	£
Great Hallingbury Highlights – Spring 2023 edition	630.00
Great Hallingbury Parish Council – transfer to Lloyds Bank account	5,000.00
Great Hallingbury Parish Council – transfer to Lloyds Bank account	8,743.00
Great Hallingbury Parish Council – transfer to Lloyds Bank account	5,000.00
Great Hallingbury Parish Council – transfer to Lloyds Bank account	5,000.00
Great Hallingbury Parish Council – transfer to Lloyds Bank account	15.78
CPRE – membership 2023/2024	50.00

All received and agreed.

b) Income

UDC – precept £7,740.00
 Received and agreed.

c) Balances

c.1) Barclays Bank on 13 June 2023

Community Acc. £0.00
Reserve Acc. (Business Premium Acc.) closed

c.2) Lloyds Bank on 22 May

Treasurer Account £23,758.78
Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Approvals

e.1) Book

The £50.00 + VAT for the 'Clerk's Manual' was approved.

e.2) General Approvals

The payments were approved and signed by the Chairman.

f) Budget Update

Received and agreed.

g) Bank Arrangements

The Lloyds account is now opened. To consider opening the savings account when possible as that was not possible to do when opening the initial account.

h) Pension

Nothing to report.

i) Late Financial Matters

None.

23/42. 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/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/22/3495/FUL	Great Jenkins, Jenkins Lane, Great Hallingbury, Essex, CM22 7QL	Approved

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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3323/LB	Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	Approved

Change of use and conversion of barns and agricultural buildings to 4 no. dwellings
(Objections: it is a historic building, and it should remain as such. The village should not lose another historic building.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3322/FUL	Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	Approved

Change of use and conversion of barns and agricultural buildings to 4 no. dwellings
(Objections: it is a historic building, and it should remain as such. The village should not lose another historic building.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/0237/HHF	The Hall, Church Road, Great Hallingbury, Essex, CM22 7TY	Approved

Removal of existing gates and erection of newly designed gates
(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/0625/HHF	Shoemakers, Woodside Green, Great Hallingbury, Essex, CM22 7UU	Refused

Proposed two storey side extension
(No objections as long as the extension is in keeping with the rest of Shoemakers.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/0634/LB	Woodside Green Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UP	Approved

Replace 20th century bay window with flush door and window arrangement.
(No objections as long as they stay true to the previous applications regarding replacing windows as this being Grade 2 listed.)

<u>Application No.</u> UTT/23/0635/LB	<u>Site and Development</u> 89 Woodside Green, Great Hallingbury, Essex, CM22 7UW	<u>Decision</u> Approved
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Replace uPVC windows and door with leaded timber windows and ledged and braced door.

(No objections.)

<u>Application No.</u> UTT/23/0693/HHF	<u>Site and Development</u> 10 The Grove, Great Hallingbury, Essex, CM22 7TT	<u>Decision</u> Approved
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Proposed side extension. Extensions, alterations / enlargements to existing loft conversion.

(No objections.)

<u>Application No.</u> UTT/23/0709/HHF	<u>Site and Development</u> The Old Pump House, 82 Woodside Green, Great Hallingbury, Essex, CM22 7U	<u>Decision</u> Awaiting decision
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Landscaping works to rear garden only. Proposed garden room.

(No objections.)

<u>Application No.</u> UTT/23/0778/HHF	<u>Site and Development</u> Hallington Wood, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Approved
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Detached single garage

(No objections.)

<u>Application No.</u> UTT/23/0812/FUL UTT/23/0813/LB	<u>Site and Development</u> Mission Hall, Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire CM22 7UW	<u>Decision</u> Approved Approved
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Change of use from holiday let to residential and conversion of garage to bedroom with link (resubmission of UTT/18/1919/FUL)

(No objections.)

<u>Application No.</u> UTT/23/0985/FUL	<u>Site and Development</u> 1 The Gatehouse, The Street, Great Hallingbury, Essex, CM22 7TR	<u>Decision</u> Awaiting decision
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Erection of 1 no. detached dwelling with associated private garden, car parking and landscaping and removal of existing relocatable dwelling

(Objections: all previous planning applications had been turned down. There will be excess traffic on the narrow lane without footpath. Development would also destroy historic landscape.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1015/FUL	Land South East Of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury	Awaiting decision

S73 application to vary condition 2 (approved plans) of UTT/22/1528/FUL (amendment to UTT/20/0336/DFO - Details following outline approval UTT/16/3669/OP for the erection of 35 no. dwellings)

(No objections to the change of conditions but would like to point out that this area is located within the Countryside Protection Zone. Any varying to the conditions of this application must not impact the open characteristics of the CPZ.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1041/HHF	Fairview, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Approved

Two storey rear extension

(No objections as such but must be connected to the main sewage.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1063/LB	Centuries, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7TZ	Approved

Demolition of existing unsafe brick built double garage and separate prefabricated concrete workshop

(No objections but must be taken down correctly as it is in conservation area.)

Town and Country Planning Act 1990 (Section 62A Applications)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
S62A/2023/0017	Land at Tilekiln Green, Stansted, Great Hallingbury	Awaiting decision

Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

(Strong objections:

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. Fifteen new dwellings are being built approximately 200 metres away along B1256 increasing the number of houses affected by this development.

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.

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).

(This is a commercial development in a residential area, The land is classified as Protected Habitual Woodland on (MAGIC MAPS). It lies within the Uttlesford Local Plan Countryside Protection Zone. The CPZ offers our parish a buffer from the blight of one of the U.K's busiest airports, this land also is one of the last remaining ecological assets in the Tilekiln Green area of the Parish. We feel that it is not an appropriate location for a large HGV logistics facility. It does not compliment the openness of that location, we have concerns over the increased traffic it will introduce through our villages and to one of the busiest junctions of the M11, already heavily impacted by the Birchanger services at the same junction. The very nature of this development would have a serious detrimental impact on the resident's wellbeing at this location, other local commercial businesses do not have permission for 24/7 operation.

This area is already heavily impacted by the Birchanger services and sharing the same roundabout with Stansted Airport.

The residents of Great Hallingbury have been subjected to environmental issues caused by the airport and this development will subject the residents to excessive amounts of light pollution and heavy vehicles using the small country road, which already has speeding vehicles and copious amounts of potholes.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/23/1143/HHF	<u>Site and Development</u> Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS
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Installation of 15 no. ground situated stand-alone solar panels to be placed at the rear of the garden facing directly south, tilted at an angle of 35 degrees

No objections.

<u>Application No.</u> UTT/23/1455/FUL	<u>Site and Development</u> Meadowside Cottages, Woodside Green, Great Hallingbury, Essex, CM22 7UH
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Erection of 2 no. detached dwellings, with new vehicular access to public highway for the existing dwellings, and associated private garden, car parking, and landscaping

Objections: Overdevelopment and overbearing; not in keeping with aesthetic of the area and too close to high power cables. The contamination mentioned in the documentation must be thoroughly inspected.

<u>Application No.</u> UTT/23/1470/OP	<u>Site and Development</u> Stansted Distribution Centre, Start Hill, Great Hallingbury, Hertfordshire
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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.

c) Late Planning Matters

Planning enforcement investigation notification INV/23/0123/C was received and noted.

Application No.

UTT/23/1641/HHF

Site and Development

97 Woodside Green, Great Hallingbury,
Essex, CM22 7UJ

Single storey front extension, two storey side extension and part single storey, part two storey rear extension. Rear dormer extension to loft space to accommodate loft conversion. Insertion of new first floor window to front elevation above front door

Objections: Changes to the line of vision, overdevelopment: the house will become too big for the corner looking onto the National Trust site.

d) Enforcement

d.1) Notifications

The planning enforcement investigation notifications INV/23/0089/C, INV/23/0118/C, INV/23/0119/C 2x and INV/23/0122/C were received and noted.

d.2) Report

The planning enforcement report - INV/22/0254/C was received and noted.

23/43. MEMBERS' REPORTS

Cllr Mark Coletta – asked the Council to have a group email, and would use Google Drive or WhatsApp for communication between the meetings.

It was agreed that WhatsApp group will be formed for the Councillors to use for information only and the Code of Conduct applies.

Neighbourhood Watch is now running and more signs were put up. Facebook group was formed, and information is received weekly. There are 40 members already.

23/44. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

23/45. NEXT MEETING

The next meeting will be held on 04 September 2023 in the Village Hall starting at 20.00.

The meeting ended at 22.19

Signed.....
(Chairman)

Date.....