

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 15 JULY 2024, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

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

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllr Geof Driscoll
Essex County Council (ECC) Cllr Susan Barker (24/034)
4 members of the public

24/033. APOLOGIES FOR ABSENCE
None received at the time of the meeting.

24/034. DECLARATIONS OF INTEREST
Cllr Andrew Noble declared a DPI in item 24/057 b) UTT/24/1486/FUL Land
South East of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury.

20.03 – ECC Cllr Susan Barker arrived

24/035. PUBLIC PARTICIPATION

- There are a lot of potholes on the road through the village; would it be possible to get streetlights?
ECC Cllr Susan Barker replied that the road closure is planned in September and hopefully the potholes will be fixed. Essex County Council do not do streetlighting.
- Would the Council object to the planning application UTT/24/1370/FUL The Hop Poles, Bedlars Green as there are no changes to the previous planning application. The proposed development is still too high and too close to the neighbouring property, there are flooding issues on the car park and old ecological report is used and new should be done.

24/036. MINUTES OF PREVIOUS MEETING
The minutes of the meeting held on 13 May 2024 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

24/037. MATTERS ARISING FROM PREVIOUS MEETING
None.

Chairman, Cllr Alan Townsend asked if the item 24/039. Reports from District and County Councillors can be brought forward to which the Council agreed.

24/039. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Essex County Council Cllr Susan Barker reported:

- The road closure of Church Road is planned in September for six nights to carry out repair
- In reply to Cllr Mark Coletta regarding vegetation on B1256 Dunmow Rd – she will ask for it to be inspected.
- Industrial estate – Essex County Council is no longer running a salt depot from there.
- Grants are available for activities for disadvantaged
- Boundary review – Great Hallingbury is now in Takeley division

20.20 – Essex County Council Cllr Susan Barker left the meeting

Uttlesford District Council Cllr Geof Driscoll reported:

- Letter was forwarded to LPP; Local Plan Panel can only advise.
- Local Plan: meeting on 18 July 2024 if approved, the full Council will meet on the 30 July 2024. If approved the Reg. 19 consultation will begin on the 8 August 2024 and will be open for comments for 8 weeks.
- Cllr Geof Driscoll has arranged meeting to be held on the 5 September 2024 19.00 arrival for 19.30 start in Hatfield Broad Oak which can be attended by the public and Councillors. This is an opportunity to ask questions and get the answers. Representatives from Essex Police, Safer Essex, Essex Fire Service, Uttlesford Community Partnership and hopefully Essex Highways will be present.
- Drug enforcement: locations and possible times should be emailed to Cllr Geof Driscoll or call 999 or 101 or website can be used to give as much information as possible.

20.26 – Uttlesford District Councillor Geof Driscoll left the meeting

20.27 – Three members of the public left the meeting

24/038. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended EALC Personnel and Executive Committee meeting twice, where he raised the issue regarding congratulations sent to elected Police Fire and Crime Commissioner, because redaction was not done; Parish Forum meeting in Newport which was about the state of the rivers and chalk streams in the area; Blooms and Bells weekend; Howe Green House Primary School presentation morning; met ECC Cllr Susan Barker along with Cllr Neil Jackson to walk the Woodside Green road and identify the potholes; UALC Secretary; he met the clerk weekly on Zoom and checking defibrillator weekly.

24/039. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Moved forward.

24/040. HIGHWAYS MATTERS

Dealt with in item 24/039 Reports from District and County Councillors.

Cllr David Barlow reported that the footpath through the village, which had been partially cleared by rangers needs attention: the hedge should be trimmed back and the edges cleared. The owners of the land bordering the footpath should cut back their vegetation. Perhaps a working party should be formed.

Cllr Alan Townsend agreed to put something in the magazine asking owners to cut back the vegetation and a working party.

24/041. AIRPORT

Cllr Alan Townsend reported that MAG is looking into increasing the number of night flights. UALC has a representative on SASIG. Stansted is currently 4th biggest airport in UK and if the increase they are seeking is granted then it is likely to come the 2nd . From August 2024 flights are moving from 6 a.m. to 7 a.m.

24/042. LOCAL PLAN

a) 'TPLPG' working group

Nothing to report.

b) UDC

Dealt with in item 24/039 Reports from District and County Councillors.

c) Uttlesford Local Plan Reg 19

Local Plan is now coming to final stages Takeley Parish Council is very proactive regarding issues that concern them. If the Takeley Street Industrial Complex can go ahead it would have huge impact on the traffic, on a already busy B1256. There is also new housing which would contribute to the traffic as well. There is already a lack of infrastructure: schools, GP surgeries, dentistry etc.

Resolved: Great Hallingbury Parish Council is supporting efforts of Takeley Parish Council. It was agreed that Chairman Cllr Alan Townsend or Cllr Mark Coletta will represent Great Hallingbury Parish Council at the UDC meetings and give a representation on behalf of the Great Hallingbury Parish Council. He will draft a report which will be emailed to the clerk to be circulated to the Councillors and will be used at UDC meetings. This will be coordinated with Takeley Parish Council.

24/043. HALLINGBURYS' SPEEDWATCH GROUP

The group was quite inactive due to the lack of volunteers.

24/044. NEIGHBOURHOOD WATCH

The group now has 78 members, 4X4 cars have been targeted to be stolen.

24/045. VILLAGE HALL

Nothing to report apart from that Village Hall will support groups which help the less advantaged. The dates for social events are published in the Great Hallingbury Highlights.

24/046. NEIGHBOURHOOD PLAN (NP)

Cllr Val Waring reported that she received questionnaires from other Parish Councils and will work on formulating one for Great Hallingbury and its distribution. It is planned to distribute the questionnaire with the next edition of Highlights. Everyone aged 18 and over can answer the questionnaire so one household can submit more than one questionnaire.

To start with the NP we need a map of the area covered by NP. This is produced by UDC.

Resolved: The clerk to contact UDC to obtain the map.

24/047. GREAT HALLINGBURY COMMUNITY WEBSITE

Cllr Val Waring reported that the website is finished and should be live tonight. They got a good deal and grant from our District Councillors Geof Driscoll and Neil Reeve to cover the cost of the first three years. There are several pages covering various things. She thanked the District Councillors for their grant and Christine Coultrup for her work. The website address is www.greathallingburycommunity.co.uk.

24/048. NOTICEBOARDS

Resolved: To authorise Cllr Mark Coletta to proceed with all necessary paperwork to install the noticeboard next to the exit of the Fritchway as it crosses the B1256.

24/049. HACS DEVELOPMENT

Cllr Geof Driscoll not at the meeting to report on this. Post code is in Little Hallingbury so therefore Little Hallingbury Parish Council is informed. All Councillors receive weekly list of planning applications by email so if there is anything they wish to discuss clerk can be asked to put it on the agenda.

24/050. CONSULTATION

Gambling Act 2005 Consultation

The Council considered responding to the Gambling Act 2005 Consultation. There were no comments to submit.

24/051. LITTER PICK

Next litter pick scheduled for October 2024. The Council now has enough equipment. St. Giles PCC offered that the Church can be used for refreshments after litter pick.

24/052. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The clerk reported that an email was sent to the relevant person followed by another one as the reply was not received. It was sent again to the different

person who was covering the relevant person in their absence. She will send a tracked and signed for hard copy of a letter.

24/053. SALT BAG PARTNERSHIP

The Council considered joining the 'Salt Bag Partnership Scheme' for Winter 2024/2025.

Resolved: The Council wish to stay in the scheme and have enough salt for the winter 2024/2025. The clerk to submit the application reflecting this.

24/054. NEW NOTICEBOARD NEXT TO THE EXIT OF THE FLITCHWAY AS IT CROSSES THE B1256.

Dealt with in item 24/048 Noticeboards.

a) Authorisation

Cllr Mark Coletta was authorized to review the Terms and Conditions of the proposed erection of the noticeboard next to the exit of the Flitchway as it crosses the B1256.

b) Delegated Authority

The Council agreed to delegate authority to Cllr Mark Coletta to sign and bind the Council to the Terms and Conditions of proposed license form.

24/055. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; EALC County Update May 202; Police, Fire and Crime Bulletins; Announcements: Essex County Council Letter of Support of EV Strategy; New Courses to the Membership - Breakthrough Communications; New Course to the Membership - Aubergine - Website Accessibility Workshop; ECC Climate Action Advice Packs.
- 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 and June 2024 newsletters.
- Uttlesford District Council - Parish Forum - 10 June 2024. Circulated 01.06.2024
- Safety of Lithium-ion Batteries and e-bikes and scooters.
- Uttlesford District Council, Licensing Support Officer - New Premises Licence - Feast 21, Flitch Industrial Estate, Great Dunmow.
- Takeley parish Council, Clerk – CPZ update; Local plan update.
- Essex County Council, Community Safety Lead - Annual Community Safety Survey.
- Essex County Council, - Digital Inclusion Update and Resident Services.
- Essex County Council, Democracy Team - Highways Highlights Bulletin - May 2024 issue.
- RCCE, Executive Director - Rural Community Council of Essex 2024 AGM 03rd July 2024 invitation.
- RCCE, Rural Housing Enabler - Affordable Rural Housing.
- Stansted Airport Watch - STACC meeting 26 June 2024.
- Hedgehogs R Us - Hedgehog Highway Project.

- Essex County Council, Integrated Passenger Transport Unit - Local Bus Consultation/Tender Outcome July 2024.
- Uttlesford District Council, Democratic Services Officer - Local Council Liaison Forum - Minutes and Presentations.
- Thank you letter – Great Hallingbury Highlights for grant towards the production costs of summer edition 2024 Great Hallingbury Highlights.

All received and noted.

b) Late Correspondence

- Integrated Passenger Transport Unit, Passenger Transport Infrastructure Team - Essex-wide Bus Shelter Contract - District & Parish Member Briefing.
Circulated 09.07.2024
- The Local Government Boundary Commission - final recommendations for future electoral arrangements for Essex County Council.
- Uttlesford District Council - Community grants launch.
- EALC - Announcement- AGM 2024 Notice to Membership.

All received and noted.

- Ron Bailey – Safety of Lithium ion Batteries and e-bikes and scooters.
The Council agreed to support the campaign.

24/056. FINANCE

a) Payments

The following payments had been made during the period 27 March 2024 to 26 April 2024:

	£
St Giles – Donation (use of Church for litter pick)	50.00

The following payments had been made during the period 27 April 2024 to 31 May 2024:

	£
Clerk - net salary & expenses April 2024	533.62
HMRC – Tax April 2024	108.20
Hertfordshire County Council – stationery	53.42
Clear Insurance Management Ltd – insurance	395.76
Clerk - net salary & expenses May 2024	563.96
HMRC – Tax May 2024	108.40
EALC – affiliation fees 2024/2025	268.93
All received and agreed.	

b) Income

EALC – bursary	£142.50
UDC – precept	£8,000.00
Received and agreed.	

c) Balances

Treasurers Account (Lloyds)	£22,756.82
Community Account (Barclays)	£0.00
Received and agreed.	

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

The budget update was received and agreed.

f) Approvals 

f.1) Courses

f.1.1) Chair's Training Day 1,2 and 3

Expenditure of £300.00 + VAT for Chair's Training Day 1,2 and 3 delivered by EALC for Cllr Mark Coletta was retrospectively approved.

f.1.2) Website Accessibility Workshop

Expenditure of £50.00 + VAT for Website Accessibility Workshop delivered by EALC for Cllr Val Waring was approved.

f.2) Zoom Subscription

Expenditure of £119.90 + VAT for Zoom subscription (shared with LHPC) was approved.

f.3) Community Website

The grant from UDC was received directly so no need for expenditure.

f.4) Approvals

The payments were approved and signed by the Chairman.

g) Pension

No update.

g) Bank

Agreed to open a savings account with Lloyds Bank and put the appropriate amount of money in that account. No online banking currently but to be discussed in the future.

h) Late Financial Matters

None.

24/057. 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/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/23/1470/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/23/1470/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> UTT/23/2269/FUL	<u>Site and Development</u> The Bungalow, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TJ	<u>Decision</u> Awaiting decision
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2no. new accesses to existing dwelling

(No objections.)

<u>Application No.</u> UTT/23/2840/HHF	<u>Site and Development</u> Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Awaiting decision
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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> UTT/24/0585/FUL	<u>Site and Development</u> Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	<u>Decision</u> Refused
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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> UTT/24/0761/CLE	<u>Site and Development</u> Annexe at Newlands House, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Approved
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Use of the annex as a separate dwelling.
(Objections: it is an annex and should stay as an annex and not a separate building.)

<u>Application No.</u> UTT/24/0557/FUL	<u>Site and Development</u> Units 25 to 26, Stansted Distribution Centre, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7DG	<u>Decision</u> Awaiting decision
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Demolition of all structures in order to return site to original
condition in accordance with lease agreement
(No objections.)

<u>Application No.</u> UTT/24/0446/FUL	<u>Site and Development</u> Marstons, Stane Street, Start Hill, Great Hallingbury, Essex, CM22 7TA	<u>Decision</u> Awaiting decision
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S73 application to vary plans condition on planning
permission UTT/21/0692/FUL (erection of 8 no. dwellings) as
amended by UTT/24/0706/NMA - amendments to approved
plans
(No objections.)

<u>Application No.</u> UTT/24/0799/FUL	<u>Site and Development</u> (<i>not asked officially</i>) Harlow Agricultural Merchants Ltd, Latchmore Bank, Little Hallingbury, Essex, CM22 7PJ	<u>Decision</u> Approved
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Proposed change of use of 2 no. buildings to class
E(C) (III) and B8 storage.
(Objections:
The Proposed Vet Practice
On observation it would seem nothing was parked at HAMS, so to say that there
would be the same or less traffic is not strictly correct as 30 parking spaces are
proposed. By their own admission the space has been used for storage for seed and
crop improvers which are sold to farmers, the other large building stores bulky
country supplies, so even if that goes, 6 clients being seen and six waiting all day
every day would amount to more traffic than people coming to collect the seed/crop
improvers. It is not clear how they would get round the potential emergencies out of
hours they are seeking, if the operating hours are outside those hours permitted. It
looks like it could be quite a big concern with 6 clinic rooms, an operating theatre and
recovery room.

B8 Storage
The unit was built not long ago, so there is a concern whether it was always the
ultimate aim to make an application for change of use from agricultural? The concern
is as to what type of storage would this be? Will whatever is stored there at any point
be collected by HGV's? Any large lorry coming into the top end of the village from the
Bishop's Stortford end will have more than a tight turn left, anything coming from the
Hatfield Heath end could potentially cause a tailback of traffic whilst waiting to turn
into the village from what is already an overused road. Assuming for a moment that
large lorries would be used, how do they propose stopping traffic coming out and

turning right - only to encounter the bridge at Flich Way? Simply putting a no right turn sign will not stop it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/0990/HHF	Henbury, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Refused

Proposed sustainable outbuilding for additional office,
bathroom and entertainment space.

(No objections.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1370/FUL	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP

Change of use from public house to residential, changes
to boundary and additional parking space to The
Spinney, and construction of 1 no. self build dwelling in
car park

Objections: Overbearing and too close to the boundary of the neighbouring property.
Overdevelopment of the site. The impact on existing properties should be minimised.
Drainage is a problem – it seems like ecological survey was not done properly – it
should flow into mains drainage. We request that a new ecological survey is done.

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1371/LB	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP

Conversion of public house to residential including
alterations to listed building

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1531/FUL	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG

S73 application to vary condition 2 (approved plans)
attached to UTT/21/3339/FUL (Proposed erection of 7
no. dwellings including the closure of existing access,
creation of new access and associated infrastructure.) -
revision to approved drawings.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1569/HHF	Old Tithe Hall, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TF

Construct a conservatory over existing first floor terrace

No objections as long as it's not denying light and privacy to the neighbouring property.

Application No.

UTT/24/1486/FUL

Site and Development

Land South East of Great Hallingbury Manor,
Tilekiln Green, Great Hallingbury

S73 application to vary condition 2 (approved plans) attached to UTT/22/1528/FUL (Application to vary condition (approved plans) of planning application UTT/20/0336/DFO - details following outline application for 35 no. dwellings)

21.29 – Cllr Andrew Noble left the room

No objections.

c) Late Planning Matters

None.

24/058. MEMBERS' REPORTS

Cllr Mark Coletta – thanked the Councillor for Chair training.

20.30 – Cllr Andrew Noble returned to the meeting

Cllr Andrew Noble – the drain on the road near the post code CM22 7TQ needs to be cleared

Resolved: The clerk to request the drain to be cleared.

24/059. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

24/060. NEXT MEETING

The next meeting of the Parish Council will be held on 09 September 2024 in the Village Hall starting at 20.00.

The meeting ended at 21.37

Signed.....
(Chairman)

Date.....