

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 07 JULY 2025, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

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

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllr Geof Driscoll
3 Representatives from Stephen Davy Peter Smith
Architects Ltd
1 member of the public

25/031. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Andrew Noble and Uttlesford District Cllr Neil Reeve. Both accepted.

25/032. DECLARATIONS OF INTEREST

Cllr Val Waring declared an interest as she is Vice-Chair of the Village Hall Committee.

Cllr Neil Jackson declared an interest in item 25/051 b) UTT/25/1566/FUL, because of being a near neighbour.

25/033. PUBLIC PARTICIPATION

a) Representations from members of the public

A member of the public reported that there were cars parked on the B1256 clearway obstructing pedestrians. This was reported on the website, but nothing was done. Cllr Alan Townsend will bring this to the attention of Essex Police.

Also, lorries trying to get to the petrol station are causing disruption as the road is too narrow and very busy.

b) Other Representations

Representatives of Stephen Davy Peter Smith Architects Ltd presented the plans for developing Bedlars Green - land to the rear of the Hop Poles.

Parish Councillors were asked for their views. There is a piece of land, which is planned to be a public space, is to be given to Parish Council.

The Councillors also asked some questions; concerns were raised because of dangerous junction and additional traffic and possible contamination of the part of the site. It was pointed out that some of the land is flooding and that all houses must be connected to the mains drainage. It was suggested that smaller properties with 3 bedrooms might be more suitable and for kerbs to be installed.

20.28 – Representatives of Stephen Davy Peter Smith Architects Ltd left the meeting

25/034. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 12 May 2025 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

25/035. MATTERS ARISING FROM PREVIOUS MEETING

None.

25/036. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he received communication from the editor of Great Hallingbury Highlights asking whether the magazine should be delivered to all the businesses in the village. The Council was of the opinion that only domestic deliveries.

He is involved in the Churchyard tidy up and it is very difficult to get volunteers to help. They managed to get volunteers from the airport to help on Thursday.

He also attended EALC Executive meeting, chaired UEALC meeting, attended Village Hall AGM, met with the clerk via Zoom weekly and checked the defibrillator weekly.

25/037. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council (UDC) Councillor Geof Driscoll reported that UDC is now out of designation and all planning decisions are now made in UDC. Local Plan was under scrutiny by PINS and apart from few minor things it seems that they were satisfied with the proposed Local Plan.

20.40 – UDC Cllr Geof Driscoll left the meeting

25/038. HIGHWAYS MATTERS

a) Update

Nothing to report.

25/039. STANSTED AIRPORT

A communication was received in regard of increase of the annual passenger limit up to 51 million passengers. The Council exchanged the views and will submit their comments (item 25/051 b) Planning).

25/040. HALLINGBURYS' SPEED WATCH GROUP

Nothing new to report. Cllr Mark Coletta would like to find a new coordinator due to lack of time.

25/041. NEIGHBOURHOOD WATCH

Nothing new to report.

25/042. VILLAGE HALL

Tabletop sale took place on Saturday and it was well enjoyed albeit there was a lack of support.

25/043. NOTICEBOARD

Cllr Mark Coletta tried to reach the Senior Engineer at Highways to check whether the Council is now in position to erect the noticeboard but was unsuccessful.

25/044. LITTER PICK

Cllr Mark Bloomfield reported that the date for October litter pick is not determined yet. He will liaise with Cllr Val Waring regarding refreshments as the Great Hallingbury Manor Hotel offered to help with that.

25/045. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The clerk reported that MP's office received confirmation of receipt of their correspondence. They will escalate this concern should response not be received.

25/046. FLITCH WAY

a) Bench

The bench was ordered and delivery is awaiting. This is a gift so it is not a Council fixed asset nor insured by the Council.

25/047. WHITE LINING IN THE CAR PARK

Nothing new to report.

25/048. SALT BAG PARTNERSHIP

The Council considered joining the 'Salt Bag Partnership Scheme' for Winter 2025/2026.

Resolved: The Council wish to stay in the scheme and have enough salt for the winter 2025/2026. The clerk is to submit the application in accordance with this.

25/049. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins.
- NALC – Chief Executive's bulletins; Statement to the Membership;
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – link s for: agenda for Planning Committee 04 June 3x and 02 July 2 x 2025; link for minutes for Planning Committee 7 May 2025.
- Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Notification of bus survey launch 02 June 2025; Face to face dates.

- Uttlesford District Council, Climate Change Lead Officer - Sustainable Uttlesford: Farm Cluster & Ecology Event.
- Transport East Comms - Travel Behaviour Survey report for Essex.
- Stansted Airport Limited, Stansted Airport Community Engagement Team - MAG Sustainability Strategy.
- Stansted Airport, Community Engagement Co-Ordinator - Sustainability Strategy Launch.
- RCCE, Community Engagement Officer - Community Climate Action Workshop 3x.
- Uttlesford District Council (UDC), Community Development Officer - Full Parish Forum 23 June 2025; Parish Forum postponed.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Postal vote renewal information; Parishes and Public Right of Way 2x; Highways Highlights Bulletin - April/May 2025 issue.
- Uttlesford District Council, Electoral Services Manager & Deputy ERO - Postal Vote Renewal Process.
- Stansted Airport Community Team - Submission of Planning Application.
- Uttlesford District Council, Planning and Building Control Registration Team - Stansted Airport Planning Application UTT/25/1542/FUL.
- Great Hallingbury Highlights – Thank you email.
- RCCE, Project Officer – English Rural webinar.
- RCCE, Administrator – Email on training events and funding, Nature recovery, biodiversity and your Parish event.
- Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Transport meeting update.
- Uttlesford District Council, Community Development Officer - Community Safety Survey 2025.
- Stephen Davy Peter Smith Architects Ltd - Bedlars Green - Land to the Rear of the Hop Poles.

All received and noted.

b) Late Correspondence

- Uttlesford District Council, Community Developer Officer – Martyn's Law Webinar.
- RCCE, Executive Director - Rural Community Council of Essex 2024 AGM 09.07.2025.
- Safer Essex Roads Partnership, Chairman - Seeking communities that would like and have community support for a 20mph speed limit.
The Council discussed and exchanged the views regarding this email.

All received and noted.

25/050. FINANCE

a) Payments

The following payments had been made during the period 01 April 2025 to 01 May 2025:

	£
Lloyds Bank – Service charges	6.17
Clerk – Net salary & expenses April 2025	623.70
HMRC – Monthly Bill	5.19
HMRC – Tax April 2025	79.80
HMRC – NIC April 2025	32.18
Hertfordshire County Council – Stationery	62.30

The following payments had been made during the period 01 May 2025 to 30 May 2025:

	£
Broad Oak Consultants Ltd – Ink Cartridges	222.50
EALC – affiliation fees 2025 / 2026	291.98
Clear Insurance Management Ltd – Insurance 2025 / 2026	524.86
Lloyds Bank – Service charges	8.17
RCCE – Membership 2025 / 2026	84.00
Clerk - net salary & expenses May 2025	606.84
HMRC – NIC May 2025	24.18
HMRC – Tax May 2025	69.00

Received and agreed.

b) Income

UDC – precept	£8,000.00
Received and agreed.	

c) Balances

Treasurers Account (Lloyds)	£21,365.46
Community Account (Barclays)	£0.00
Received and agreed.	

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

The payments were approved and signed by the Chairman.

g) Payroll & Pension

The clerk asked the Council to consider using a payroll admin to deal with the pension scheme.

Resolved: The clerk to obtain quote (s).

g) Late Financial Matters

None.

25/051. 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/24/2682/SCO	Land to the North of Taylors Farm, The Street, Takeley	Unknown

Request for Screening Opinion - for proposed employment development comprising of light industrial, strategic warehousing and distribution uses (use classes B2, B8 and E(g)(i) and associated infrastructure

(As a Parish Council, unanimously we request that Uttlesford District Council Planning department insist on an Environmental Impact Assessment for Screening Opinion UTT/24/2682/SCO.

We have previously expressed our concerns at both regulation 18 and 19 with written and verbal representations to the council.

We believe with have a valid reason for this submission. Whilst the land North of Taylors Farm falls within the Parish of Takeley the B1256 borders the boundary of Great Hallingbury. We thus believe that any development at this location will have huge detriment on Great Hallingbury Parish.

We have grave concerns that there will be an impact from additional traffic that will come through our narrow and pathless roads. The village cannot cope with the daily traffic that uses the village as a rat run, including 400 gravel/quarry HVGs daily through our parish.

Notwithstanding the traffic report, it is our contention that the already congested B1256 and a critically congested junction 8 M11 will have a detrimental effect on this parish. We are also mindful of our residents that live on the B1256 already tolerating 24/7 traffic to and from Stansted Distribution Centre.

Land North of Taylors farm is surrounded by fragile and idyllic heritage assets and is in extremely close proximity to Hatfield Forest (SSSI), the Flitchway designated Nature Reserve and Priory Wood Ancient woodland. An EIA in line with the NPPF would encompass our apprehensions and ensure a fair and balanced strategy in our opinion.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2820/FUL	Alpenrose, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Refused

Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

(Objections: too many houses for the plot, poor access and parking issues on the green. If this goes ahead any damage to the green during construction needs to be repaired to its original state. The environmental survey results states that there are no badgers and bats, but they can be clearly seen from the badger sets at the back of the plot. Also, it needs to be connected to mains drainage. It also needs to be not too close to the neighbouring property.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0125/SO	Land to the North of The Street Takeley	Unknown

Request for Scoping Opinion - for proposed an outline planning application with all matters, except access, reserved for up to 83,000 sqm of commercial development of mixed employment floorspace including General Industrial (Class B2), Storage or Distribution (Class B8), Office (Class E(g) (i))

and Light Industrial (Class E(g)(iii)); and supporting associated development, infrastructure and landscaping

(Objections:

- 2.2.4 Quote 29 listed assets: These are within 1km from the proposed site, it is mentioned that some of these are screened from the site but all will see vast detriment and dramatic change to their character and setting of a 27ha industrial development. Most of these heritage assets are directly situated on the B1256 some just a curbs distance, they will not be able to withstand the impact of 24/7 Heavy Haulage and commuter traffic a couple of metres away. UDC LP Policy ENV1, ENV2.
- 2.2.6 Quote Grade 3a Agricultural land: Under the Natural England Regional Agricultural Classification Maps ALC008 it states that this parcel of land is Grade 2 (very good) Agricultural land (Scale 1-5, 1=Excellent 5=Very Poor). UDC LP Policy E4, ENV5.
- Potential Cumulative Schemes table 3.1: Planning permission UTT/23/1470/OP Stansted Distribution Centre Start Hill another large industrial development 1km west from the proposed site has been granted. This development is for the same purpose as this Scoping opinion application. Therefore it must be considered as a Potential Cumulative Scheme.
- Air Quality, This development would expose occupants to high levels of nitrogen dioxide and other pollutants being in such close proximity to Stansted Airport and the A120. In its very nature this development would increase the levels of pollution in its nature of business. UDC LP Policy ENV13
- The proposed development falls within the Countryside Protection Zone and is within a Countryside setting. UDC LP S7, S8 It is yet to be decided if the CPZ is to be “amended” by the planning inspectorate, therefore it is too early to presume that the CPZ will be amended.
- The proposed site is less than 100m from a SSSI site of Hatfield Forest and the protected ancient woodland of Priory Wood (see Magic maps) the development will have a detrimental impact on this delicate location. UDC LP Policy GEN7, ENV7 also see response from Natural England and the National Trust UTT/24/2682/SCO
- 6.4.1 Potential Effects: We question the integrity of the response of this visual baseline with reference to Thremhall Park. Thremhall Park is owned by the developer applying for this application, Pigeon Mantle Estates.
- Transport and Access. This ES Scoping report has been produced as a “desk study” and “best practice” it is clear that consultant hasn’t visited the site and has very limited boots on the ground knowledge of the challenges we face in the Parish of Great Hallingbury with regards to this area.

Pedestrian and Cycling Network.

8.3.4 The footways along the B1256 are in a desperate state of repair. Just metres from the proposed site vegetation on the pathway and overcrowding it is a constant challenge that our Parish Council has with Essex County Council (ECC). Walkways are less than 30cm, The B1256 is unlit in darkness, 40mph fast road. Our community speed watch group have recorded speeds of up to 70mph from motorists along this section of road. Our recent 2 year challenge with ECC was to have the vegetation cut back. ECC reported that due to restricted budgets pathways will not be cleared and only minimal vegetation clearance will be undertaken. Stepping off a bus puts the user in a great risk as there is nowhere to walk, due to the poor state of our footways along the B1256.

Cycling along the B1256 is dangerous this is a narrow road with high speeding traffic, ECC have given permission for 400+ aggregate HGV to use this stretch of road daily. The B1256 is over capacity today in terms of HGV usage serving many industrial developments some just 1km from the proposed site. This section of road is also unlit at night. At the end of the B1256 cyclist have no safe access across the M11 JCN 8 round about.

The Flitchway and cycling: The Flitchway is a protected conservation wildlife area. It cannot just be “resurfaced” or turned into a cycleway. It has many protected species found in this area, the Slow worm, Badgers, newts and the Pyramidal Orchid. It excessively floods in the winter leaving sections unusable.

The National Cycle Highway No16: Let’s be clear this cycle route is in a bad state of repair. In the summer this route is unpassable in many locations due to overgrown vegetation, in the winter it floods, this is just a small dirt track down to less than 1m at parts with no substantial pathway. This is unlit and takes users to Birchanger not Bishops Stortford and is at a vast distance to commute via Stansted Airport Station.

Traffic from the proposed site: It is clear that from reading this report, all traffic will be directed left out of the proposed site. All traffic users will be forced right through Great Hallingbury Parish along the B1256. This section of road has listed buildings, residential properties and 2 industrial developments (Meadway and Stansted Distribution Centre Planning) already established. It is also the Southern Approach to Stansted Airport Runway approach 04 with very low flying aircraft. It is intolerable to accept that our residents will have to endure the increased traffic, congestion, pollution and noise from the movements of an additional 27ha 24/7 industrial site. The M11 JCN 8 is way over capacity today. Approval of this application will see this area gridlocked and detrimental to our residents and countryside setting. A times of rush hour and congestion our Parish is bombarded by Rat Run traffic through our village via the JCN at Tile Green.

We also have concerns as to mains drainage at Taylors Farm. Mains drainage to Bishop’s Stortford Sewage plant stops at Tile Kiln Green on the B1256 over 1km from Taylors Farm.

Devastating effects will result in any pollution into Shermore Brook. We feel an industrial estate is a high-risk development to be built encompassing a watercourse supplying a protected 18th century lake (ref. Capability Brown Hatfield Forest) and SSSI. Absolutely any pollution from chemical, biological waste and even litter will have incomprehensible effects.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2820/FUL (Re-consultation)	Alpenrose, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Refused

Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

(Concerns were raised because of the following points:

1. The original planning permission given when Alpenrose was built was for one bungalow only, with an access point 8ft wide.
2. This access from the site was allowed as an ‘easement’ across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
3. How are they going to join up to the main utilities when access is over private land?
4. This makes this a defective planning application due to the fact that there is no access to a public highway. Ref.: ECC document dated 13th December 2006 RECORDS/HB/49993/L.3G.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0486/FUL	Barn at Lodge Farm, Woodside Green, Great Hallingbury, CM22 7UG	Approved

Conversion of agricultural building into a pair of semi detached dwellings and associated work (further to UTT/24/0362/PAQ3)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0702/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Approved

S73 application to vary condition 2 (approved plans) attached to UTT/23/2352/FUL (approved under appeal ref APP/C1570/W/24/3351924) - changes to orientation of dwelling and internal arrangements/fenestration.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0812/FUL	Stansted Distribution Centre, Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

S73 Application to vary condition 8 (Design Assessment), 14 (viewpoints), 18(tree protection measures), 19 (fencing), 34(Service Yard Management Plan) and 45 (Great Crested Newt impacts). Application to remove condition 25 (Construction Method Statement) 26 (external lighting), 33 (noise), 40 (highways works) 41 (Travel Plan) of UTT/23/1470/OP - 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.

(Objections:

there has been voids in the planning process for this redevelopment.

GHPC have concerns to this application with matters that were not fully addressed at the previous Stansted Distribution Centre (SDC) outline planning application UTT/23/1470/OP.

The pursue for re-development at SDC has been somewhat misleading. The developer rightfully applies for planning under an outline plan. It was discussed at a planning committee hearing dated Wednesday 07/04/24. Many conditions were applied to this application, clearly this development is highly sensitive, but approval was given with the promise of final decisions made at reserved matters. Also the instruction of a heritage assessment, there has never been any heritage assessment for this redevelopment.

It was also decided at planning committee level that an assessment or plan should be submitted with the views, scale and impacts this development will have on heritage and the neighbouring residents. No such assessment has been done, GHPC would also like to point out that the residential dwellings in Start Hill have almost now doubled since the outline planning application in 2023 tipping the balance now further to a residential area. This application never got to the reserves matters stage, therefor a gaping hole has been left in this planning application, with all the assessments and statutory requirements it required, missing! It has deliberately made it incredibly difficult for our residents to grasp what is proposed.

This redevelopment is seeking to vastly increase the building heights, traffic density and scale of vehicle uses in a residential area that has increased in size (with more housing about to become available) , with new residents that have no knowledge of the previous outline plan nor this style of planning process. We ask that planning officers and committee members greatly consider the impacts this redevelopment will have on its neighbouring residents and heritage assets.

We would also like to highlight that this redevelopment is less than 1km from the proposed 27ha Taylors Farm industrial development proposed under the new local plan. It is also less than 1mile from the new 65ha Stansted Northside Industrial development. Not to mention the impacts more articulated HGVs will have on the Jcn 8 M11 and the B1256.

Conclusion: We are yet to see the assessment illustrating the impacts on views, proportions, massing and actual heights of these building.

Where is the heritage report that was requested on Wednesday 07/04/24

The site plan used on this application UTT/25/0812/FUL is of the current site with residential and heritage assets omitted not what is proposed. Please see the planning committee broadcast on youtube

<https://www.youtube.com/embed/ldU2uz6cHPI> at 2h28m onwards to understand the gravity of this application.

The outline plan UTT/23/1470/OP was approved in principle of receiving the heritage report, assessments made at reserved matters and with the scaling, massing and building heights. It was also raised that the developer should be working with the local community and GHPC, none of this process has been adhered to.

UDC rightfully requested additional assessments and studies under UTT/23/1470/OP, in doing so UDC applied the relevant conditions to safe guard our community. The developer under this FULL application is seeking to remove and adjust these conditions to suit their requirements. We feel this is unjustifiable in seeking what is best for the Parish of Great Hallingbury. Approval of this FULL application will see spades in the ground, bypassing a raft of determining factors such as scaling, massing, heritage, lighting, ecology and traffic impacts (including scale of vehicles) in a somewhat misleading process. With all that is said above, GHPC still holds its unaddressed concerns on its objections under the previous planning application UTT/23/1470/OP.

Trees were taken down at this site under a TPO with conditions imposed by UDC under planning app UTT/23/0624/TPO. We are yet to see the conditions to this planning app undertaken, what action will UDC be taking to impose these conditions?)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0748/HHF	3 Moat Farm Cottage, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, CM22 7UF	Approved

Demolition of existing conservatory, construction of a single-storey extension, installation of rooflights, and associated fenestration improvements

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0605/HHF	Cobbs Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UL	Approved

Proposed greenhouse and timber shed in rear garden

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0803/HHF	2 Latchmore Cottages, Latchmore Bank, Little Hallingbury, Essex, CM22 7PE	Refused

Proposed first floor rear extension above existing single storey rear extension.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1130/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL	Awaiting decision

Conversion and change of use of garages to form tourist accommodation

(No objections other than increased traffic in general and also within unsociable hours of comings and goings.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1232/AV	Start Hill Service Station, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Awaiting decision

Erection of an illuminated small format advertising display
(The Council are passionate about how this illumined advertising sign will negatively impact the local area. This location is unlit at night, this intensifies the brightness of the sign. This sign will cause a distracting hazard to motorists on its western approach and those approaching from Tile Kiln Green. This Junction is already an accident black spot.

The listed Building (The Old Elm) is less than 20m from the sign (the plans do not correctly show the location of the Old Elm. New residential developments not yet habitable are in direct view of this sign, which will have a negative effect on the new resident's wellbeing, again not represented on the plans.

Policy S7: This type of signage is not sympathetic to a countryside setting.

Policy GEN2 b,h,i, this illuminated sign will be facing directly into new a residential development, these properties are built but not yet populated.

They are not shown on the developers plans.

Previous planning application at this site have denoted this area as residential see conditions imposed by application UTT/19/1096/FUL.

The Illuminated sign will impose a distraction on the Listed building opposite (The Old Elm) not represented correctly on the developers plans.

Policy GEN4: as above (GEN2)

Policy GEN 5: Although this is part of a Fuel Station forecourt it is in an area unlit at night. This sign will cause a distraction to neighbours, motorists and a Listed Building 20m opposite it.

Policy ENV2: The design and purpose of this type of signage is not sympathetic to a listed building. It will cause significant harm with its modernistic design and purpose.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1243/CLE	The Carridge at Oakside, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7TS	Refused

Existing use of building as 1 no. dwelling.

(No objections other than it should be connected to the main drainage as standard and it should stay as an annexe. Utilities must be connected to the main building, and this should not be changed in the future.)

b) Applications to be Dealt with at this Meeting:

b.1) To Retrospectively Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1346/HHF	Centuries, Church Road, Great Hallingbury, Essex, CM22 7TZ

Proposed outbuilding

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1332/OP	Alpenrose, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP

Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings

The Great Hallingbury Parish Council raised concerns because of the following points:

1. The original planning permission given when Alpenrose was built was for one bungalow only, with an access point 8ft wide.
2. This access from the site was allowed as an 'easement' across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
3. How are they going to join up to the main utilities when access is over private land?
4. This makes this a defective planning application due to the fact that there is no access to a public highway. Ref.: ECC document dated 13th December 2006 RECORDS/HB/49993/L.3G.
5. The site is not suitable for 4 properties including the fact that it would not be able to cope with the number of vehicles around the green that it would generate.

b.1.2) Not asked officially:

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0895/OP	Victoria Park, New Barn Lane, Great Hallingbury, Essex, CM22 7PR

Outline application with all matters reserved except access for the partial demolition of the existing dwelling and the removal of the tractor store, shed and other structures on the site and the erection of 2 no. detached dormer bungalows

Objections: it is in the Green Belt, so could be considered a threat to the conservation area, and already on a road with speeding traffic which is highly dangerous due to the slightly curved nature of the road with trees/vegetation growing along both sides of it.

b.2) To Agree the Comments on the Following Planning Applications:

Application No.

UTT/25/1451/FUL

Site and Development

Barnmead, Start Hill, Stane Street,
Great Hallingbury, CM22 7TA

S73 application to remove conditions 6 (Residential Travel Pack) and 10 (Construction Method Statement) of UTT/21/2337/FUL (Conversion of garages from plots 2-5 into living accommodation and adding a room in the roof of plots 2 and 3 (amendment to previously approved application No. UTT/18/1982/FUL).)

Objections: Parish Council feels strongly in favour of keeping Conditions 6 and 12 imposed on this planning application. Firstly, conditions are implemented for good reason by highly qualified and experienced officers. We encourage developers to demonstrate how forthcoming residents will actively travel for this and all up and coming developments. Our rural village has poor amenities and travel connections; developers have a responsibility to encourage other options of travel other than the motor vehicle.

This location is in a highway "Clearway" and today we see issues here with developers and tradespersons parking on the kerb and blocking the pathway. HGV access to this site and highway dirt and debris must be managed correctly. This is an accident black spot at a critical junction factoring in a busy fuel filling station.

Application No.

UTT/25/1569/HHF

Site and Development

Centuries, Church Road, Great Hallingbury,
Essex, CM22 7TZ

Proposed single storey rear extension with internal alterations

No objections.

Application No.

UTT/25/1570/LB

Site and Development

Centuries, Church Road, Great Hallingbury,
Essex, CM22 7TZ

Proposed single storey rear extension with internal alterations

No objections.

Application No.

UTT/25/1542/FUL

Site and Development

London Stansted Airport, Bassingbourn Road,
Stansted, CM24 1QW

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

Objections: The Council understand that from time to time due to “operational” influences, night-time flight durations are extended or continued through the night. Residents show concerns that the recording of these night-time operational changes are self-monitored and recorded by MAG Stansted. This activity could be seen as inappropriate and unjustified. This should be investigated and managed independently.

Night-time flights are without doubt the biggest issue the residents face living next to one of the UK’s busiest airports. During the winter months the damp air sustains the smell of burnt aviation fuel and rubber sometimes to a coughing point with the need to cover your mouth level. During the summer, the residents endure the intense noise through open windows or when residing in their gardens. Reports from the residents of an oily substance on their parked cars is constantly reported to us.

As a Parish Council we want to see a real commitment from M.A.G. Stansted for what promises on paper to be a benefit to our community but in reality demonstrates negative impacts to our health and wellbeing.

As a message to MAG, we live here!

When you go home after a day’s work to relax and recharge for the next day ahead, this is our home, where we reside to, our residents need this too! We ask that you have this as one of your core responsibilities and assurances. Parish Council are very concerned about the risk to health and wellbeing created by excessive noise and night-time sleep disturbance / deprivation.

The promise of more passenger numbers comes with it all the above, with more traffic congestion and fly parking.

M.A.G Stansted airport have a responsibility to ensure they have shown best practice before reaping the benefits of increased revenue. At times of the M11/A120 are congested our local roads become a rat run of now delayed and speeding travellers concerned about missing their flight. We need to see a strategy put in place to control our local roads; Essex Highways constantly report lack of funds to implement speed cameras extra signage and infrastructure. This is certainly an area where MAG Stansted can get involved.

Fly parking is an increasing concern for all areas around the airport. Yellow lining areas really doesn’t solve the issue; it will only force travellers outwards risking parking in more dangerous places. The only way to solve this is to make parking affordable on site at Stansted, we can imagine fly parking is an inconvenience to travelling passengers, they would want no more than to park at the airport and fly affordably.

We ask that representatives from MAG Stansted attend at least one Parish Council meeting per year, to hear direct concerns from our residents.

We would like to see some priority given to our residents over employment opportunities at Stansted. To lessen the need for travel from areas outside a 10-mile radius. This must be seen as a positive for Stansted as it would encourage a sense of commitment from them and cohesion with employees promoting a benefit for all local communities.

Application No.

UTT/25/1566/FUL

Site and Development

Land South of Greenways, Woodside Green,
Great Hallingbury, Hertfordshire, CM22 7UT

Create access track with highway access between
Goose Lane and Pond View, Woodside Green

Objections: Goose Lane is a single-track road with passing places and overgrown foliage at the edges. The volume of traffic up and down the lane has increased exponentially over the years. Last year there was a traffic jam involving cars from both directions because of re-routing due to local road closures. The lane is also

used by cyclists, horse riders and pedestrians. The creation of another new driveway onto the lane will potentially add to an already dangerous situation.

Farm vehicles also have access to the field next to the residential property Monksway from Goose Lane.

The approach to Goose Lane from Woodside Green is on a sharp bend and across a cattle grid and often approaching traffic drives too fast. This would be very near to the proposed new driveway from the site of Land South of Greenways.

Residents are concerned that the Land South of Greenways (now called 'Pond View') - which currently has two caravans on site - is also trading as a van hire or sale business.

There may also be a dispute with the National Trust concerning the current entry / exit driveway from the site onto Woodside Green. Creating a new driveway from behind the site across adjacent farmland and onto Goose Lane would circumvent this problem. It is believed that UDC Enforcement have an open case for this property. It should be noted that original planning permission for Land South of Greenways allowed for the construction of a single four-bedroom dwelling with access onto Woodside Green.

Application No.
UTT/25/1665/LB

Site and Development
Wallwood, Woodside Green, Great Hallingbury,
Essex, CM22 7UW

Demolish existing unstable outbuilding

No objections.

c) Late Planning Matters

Application No.
UTT/25/0931/FUL

Site and Development
Atm Start Hill, Stane Street, Great Hallingbury,
Essex, CM22 7TA

Proposed side extension to the existing sales building

Objections: From the time of the previously approved planning application UTT/23/0957/FUL, this locality has vastly increased in residential developments that are not correctly represented on the maps and diagrams under this application. We ask that condition 12 of UTT/25/0957/FUL and condition 3 of UTT/19/1096/FUL are upheld with the implementation of these conditions enforced on the charging points also. This is to lessen the light emitting and public noise/nuisance impact to neighbouring residents at such close proximity.

The Council also ask that to prevent unscrupulous activity behind the service station extra security is considered and would like to see how this will be monitored and enforced.

As part of this redevelopment, we would like to see the reinstatement of the protecting bollards at the front of the filling station. This is an accident black spot where these concrete bollards are repeatedly damaged. As soon as they are replaced, they are damaged again. A permanent solution needs to be adopted to prevent injury to pedestrians and possible serious consequences at this fuel filling station, factoring in the locality of a listed building opposite this site.

Enforcement Notifications

Planning enforcement investigation notifications INV/25/0120/C 2x were received and noted.

d) Enforcement Notifications

Planning enforcement investigation notifications INV/25/0096/C and INV/25/0106/C were received and noted.

e) Appeal Notification

Appeal notification APP/C1570/W/25/3367058 - UTT/24/2820/FUL was received and noted.

f) Address

Confirmed postal address letter - 25/00020/NEWDEV was received and noted.

25/052. MEMBERS' REPORTS

Cllr Alan Pinnock – ash tree at Bedlars Green needs attention. The group which looks after the pond will do what is necessary.

25/053. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

25/054. NEXT MEETING

The next meeting of the Parish Council will be held on 08 September 2025 in the Village Hall starting at 20.00.

The meeting ended at 21.35

Signed.....
(Chairman)

Date.....