

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 6 MARCH 2023, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow, Mark Bloomfield, Neil Jackson, Kaylash
Juggurnauth (23/119) and Alan Pinnock.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council Cllr Geof Driscoll
4 members of the public

23/117. APOLOGIES FOR ABSENCE

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

23/118. DECLARATIONS OF INTEREST

None.

23/119. PUBLIC PARTICIPATION

- The windows on the old telephone box need to be repaired – Cllr Alan Pinnock agreed to check.
- Speeding of traffic diverted through the village due to the motorway works; The bridge has a 7.5T weight limit; fire procedure needs to be updated.
- Pathways from Thremhall Priory to the Audi garage need clearing; M11 junction littered, and temporary signs left lying about – Highways England matter.
- Neighbourhood watch signs requested.

20.07 – Cllr Kaylash Juggurnauth arrived

- The Council was asked if a memorial bench or a tree can be planted on the field adjacent to village hall car park. The Council have no objections in principle – Cllr Alan Pinnock can report to the Council in more details at the next meeting for final approval.

23/120. MINUTES OF PREVIOUS MEETING

For clarification of the minutes pg. 286, min. 23/114 Members' Reports – it does not imply that the refugees are responsible for the missing boat, but stating the fact that the boat is missing.

The minutes of the meeting held on 9 January 2023 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

23/121. MATTERS ARISING FROM PREVIOUS MEETING

None.

23/122. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he met with the ECC Cllr Susan Barker and her buddy on site nr Captains to discuss the flooding on that section of the road. It was agreed that Essex Highways would check; he also attended and chaired UALC meeting, visited site re planning application UTT/22/0267/FUL with UDC Cllr Geof Driscoll, attended EALC Executive Committee meetings, he met with the new UALC secretary and clerk over Zoom and checked defibrillator weekly.

23/123. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

UDC Cllr Geof Driscoll reported:

- Budget - was accepted, no services will be reduced; all monies received from increase will be put in fund towards cost of living for those not getting benefits and therefore not eligible for other help.
- Elections – ID needed; there will be surgery in April to help those not having ID to apply for Voter Authority Certificate (VAC).

Decline of roads in Essex was discussed.

23/124. HIGHWAYS MATTERS

a) Update

No update.

b) Woodside Green Road

No update.

23/125. AIRPORT

Cllr Kaylash Juggurnauth declared that the Sound Insulation Grant Scheme was published last week. The link will be put on Parish Council's website and details emailed to the editor of Great Hallingbury Highlights for publication.

23/126. LOCAL PLAN

a) 'TPLPG' working group

Nothing to report.

b) UDC

No update.

23/127. HALLINGBURYS' SPEEDWATCH GROUP

Currently no speed watch group due to lack of volunteers.

23/128. NEIGHBOURHOOD WATCH

Cllr Jules Baldwin was not present to give the report.

23/129. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK

Nothing to report – to be taken off the agenda until there is something to report.

23/130. AFFORDABLE RURAL HOUSING FOR LOCAL PEOPLE

The Council considered a housing needs survey and agreed that currently there is no need for the survey as affordable houses were available recently at Mead Field.

23/131. ASSETS OF COMMUNITY VALUE

Submitted to UDC.

23/132. CORONATION

Agreed to meet with the Residents Group to discuss possibilities for the celebration to involve the village.

23/133. CORRESPONDENCE

a) Received Correspondence:

- EALC – E Bulletins; Police, Fire and Crime Bulletins; Election Briefings January & February 2023; EALC Announcement- Information on Photo ID Needed for voting in May; Announcement- Essex County Council/Activate Essex Community Partner Opportunity; EALC Announcement - Updates on The King's Coronation 2023; Latest News from Essex Climate Action Commission.
- NALC – Newsletters; Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council, Planning and Building Control – Notification of Planning Committee 08.02.2023; Notification of Planning Committee site visit 3x.
- Essex Police Rural Engagement Team – Rural Crime Open Day 10 March 2023; January 2023 newsletter.
- RCCE, Affordable Rural Housing & Community Engagement - Affordable rural housing for local people – housing needs survey.
- Uttlesford District Council, Planning and Building Control - Notification of Planning Committee and site visit 25 January 2023.
- Essex County Council, Cllr Susan Barker – UTT-22-0267 Highway Consultation response 25802; important changes to recycling centres.
- UDC, Enforcement Officer – Enforcement Notification INV/23/0010/C - UTT/18/2629/CLP.
- Uttlesford Association of Local Councils, Secretary & Treasurer - January 2023 Newsletter.
- Affinity Water - Water resources update – February 2023
- 20s Plenty – link for meeting registration.

- Thank you letters for grants – Essex Air Ambulance.
All received and noted.

b) Late Correspondence

None.

23/134. FINANCE

a) Payments

The following payments had been made during the period 14 December 2022 to 13 January 2023:

	£
Clerk - net salary & expenses December 2022	459.86
HMRC – Tax December 2022	94.20
Broad Oak Consultants Ltd – ink cartridge	105.02

The following payments had been made during the period 14 January 2023 to 13 February 2023:

	£
The Community Heartbeat – replacement pads for defibrillator	115.20
PKF Littlejohn LLP – external audit	240.00
Clerk - net salary & expenses January 2023	452.32
HMRC – Tax January 2023	94.00
R Harris and Son – grass cutting	750.00
All received and agreed.	

b) Income

Bank – interest £5.01
Received and agreed.

c) Balances on 13 February 2023

Community Acc. £11,943.35
Reserve Acc. (Business Premium Acc.) £8,997.51
Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

20.52 – member of the public left

e) Approvals

e.1) Approvals

The payments were approved and signed by the Chairman.

e.2) Computer

It was agreed to approve for up to £500.00 for the purchase of computer for Clerk. The computer will be shared with Little Hallingbury Parish Council and both Councils will contribute the same amount. The set-up costs will also be incurred.

f) Budget Update

Received and agreed.

g) Bank Arrangements

In progress.

h) Pension

Agreed to continue to establish and to take off the agenda and report when there is progress made.

i) Late Financial Matters

None.

23/135. 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 food retail/ 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/22/0267/FUL	Land at Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TA	Refused

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

(The Council strongly object to the above planning application for the following reasons:

The current infrastructure could not support the increased traffic this development would bring. The junction at Start Hill with the B1256, and its close proximity to the M11 roundabout (Junction 8) already sees much traffic build up from the roundabout and back along Stane Street. This means drivers often divert through the village. The speed and weight of traffic means our roads and verges suffer much erosion, and an increase in traffic would exacerbate the situation.

It will also have a huge impact at the other end of the village with the junction of Church Road and the A 1060 and, as travellers deviate their journeys, it will inevitably send more traffic past Howe Green House School (currently under concern because of speeding traffic issues), across Woodside Green and down New Barn Lane, again in an attempt to circumvent the traffic build up that would transpire should this application go ahead.

Such an increase in traffic would be disastrous for all Great Hallingbury residents who currently risk their lives when out walking because of speeding traffic.

NOTE: UTT/1148/01/FUL Rivendell was refused due to possibly creating too much traffic through the village.

The huge impact this proposal would have on residents local to the site would be unbearable. This would result in a dramatic increase in noise levels, especially

noticeable at night with vehicles reversing alarms going, vehicle doors banging, plus engine noise. Light pollution would be a further unwelcome intrusion in the area. This new application by Wren Kitchens would create, by their own figures given, upwards of 500 vehicle movements per day.

The plans show a great deal of hardstanding/parking areas on the site. Has sufficient drainage also been planned, and where will surface water run to?

It appears there would be no new employment created as it is only a change of location.

If this preposterous proposal is allowed to go ahead, a condition must be that all vehicles without exceptions from the site must not be allowed to turn right to go through the village. Sadly, this road is already a 'rat-run' for commuters for the M11, A120 and Stansted Airport.

Should this application go ahead it will irreversibly change the whole dynamic of Great Hallingbury as a village.)

(Additional comment to the one previously submitted: As the Customer Care and Social Value Manager for Sisk, who are the main contractor on the M11 Junction 8 (including A120 West) on behalf of Essex County Council points out:

'The area around Junction 8 of the M11 is increasingly congested and lacking capacity at peak times. Planned developments in the north of Bishop's Stortford and local growth planned in East Herts and Uttlesford will lead to an increasing amount of traffic using the junction in the years ahead as London Stansted Airport continues to grow.'

The planning Department or those making decisions should be aware of this and take this into account when granting permission for any future planning applications especially with planning application UTT/22/0267/FUL Land at Tilekiln Green, Start Hill (Creation of an open logistics facility with associated new access and ancillary office with amenity facilities.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/2829/OP	10 Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Awaiting decision

Outline application with all matters reserved except access for the erection of 2 no. dwellings with new access

(Objections: It is overbearing and not in keeping with host property next door.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3096/FUL	1 And 2 Greenways, Woodside Green, Great Hallingbury, Essex, CM22 7UT	Approved

Demolition of 2no. existing dwellings and proposed construction of 1no. replacement dwelling and cartlodge - amendments to that approved under UTT/20/2753/FUL

(No objection but must plant native species to act as screening for curtilage to the southern aspect. The concerns were raised about additional contractors' traffic during demolition and re-erection, the mud on the road and erosion of the road due to heavy vehicles.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/2964/FUL	2 Howe Green Moat Barns, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QF	

Change of use from a stable to a home gym.

(No objections other than it must only be used as a gym and not later turned into a dwelling.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/2964/FUL Re-consultation	2 Howe Green Moat Barns, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QF	Approved

Change of use from a stable to a home gym.

(No additional comments.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3184/FUL	Land Southeast of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury	Withdrawn

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/2813/FUL	Hockerill Sports Club, Beldams Lane, Bishop's Stortford, Hertfordshire, CM23 5LG	Approved

Replacing container used for changing with a 10 x 5m timber building with 2 changing rooms and store room.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3332/FUL	<u>Site and Development</u> – not officially asked Latchings, Latchmore Bank, Little Hallingbury, Essex CM22 7PH	Awaiting decision

Conversion of residential outbuilding to self-contained dwelling, with associated curtilage, car parking and landscaping

(Objections: over development of the plot with insufficient amenity space for family use. The 'track' is an unadopted road therefore no services will be able to access the site.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/3472/HHF	Shoemakers, Woodside Green, Great Hallingbury, Essex, CM22 7UU	Refused

Proposed two storey side extension and internal alterations

(No objections.)

<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	Awaiting decision

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.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/0138/FUL	The Hay Patch, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP

Application to make temporary stables/shelters permanent

No objections if it remains as stables and is not developed in dwellings.

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

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>
UTT/22/3322/FUL	Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG

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.

c) Late Planning Matters

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/0404/FUL	Land North of The Gatehouse, The Street, Great Hallingbury, Hertfordshire

Proposed detached house, garage/store and related works including upgraded access

Objections: it is part of historic landscape and part of Hallingbury Place. It is a green field site and therefore should not be built on it.

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/0337/HHF	2 Howe Green Moat Barns, Howe Green Road, Great Hallingbury, Essex, CM22 7QF

Proposed loft conversion within the current garage for additional study space, new proposed side door and side window and the replacement of a garage door

No objections.

d) Appeals

To receive appeal decisions APP/C1570/W/22/3290492 - UTT/21/2971/PIP, APP/C1570/W/22/3307524 - UTT/22/0853/FUL and APP/C1570/W/22/3307086 - UTT/22/1719/FUL

Received and noted.

e) Enforcement

e. 1) Notification

To receive planning enforcement investigation INV/23/0012/C.

Received and noted.

23/136. MEMBERS' REPORTS

Cllr Mark Bloomfield – asked if the signs ‘dogs must be kept on the lead’ and the dog waste bin can be installed at Bedlars Green. The Clerk agreed to write to UDC asking for the bins.

He declared that because of speeding and increased traffic due to the works on motorway litter pick on 26 March 2023 would be dangerous; perhaps the presence of the local Police would help.

Cllr David Barlow – some trees around the Bedlars Green Pond need work done.

23/137. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

23/138. NEXT MEETING

The Annual Parish meeting will be held on 20 March 2023 at 20.00 in the Village Hall.

The next Parish Council meeting is scheduled to be held on 15 May 2023 at 20.00 in the Village Hall.

The meeting ended at 21.34

Signed.....
(Chairman)

Date.....