MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH COUNCIL, HELD ON MONDAY 04 MARCH 2024, 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 Val Waring

ALSO PRESENT: Mrs Urška Sydee (Clerk)

Uttlesford District Council Cllr Geof Driscoll

4 members of the public

Cllr Alan Townsend declared that Geoff Morris passed away.

24/109. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mark Bloomfield; Uttlesford District Council Cllr Neil Reeve; Essex County Council Cllr Susan Barker. All accepted.

24/110. DECLARATIONS OF INTEREST

None.

24/111. PUBLIC PARTICIPATION

A member of the public advised that the Parish Council's website needs to be updated and some titles of the documents should be changed. The village magazine, and the Six Parishes newsletter should be published. It was proposed that the Parish Council's website is expanded to include community update. The view of the Council was that Parish Council's website should contain only Parish Council related matters and the community – village website should be a separate website. Cllr Val Waring and Christine Coultrup agreed to get quotes for separate website.

Village Hall would like to take the opportunity offered by Giga Clear – would Parish Council help with the cost? *see pg. 367

The road through Great Hallingbury is full of potholes – would the Parish Council be willing to repair them? The Council was in agreement that this is in Highways remit and that it would be too expensive and could cause precedent where we could end up repairing all the potholes ourselves paid for from Great Hallingbury taxpayers for all road users.

A member of the public raised issues regarding planning application UTT/24/0488/FUL, which is on the agenda. The raised points were: proposed dwelling on the current car park would affect and cast shadow on the neighbouring property and would also affect the garden, this is also flooding area. A concern was raised regarding the ecological report – does it exist for this area? The proposed development would be an overdevelopment for this site.

24/112. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 08 January 2024 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

24/113. MATTERS ARISING FROM PREVIOUS MEETING

The clerk declared she did not send email to Cllr Driscoll regarding sewerage water as agreed at the last meeting because Councillors did not advise her of the precise location.

24/114. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended Neighbourhood Plan meeting, EALC Personnel and Executive Committee meeting, ECC online meeting regarding Highways matters.

24/115. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council Cllr Geof Driscoll reported:

Planning: reduced time at the hearing for representations to 15 minutes.

Waste: three new refuse vehicles will replace old ones.

Police: information regarding drug dealing is being collected – if that kind of activity is seen information about the time and location can be given to Cllr Geof Driscoll.

Surgery: tomorrow from 14.00 to 16.00 in the Great Hallingbury Village Hall The issue about amount of rubbish at the motorway junction was raised. Cllr Driscoll advised that perhaps Rissa Long could help with that.

It was agreed for Cllr Val Waring to represent Great Hallingbury Parish Council regarding waste collection disruption.

24/116. HIGHWAYS MATTERS

Cllr Mark Coletta agreed to contact Rissa Long regarding rubbish at M11 junction at (Start Hill).

24/117. AIRPORT

The survey was completed as agreed at the last meeting.

24/118. LOCAL PLAN

a) 'TPLPG' working group

A meeting is planned to be organised soon regarding various issues including 'USAG' website. The Council was in agreement that website should be made redundant.

b) UDC

Nothing to report.

24/119. HALLINGBURYS' SPEEDWATCH GROUP

Cllr Mark Coletta reported that there were no new volunteers. The Police will join at the B1256 hot spot on one of the future sessions. It was noticed that there was less speeding near the Village Hall recently.

24/120. NEIGHBOURHOOD WATCH

Cllr Mark Coletta reported that the group now has 69 members. There were few car related incidents recently.

24/121. VILLAGE HALL

Cllr Alan Pinnock reported that the tree had been moved and the remains were checked for growth.

24/122. NEIGHBOURHOOD PLAN

Cllr Val Waring reported that 25 people attended the meeting held on 15 January 2024 and some 10 expressed an interest to get involved. There will be coffee morning held in April 2024 where leaflets with information will be handed out. The clerk agreed to print the material for the AGM and the coffee morning.

24/123. HACS DEVELOPMENT

Cllr Alan Pinnock asked why Great Hallingbury Parish Council was not asked to comment on HACS development in the past and how to ensure that the notification is sent to Great Hallingbury Parish Council in the future. Cllr Geof Driscoll advised that the post code determines who is asked.

24/124. CONSULTATION

Essex minerals Local Plan Review

The Council agreed that this does not affect us and therefore will not participate in Essex minerals Local Plan Review consultation.

24/125. LITTER PICK

a) Update

There will be two meeting points for the litter pick on 24 March 2024: the Hop Poles and church car park (layby). Refreshments will be served in St. Giles Church after the litter pick.

It was greed to purchase more litter pick equipment for litter pick for up to what was budgeted for (£400.00)

b) Risk Assessment

Draft risk assessment was amended and approved.

c) Donation

It was agreed to make an one off donation of £50.00 to St Giles Church, Great Hallingbury for allowing us to serve refreshments after litter pick.

24/126. COMMUNICATIONS WITH RESIDENTS

Cllr Val Waring advised there is no central point in the village where residents are more likely to go and get information. There should be more use of the village noticeboards.

A few locations for noticeboards were discussed: Flitch Green, Esso Services and B1256. It was noted that the Council did not make provision for noticeboards in the budget.

The noticeboard at Tilekiln Green should be moved to either Flitch Green layby or to the new development near The Manor Hotel (Mead Field Drive) as the current location is unsuitable. Before moving it the owner of the land should be contacted and asked for permission.

24/127. GENERAL TRAINING AND TRAINING COURSES

Cllr Val Waring proposed that the actions are included in the bottom of the minutes as a general reminder as to who should do what. This was discussed and it was concluded that each person makes their own notes as to what they agreed.

She also brought to attention that the installation of dog waste bins at Flitch Way, discussed in July 2023, was not followed. It was explained that the Council then agreed that the location was not suitable as it would create more rubbish which would then needed to be collected. The bins and collection would also have to be funded by Great Hallingbury Parish Council as UDC is not providing this service anymore. However, the Council considered once more this option and agreed on the previous decision for not installing the dog waste bins on the layby by Flitch Way.

21.59 - Cllr Geof Driscoll left the meeting

24/128. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The Council approved the draft letter and agreed for it to be sent to the appropriate post office manager at the Chelmsford headquarters.

24/129. CORRESPONDENCE

a) Received Correspondence:

- EALC News e- bulletins; Police, Fire and Crime Bulletins; Launch of the EALC Training Calendar 2024; Training Events; Announcement s: Launch of Ride London-Essex Community Activation Fund 2024; Section 137 sum agreed for 2024/25; Essex Partners Data talk event.
- NALC Newsletters; Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team Weekly list of planning applications.
- Uttlesford District Council link for agenda for Planning Committee 07 February 2024
- Essex Police Rural Engagement Team January 2024 newsletter.
- Uttlesford District Council, Economic Development Manager Consultation on The Uttlesford District Council Off-Street Parking Places Order 2024: deadline 02.02.2024.
- National Community Champions Coordinator 20's Plenty For Us 20mph Media Training zoom Weds 17 January 2024.
- Integrated Passenger Transport Unit Bus Network Consultation 2023 Outcome.
- Affinity Water, Director of Regulation & Strategy Annual Charges from 1st April 2024.

- 20s Plenty for Essex 20's Plenty e-news Edinburgh conference 7 December 2023 2x; Campaigners meeting update; E-news, zoom training on 20.02.2024 at 20.00.
- Uttlesford District Council, Director Planning and Building Control Notification of applications Planning Committee Wednesday 7 February 2024 and correction of notification of applications.
- London Stansted Airport Community Survey 2024.
- Stansted Airport Community Flyer Winter 2024.
- Resident BNG replacement orchard for South View Start Hill.
- Uttlesford District Council, Climate Change Lead Officer Local Electric Vehicle Infrastructure Fund (LEVI) Locations for EV Charge Points parish questionnaire.
- Uttlesford District Council, District Councillor Community Payback Spring Clean Project 15th 31st March 2024.
- Uttlesford District Council, Electoral Services Manager & Deputy ERO New postal vote handling procedures.
- Thank you letters SAW and Uttlesford Community Travel for donation; Great Hallingbury Highlights for grant towards the production costs of Great Hallingbury Highlights.

All received and noted.

b) Late Correspondence

- Uttlesford District Council link for agenda for Planning Committee 06 March 2024.
- Essex Police Rural Engagement Team February 2024 newsletter.
- Integrated Passenger Transport Unit, Transport Officer Invitation to Participate in Travel Essex Bus Services Survey.

 Deadline 17.03.2024

All received and noted.

24/130. FINANCE a) Payments

The following payments had been made during the period 01 December 2023 to 29 December 2024:

	£
Essex Air Ambulance – Donation 2023	300.00
Accuro Care Services – Donation 2023	100.00
Clerk - net salary & expenses December 2023	450.10
Great Hallingbury Village Hall Committee – Grant 2023	1,100.00
HMRC – Tax December 2023	94.20
EALC – Councillor Refresher Course	90.00

The following payments had been made during the period 29 December 2023 to 29 January 2024:

L
33.34
713.29
228.00
250.00
159.20
1,510.00

94.00

b) Income

UDC – Grant for NP £400.00

Received and agreed.

c) Balances

Treasurers Account (Lloyds) £19,210.60 Community Account (Barclays) £483.31

Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

f.1) Course

The sum of £80.00 + VAT for Function of Committees & Delegated Powers by EALC for Cllr Val Waring was approved.

f.2) Approvals

The payments were approved and signed by the Chairman.

g) Pension

No update.

h) Late Financial Matters

None.

24/131. PLANNING

a) Application Decisions (the Council's comments are shown in brackets)

Application No.
UTT/23/1470/OP

Site and DevelopmentDecisionStansted Distribution Centre, Start Hill,AwaitingGreat Hallingbury, Hertfordshiredecision

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.)

Application No. UTT/23/0957/FUL

Site and Development
Start Hill Service Station, Start Hill,
Great Hallingbury, Bishop's Stortford,
Hertfordshire, CM22 7TA

Decision 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 Page 2 of 2

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.)

Application No. UTT/23/1950/FUL

Site and Development
Old Cottage, Start Hill, Stane Street,
Great Hallingbury, Bishop's Stortford,
Hertfordshire, CM22 7TG

<u>Decision</u> Refused

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.)

Application No. UTT/23/1470/OP Re – consultation

Site and Development
Stansted Distribution Centre, Start Hill,
Great Hallingbury

Decision 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 upmost 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?)

Application No.	Site and Development	<u>Decision</u>
UTT/23/2050/HHF	Cherry Orchard, Church Road, Great	Approved
	Hallingbury, Essex, CM22 7TZ	

Section 73A Retrospective application for a rear single storey extension

(No objections.)

Application No.	Site and Development	<u>Decision</u>
UTT/23/1470/OP	Stansted Distribution Centre, Start Hill,	Awaiting
Re – consultation	Great Hallingbury	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.)

Application No.	Site and Development	Decision
UTT/23/1913/FUL	Normandale Farm, New Barn Lane,	Awaiting
	Great Hallingbury, Essex, CM22 7PR	decision

Section 73A Retrospective application for the use of barn as stables

(No objections.)

Application No.	Site and Development	Decision
UTT/23/2269/FUL	The Bungalow, Bedlars Green, Tilekiln Green,	Awaiting
	Great Hallingbury, Essex, CM22 7TJ	decision

2no. new accesses to existing dwelling

(No objections.)

Application No.	Site and Development	Decision
UTT/23/2352/FUL	Land Rear of Start House, Bedlars Green,	Awaiting
	Tilekiln Green, Great Hallingbury,	decision
	Essex, CM22 7TH	

Erection of 1 dwelling to rear of Start House

(Objections: it is an overdevelopment and it has an overbearing impact on the neighbouring properties Hill View and The Bungalow, with poor access on a dangerous bend and the neighbouring Flitch Way. There are also concerns over mobile phone mast in the garden.)

<u>Application No.</u> <u>Site and Development</u> <u>Decision</u> UTT/23/2498/FUL Newlands House, Church Road, Awaiting

Great Hallingbury, Essex, CM22 7TS decision

Section 73A Retrospective application for change of use of annex to a separate residential dwelling.

(Objections: it should remain an annexe and not a separate building.)

Application No. Site and Development Decision
UTT/23/2840/HHF Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS Decision

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.)

Application No. Site and Development UTT/23/3039/FUL Unit 2A Stansted Distribution Centre, Start Hill, Approved

Great Hallingbury, Essex, CM22 7DG

Proposed external alterations including the removal of external doors and windows, installation of a new ventilation system, associated louvred vents, external condensers and a new and replacement extraction fan. Demolition of existing wall and gate and replacement concrete hard standing.

(No objections but would like to highlight a misquote in the Stantec planning statement page 3 of 5.

The 2005 UDC local plan policy AIR7. Actual quote:

"Policy AIR7 of the Local Plan states that within the 1:10,000 risk contour, no residential or employment uses will be permitted and within the 1:100,000 risk contour, permission will only be granted for extensions, changes of use or low-density *development*".

For some reason there is a misquote in the Stantec planning statement changing the quote wording from "development" to *employment*.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

Application No. Site and Development

UTT/24/0416/FUL South View, Start Hill, Stane Street, Great Hallingbury,

Bishop's Stortford, Hertfordshire, CM22 7TA

PROPOSAL: S73 application to vary condition 2 (approved drawings) of UTT/19/2894/FUL (Erection of two new detached dwelling houses) - To allow for the existing site levels/slope to the front of the proposed

buildings to be retained and the extent of excavation and size of the retaining walls to be reduced.

No objections.

c) Late Planning Matters

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

UTT/24/0537/LB The Hop Poles, Bedlars Green, Great Hallingbury,

Bishop's Stortford, CM22 7TP

Proposed change of use from public house to residential

including alterations to listed building.

No objections.

Application No. Site and Development

UTT/24/0488/FUL The Hop Poles, Bedlars Green, Great Hallingbury,

Essex, CM22 7TP

Proposed change of use from public house to residential,

changes to boundary and additional parking.

Construction of 1 no. new dwelling.

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.

22.16 - Cllr Mark Coletta apologised and left the meeting

Appeal Notification

Appeal notification APP/C1570/W/23/3332481 - UTT/23/1455/FUL was received and noted.

d) Appeal

d.1) Appeal Notification

To receive appeal notification APP/C1570/W/23/3334122 - UTT/23/1878/FUL. Received and noted.

d.2) Appeal Decision

To receive appeal decision - APP/C1570/W/22/3312246 - UTT22/0865/FUL. Received and noted.

e) UDC Planning Committee

It was retrospectively agreed for Cllr Val Waring to represent Great Hallingbury Parish Council at their meeting held on 7 February 2024 and give comments on behalf of the Council.

24/132. MEMBERS' REPORTS

Cllr David Barlow – too wet to do work at the Bedlars Green pond, but it is being monitored.

Cllr Alan Pinnock – some trees need attention, especially those in the pub car park. Working group to investigate.

Cllr Neil Jackson – land adj. to Greenways: there is a permanent caravan, more hard core was put in, the works for new exit and entrance are taking

place and it was noticed that the heavy plant is moving around. The land is still under offer – all was reported to UDC enforcement.

Greenways – two derelict cottages are unsafe.

24/133. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

• Great Hallingbury Community Website

Cllr Alan Pinnock advised he would like to attend the 'Protecting Public Right of Way & The Role of the Local Council' course organised by EALC. The expense was approved by the Council.

24/134. NEXT MEETING

APM will be held on 18 March 2024 at 20.00 in the Great Hallingbury Village Hall.

The next meeting of the Parish Council will be held on 13 May 2024 in the Village Hall starting at 20.00.

The meeting	ended	at	22.30
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Signed(Chairman)
Date

Would Parish Council support the offer by GigaClear – a free community broadband hub?

The Six Churches offered to publish Great Hallingbury Highlights on their website – would Parish Council support this? The Council had no objections to both proposals.

The Great Hallingbury Highlights are currently not distributed to all businesses in Parish – would the Parish Council consider to finance additional copies?

^{*} amendments from pg. 356