

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 03 MARCH 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, Andrew Noble, Alan Pinnock and Val Waring

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Essex County Council (ECC) Cllr Susan Barker (25/143)
Representative from Pigeon property company

25/141. APOLOGIES FOR ABSENCE

An apology was received from Uttlesford District Cllr Geof Driscoll and was accepted.

25/142. DECLARATIONS OF INTEREST

None.

25/143. PUBLIC PARTICIPATION

a) Representations from members of the public

None present.

b) Other representations

Representative from Pigeon property company gave representations regarding the Land North of Taylors Farm, Takeley Street. It was explained what had been done so far and how the development will be implemented.

20.14 – ECC Cllr Susan Barker arrived at the meeting

Councillors asked a few questions and raised concerns regarding increased traffic on B1256. The representative agreed to arrange a meeting with themselves and an engineer from Essex Highways and invite the Parish Council to discuss highways concerns.

20.18 - Representative from Pigeon property company left the meeting

25/144. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 06 January 2025 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

25/145. MATTERS ARISING FROM PREVIOUS MEETING

None.

It was proposed and agreed to change the order on the agenda and do the item 25/147 first followed by item 25/146

25/147. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

ECC Cllr Susan Barker reported:

Elections: Essex County Council elections scheduled for May 2025 have been postponed due to the devolution plans. An election for Mayor of all Essex will be in 2026. The proposal is that the mayor will at some point take over the role of the Police, Fire and Crime Commissioner. In addition, there will be a deputy Mayor/s and a team of staff. Elections to shadow Unitary Councils will be in either 2026 or 2027 and they will come into effect a year later. There is likely to be 3 or 4 Unitary Councils across Essex as the government is looking for a voting population of c.500,000 in each, there are c.1.8m residents across Greater Essex.

20.28 – ECC Cllr Susan Barker left the meeting

25/146. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he chaired the UALC meeting, attended the EALC executive meeting, spoke to a resident regarding planning application UTT/25/0236/HHF, met with another resident regarding planning application UTT/24/2820/FUL, met with Cllr Alan Pinnock to discuss planning application UTT/24/2820/FUL, spoke to the tree surgeon who removed ash tree at Rainbows, met with the clerk via Zoom weekly and checked the defibrillator weekly.

25/148. HIGHWAYS MATTERS

a) Update

No update.

b) The Bridge at Captains on Church Road (Cllr Mark Coletta)

It was discussed if anything could be done to improve the safety issues of that section of the road. It was concluded that it is very unlikely for Essex Highways to agree to erect additional signage or widen the bridge.

25/149. AIRPORT

No update.

25/150. HALLINGBURYS' SPEEDWATCH GROUP

The group was inactive.

25/151. NEIGHBOURHOOD WATCH

The group now has 80 members.

25/152. VILLAGE HALL

Nothing to report.

25/153. NOTICEBOARD

It was agreed to sign the document received from Highways Legal Services for the noticeboard on Stane Street (footpath 45).

25/154. LITTER PICK

Litter Pick will take place on Sunday, 16 March 2025. UDC was requested to collect litter bags.

25/155. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

There was no activity regarding re-erecting the post box.

Resolved: The clerk is to write to the MP asking them to contact Royal Mail.

25/156. FLITCH WAY (Cllr Mark Coletta)

a) Making The Flitchway Railway Bridge a Community Asset

The Council agreed to put the application on hold.

b) Bench

On hold until next financial year as previously agreed.

25/157. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

The representative from Stansted Airport will come to the APM and can be asked if they will maintain the car park.

25/158. POLICE COMMUNITY SUPPORT OFFICER - PCSO (Cllr Mark Coletta)

A short discussion regarding expressing interest in a jointly funded PCSO took place. It is unlikely that funding the PCSO would increase their presence in the village therefore the Council do not wish and cannot afford to fund the PCSO.

25/159. GREAT HALLINGBURY MANOR HOTEL (Cllr Val Waring)

The hotel want to get involved with the community and offered to provide breakfast rolls and coffee for the litter pick in October 2025. Cllr Mark Bloomfield to liaise with the hotel.

25/160. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Upcoming courses; Police, Fire and Crime Bulletins; Letter from EALC Chair regarding recent PFCC announcement of cuts to funding; Partnership Announcement- VE Day 80 - 8th May 2025; Announcements: NALC's statement regarding accessing PDFs on NALC website; Essex County Council Accepted onto Devolution Priority Program;
- NALC –Chief Executive's bulletins; Quarterly Report: October - December 2024.

- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – links for: agenda for Planning Committee 15 January 2x and 12 February 2 x2025 links for minutes for Planning Committee 15 January and 12 February 2025.
- Lithium Battery Campaign update.
- Essex County Council, Integrated Passenger Transport Unit - Extension of Application Deadline for Love Your Bus Grant Funding and FAQ document; December Transport meeting notes.
- Essex Police, North Local Policing Area, Uttlesford Community Policing Team - Funded PCSOs.
- Uttlesford District Council, Local Plan - confirmation that the Examination into the Plan commenced, and some important details.
- CPRE – Update.
- Essex County Council, Community Safety Lead - Prevent Training for Venue Hire Staff.
- Lithium Battery Campaign – February 2025 update.
- RCCE – membership event.
- Stansted Airport, Community Engagement Manager - Back Stansted's Plan; Stansted's Long-Term Plan: Parish workshops.
- Community Engagement Co-Ordinator - Stansted Airport Community Flyer; Long Term Plan consultation.
- Uttlesford District Council, Senior Health and Wellbeing Officer - Dunmow Area Parish Meeting agenda and link.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Greater Essex link.

All received and noted.

b) Late Correspondence

- EALC Announcement- A Letter from the EALC Chair.

Received and noted.

25/161. FINANCE

a) Payments

The following payments had been made during the period 29 November 2024 to 31 December 2024:

	£
Clerk – reimbursement	80.06
HMRC – Tax November 2024	140.60
The Community Heartbeat – pads and battery for defibrillators	391.80
Accuro – donation	100.00
Clerk - net salary & expenses December 2024	547.98
HMRC – Tax December 2024	112.40
EALC – course	96.00
UALC – membership 2024/2025	5.00
Great Hallingbury Highlights – winter 2024 edition	630.00
SLCC – membership (1/2)	95.00
Maldon and District CVS – donation for SHED	100.00

The following payments had been made during the period 01 January 2025 to 28 January 2025:

	£
Broad Oak Consultants Ltd – Ink Cartridges	214.76
Clerk - net salary & expenses January 2025	594.00
R Harris and Son Building Materials – VH field grass cutting	1,400.00
HMRC – Tax January 2025	129.60

Received and agreed.

b) Income

None for this period.

Received and agreed.

c) Balances

Treasurers Account (Lloyds) £18,077.98

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) Internal Audit

Karen Roddam was appointed as the internal auditor.

The Council wish for the external audit to be carried out (AGAR3)

It was agreed that the General Power of Competence is adopted as two thirds of Members were elected and there being a suitably certified clerk.

h) Late Financial Matters

None.

25/162. 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	Approved

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/23/1470/OP	Stansted Distribution Centre, Start Hill,	Approved
Re – consultation	Great Hallingbury	

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?)

<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	Approved

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>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2588/FUL	Land at Howletts, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

Erection of a 1 no. detached self/custom-build new dwelling.

(No objections as long as it is in keeping with local environment.)

Not asked officially:

<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> UTT/24/1370/FUL Re-consultation	<u>Site and Development</u> The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Approved
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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

(No additional comments to send to UDC.)

<u>Application No.</u> UTT/24/1371/LB Re-consultation	<u>Site and Development</u> The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Approved
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Conversion of public house to residential including alterations to listed building

(No additional comments to send to UDC.)

<u>Application No.</u> UTT/24/2820/FUL	<u>Site and Development</u> Alpenrose, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Awaiting decision
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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> UTT/24/2880/HHF	<u>Site and Development</u> Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Approved
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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/24/2714/FUL	<u>Site and Development</u> The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL	<u>Decision</u> Approved
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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/24/2982/CLE	Evergreen House, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TH	Refused

Erection of outbuilding

(Strong objections: on the premise that it is an unlawful erection of an outbuilding without planning permission. The road and the verges are already destroyed.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/3084/HHF	98 Woodside Green, Great Hallingbury, Essex, CM22 7UJ	Refused

Demolition of detached garage and addition of single storey rear and side extension.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/3228/FUL	Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	Refused

Application to vary condition 2 (approved plans) and to remove condition 6 (materials), 9 (hard/soft landscaping), 11 (Category 2: Accessible and adaptable dwellings), 16 (vehicle parking/turning areas) of UTT/22/3322/FUL (Change of use and conversion of barns and agricultural buildings to 4 no. dwellings)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0009/LB	Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG	Refused

Application to vary condition 2 (approved plans) and to remove condition 6 (materials), 7 (additional drawings), 8 (schedule of new/historic internal finishes), 9 (details of upper floor structure unit 4), 10 (insulation and internal finishes), 11 (hard/soft landscaping and boundary treatments), 12 (details of repairs), 14 (timber frame) and 15 (rainwater goods) of UTT/22/3323/LB (Conversion of barns and agricultural buildings to 4 no. dwellings)

(No objections.)

All received and noted.

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/24/3248/FUL	Barn at Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG

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

No objections.

Application No.
UTT/25/0048/HHF

Site and Development
1 Green Ridges, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TJ

It is proposed to construct a single storey rear extension at no. 1 Green Ridges, it is also proposed to build a replacement two-storey double garage to the rear of no. 1 Green Ridges

No objections.

Application No.
UTT/25/0060/HHF

Site and Development
2 Green Ridges, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TJ

It is proposed to build a single-storey rear extension at no 2 Green Ridges

No objections.

Not asked officially:

Application No.
UTT/25/0125/SO

Site and Development
Land to the North of The Street Takeley

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.

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0236/HHF	Seven Acres, Latchmore Bank, Little Hallingbury, CM22 7PE

Erection of a single storey outbuilding to be used as an Annex

Concerns were raised because the proposed development is in Green Belt.

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

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.

c) Late Planning Matters

None.

d) Enforcement

Notification

To receive planning enforcement investigation notification INV/25/0011/C.
Received and noted.

e) Appeals

e.1) Appeal Notification

To receive appeal notification APP/C1570/C/24/3352673.
Received and noted.

e.2) Appeal Decisions

To receive appeal decision – APP/C1570/W/24/3351924 - UTT/23/2352/FUL and
APP/C1570/W/24/3345364 - UTT/24/0585/FUL.
Received and noted.

25/163. MEMBERS' REPORTS

Cllr Mark Bloomfield – he is renovating the village green in front of his house. The roots of the trees will be removed, and the area will be flattened and re-grassed. The fence will be repaired but it will remain open for the public.

Val Waring – she was asked by a resident what had been done regarding water leak by the hotel. This can be reported to the water board by anyone and it is believed that it has been reported. She attended the Stanstead Airport meeting regarding the intended increase of passengers, which was very informative. They have two grants available for which we can apply for the village car park.

Cllr Mark Coletta – there is a parking issue at the road crossing at Thremhall on the B1256 at the Flitch Way entrance. Cllr Mark Coletta was authorised by the Council that he can contact Highways regarding this.

The verges on the approach to Start Hill from the M11 JCN 8 are deteriorating. Cllr Alan Townsend stated that this is an urban clearway down to the Audi garage, and anything parked there can be reported to the police.

Cllr Andrew Noble – when Thames Water attended to sewage leak nr. Lewis Mead, a massive piece of tarmac was found in it.

25/164. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

25/165. NEXT MEETING

The APM will be held on 17 March 2025 at 20.00 in the Great Hallingbury Village Hall.

The next meeting of the Parish Council will be held on 12 May 2025 in the Village Hall starting at 20.00.

The meeting ended at 21.41

Signed.....
(Chairman)

Date.....