

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON WEDNESDAY 5 May 2021, BEGINNING AT  
8.00 p.m., USING 'ZOOM' ONLINE PLATFORM**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs Jules Baldwin, David Barlow, Mark Bloomfield, Andrew Noble  
and Alan Pinnock (from the middle of the item 21/4).

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
District Council Cllr Geof Driscoll  
3 members of public, candidates for a vacancy of a Councillor

**21/1. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2021/2022**

One nomination was received: Cllr Alan Townsend; proposed by Cllr Andrew Noble and seconded by Cllr David Barlow. Cllr Alan Townsend accepted the position of a Chairman for 2021/2022.

**Agreed unanimously.**

The Declaration of Acceptance was signed by Cllr Alan Townsend.

**21/2. ELECTION OF VICE-CHAIRMAN FOR 2021/2022**

One nomination was received: Cllr Andrew Noble; proposed by Cllr Alan Townsend and seconded by Cllr David Barlow. Cllr Andrew Noble accepted the position of a Vice - Chairman for 2021/2022.

**Agreed unanimously.**

The Declaration of Acceptance to be signed by Cllr Andrew Noble and the Clerk.

**21/3. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Kaylash Juggurnauth and Alan Pinnock he would join when he can, due to technical issues.

All accepted.

**21/4. CO-OPTION OF COUNCILLORS**

The Council took a first round of vote for a new Councillor.

20.24 – Cllr Alan Pinnock joined the meeting.

The Council took a second round of vote for a new Councillor.

Professor Neil Jackson was co-opted. Cllr Neil Jackson to sign Declaration of Acceptance before next meeting.

**21/5. PLANNING COMMITTEE 2021/2022**

**a) Election of Members, Chairman and Vice-Chairman**

Members of the Planning Committee 2021/2022:

Cllrs Mark Bloomfield, Andrew Noble and Alan Pinnock and Alan Townsend.

Agreed unanimously.

Chairman: Cllr Alan Townsend

Vice-Chairman: Cllr Andrew Noble

Agreed unanimously. The Declaration of Acceptance to be signed by Chairman, Vice - Chairman and the Clerk.

**b) Terms of Reference**

The Powers and Duties of the Planning Committee are to make comments on planning applications where a Council Meeting does not occur within the consultation period allowed and which the Committee consider need to be objected to. Applications which are considered to be controversial by the Chairman of the Planning Committee or in his/her absence the Vice Chairman, are to be referred to for an Extraordinary Meeting of the Council.

No changes to the terms of reference. Agreed unanimously.

**21/6. WORKING GROUPS 2021/2022**

It was proposed by the Chairman, and all were in agreement, that the appointments were re-elected en bloc. The following working groups were appointed for the year **2021/2022**:

Airport working Group:

Cllrs David Barlow, Mark Bloomfield, Neil Jackson, Kaylash Juggurnauth, Andrew Noble and Alan Townsend.

Police & Neighbourhood Watch Working Group:

Cllrs David Barlow, Kaylash Juggurnauth and Alan Townsend.

Parish Plan Working Group:

Cllrs David Barlow, Neil Jackson, Alan Pinnock and Alan Townsend.

Housing Working Group:

Cllrs Mark Bloomfield, Kaylash Juggurnauth and Andrew Noble.

Neighbourhood Watch:

Cllr Jules Baldwin

Playground Working Group:

Cllrs Jules Baldwin, Mark Bloomfield.

20.37 – member of the public left

## 21/7. OTHER ORGANISATIONS

It was proposed by the Chairman, and all were in agreement, that the appointments were re-elected en bloc. The following were appointed for the year **2021/2022**:

ORGANISATION:	REPRESENTATIVE:
<u>Road Safety</u>	Cllr Alan Townsend
<u>Transport</u>	Cllr Andrew Noble
<u>Health</u>	Cllr Neil Jackson
<u>Footpaths</u>	Cllr Alan Pinnock
<u>Tree Warden</u>	Cllr Alan Townsend

## 21/8. FINANCIAL REPORT

### a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2020/2021 had been provided for examination. They were examined and approved. The fixed assets were reviewed.

### b) Annual Government Statement

The questions of the statement were answered by the Council.

The Council unanimously approved the Annual Governance Statement 2020/2021 (AGAR Section 1) for signature.

### c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2020/2021 (AGAR Section 2) for signature.

The Council wish to have external audit.

## 21/9. CALENDAR OF MEETINGS 2021/2022

The following dates were agreed:

<u>2021</u>	<u>2022</u>
05 July 2021 at 8 p. m.	10 January 2022 at 7 p.m.
13 September 2021 at 8 p. m.	07 March 2022 at 7 p.m.
01 November 2021 at 7 p. m.	21 March 2022 at 8 p.m. APM
	09 May 2022 at 8 p.m.

**The business of an ordinary meeting now follows.**

## 21/10. DECLARATIONS OF INTEREST

None.

## 21/11. PUBLIC PARTICIPATION (limited to 10 minutes)

- Cllr Neil Jackson was congratulated for being co-opted to the Council.
- concerns were raised about the prospects of what will happen to Great Hallingbury after M11 Sheering junction will be completed. The traffic increase through the Church Road will increase to avoid Birchanger roundabout. The approval of the increase of passengers at Stansted airport and if the hospital is built near the junction would only increase traffic through Great Hallingbury and nearby villages. It was proposed to join with

other Councils affected to make united voice to start mitigation of the traffic problem. Cllr Neil Jackson was congratulated for being co-opted to the Council.

20.53 – member of the public left

The Council discussed different approaches and scenarios that were raised in the public participation.

## **21/12. MINUTES OF PREVIOUS MEETING**

### **a) Regular Meeting**

The minutes of the meeting held on 1 March 2021 were approved as a correct record of the proceedings and were signed by the Chairman.

### **b) Extraordinary Meeting**

The minutes of the extraordinary meeting held on 3 March 2021 were approved as a correct record of the proceedings and were signed by the Chairman.

## **21/13. MATTERS ARISING FROM PREVIOUS MEETING**

None.

## **21/14. CHAIRMAN'S COMMUNICATIONS**

Cllr Alan Townsend reported that:

- Extraordinary meeting of the Council re planning application for logistic facility at start Hill was held in March to get views from residents and that there was the article in the newspaper in relation to this planning application.
- He attended meeting of EALC executive committee, litter pick, 'Zoom' meeting organised by District Councillor Geof Driscoll in reference to planning application for logistic facility at start Hill, speedwatch in Little and Great Hallingbury, spoke to resident regarding fly tipping at Start Hill, met with County Councillor Susan Barker and walked on the path from The Grove to the St. Giles church, UALC meeting, is having a 'Zoom' meeting with Clerk once a week and checking defibrillator regularly each week.

## **21/15. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Uttlesford District Council Cllr Geof Driscoll reported:

- Covid – 19: UDC plan in place, but people still need to be careful
- For Highways issues an LHP form must be put in for that scheme for any action to take place.
- Re planning application for logistic facility at start Hill the ECC are critical about the new road layout. Badgers, moles and adders are on the site so building facility like that is against wildlife protection.

Chairman thanked Cllr Driscoll for his work re planning application for logistic facility at start Hill.

- 21/16. HIGHWAYS MATTERS**  
**a) Update**  
No update.  
**b) Lewismead, Tilekiln Green**  
To Council agreed to applying for 'Low Bridge Ahead' sign by the Harps Farm entrance through LHP Scheme. The Clerk to prepare paperwork.
- 21/17. HALLINGBURYS' SPEEDWATCH GROUP**  
Speedwatch is now allowed and the group did a session the previous week.
- 21/18. NEIGHBOURHOOD WATCH**  
Nothing to report.
- 21/19. WOODSIDE GREEN ROAD**  
**a) Update**  
No update.  
**b) LHP Scheme Request**  
The LHP request should be put into Highways asking for loops. The Clerk to prepare the paperwork for the next meeting.
- 21/20. BEDLARS GREEN**  
**a) Update**  
Nothing new.  
**b) Parking Issues**  
Nothing new
- 21/21. FIELD ADJ. TO THE VILLAGE HALL CAR PARK**  
**a) Horse Chestnut**  
Tree surgeon intends to tidy the tree shortly.  
**b) Playground**  
Working group was established to deal with the playground issues. Residents should be contacted and obtaining prices should be considered.
- 21/22. AIRPORT**  
No update.
- 21/23. CHURCH ROAD SPEEDING**  
Resident forwarded letter from Police to them which was received and noted.
- 21/24. FOOTPATH No. 15**  
The Council was contacted regarding blocked footpath No. 15 where it continues at the eastern end of Leapers Lane due to overflowing field ditch after heavy rain. Footpath representative advised that this is an ongoing for the last two years and to resolve it badgers would have to be removed.

**21/25. CONSULTATION (S)**

**Local Authority Remote Meetings - Call for Evidence**

The Council considered responding to Local Authority Remote Meetings - Call for Evidence consultation and agreed that it is done individually should Councillors wish to participate.

**21/26. CORRESPONDENCE**

**a) Received Correspondence:**

- EALC – E Bulletins; Training Bulletins; Police bulletins; New Courses, Highways Highlights February 2021; Covid-19 Updates; Remote meetings update.
- NALC – newsletters; Chief Executive’s bulletins.
- Stop Stansted Expansion – Press Release – 15 March and 17 April 2021, SSE, Parish & Town Council Liaison Group Meeting Wednesday 21 April at 8 p. m. via Zoom; Minutes SSE, Parish & Town Council Liaison meeting 21 April 2021.
- Uttlesford District Council, Environmental Green Issues & Equality - Climate & Biodiversity update.
- Great Notley Country Park and the Flitch Way, Ranger – email informing us that the Flitch Way is now officially designated Local Nature Reserve (LNR).
- Uttlesford District Council, Democratic Services Manager – Remote meetings information.
- Uttlesford District Council, Community Development Officer - Uttlesford Summer Spectaculars letter.
- Kemi Badenoch MP – reply re remote meetings.

All received and noted.

**b) Late Correspondence**

- Uttlesford District Council, Assistant Director Planning - Notification of Planning Committee 12 May 2021.

Received and noted.

**21/27. FINANCE**

**a) Payments**

The following payments had been made during the period 13 February 2021 to 12 March 2021:

	£
Clerk - net salary and expenses February 2021	377.45

The following payments had been made during the period 13 March 2021 to 13 April 2021:

	£
Hertfordshire County Council – stationery	48.91
HMRC – Tax February 2021	81.00

All received and agreed.

**b) Income**

Barclays - Bank interests (savings account)	£0.22
UDC – Grant for felling the tree	£600.00

Received and agreed.

**c) Balances on 13 April 2021**

Community Acc.	£9,013.79
Reserve Acc. (Business Premium Acc.)	£8,988.17
Received and agreed.	

**d) Budget Update**

The budget update was received and agreed.

**e) Approvals**

*e.1) Payment Approvals*

The payments were approved, and it was agreed for the Chairman to sign them.

*e.2) Courses*

*e.2.1) Village Hall*

The expenditure for the Clerk to attend EALC Village Hall course £140.00 + VAT was approved.

*e.2.2) Routine Playground Inspection*

The expenditure for playground working group members to attend EALC course Routine playground inspection at £170.00 + VAT per person was approved.

**f) Bank Reconciliation**

Bank reconciliation was approved, and it was agreed for the Chairman to sign it.

**g) Bank Arrangements**

Bank arrangements are in progress.

**h) Pension**

Nothing new to report.

**i) Insurance**

The insurance was reviewed and expenditure of £300.56 was approved.

**21/28. 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/19/2894/FUL	Land at South View, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire	Awaiting decision
	Erection of two new detached dwelling houses	
(No objections.)		
<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/19/2951/FUL	Land East of M11, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire	Withdrawn
	Application to vary conditions 8, 9 and 10 of UTT/18/2935/FUL relating to drainage.	
(No objections.)		
<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1098/FUL	Land to The East Of Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire	Awaiting decision

Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping

(No objections as such, but there should be provision for electric car charging and there should be enough parking spaces due to increasing numbers of cars to each household.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1034/OP	The Hop Poles, Bedlars Green, Great Hallingbury, Hertfordshire, CM22 7TP	Awaiting decision

Outline application, with matters of appearance, landscape and scale reserved, for proposed development of 8 chalet style houses with associated parking and access and play area.

(Objections: it is overdevelopment; there are concerns about the access and parking as the road is too narrow.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1391/HHF	Little Jenkins, Jenkins Lane, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QL	Refused

Erection of proposed pool room and swimming pool

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/2758/AV	Dunmow Road, Birchanger, Hertfordshire	Withdrawn

Erection of 1 no. non-illuminated advertising sign for new development

(No objections)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/2739/FUL	Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	Withdrawn

Construction of 2 no. maneges on pasture within farm.

(No objections)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/2753/FUL	1 & 2 Greenways, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UT	Approved

Proposed demolition of 2 no. semi-detached dwellings and construction of 1 no. replacement dwelling

(No objections)



<u>Application No.</u> UTT/20/2754/OP	<u>Site and Development</u> Land South of Greenways, Woodside Green, Great Hallingbury, Hertfordshire, CM22 7UT	<u>Decision</u> Approved
Outline application with all matters reserved except access for the erection of 1 no. dwelling		
(No objections)		
<u>Application No.</u> UTT/20/2739/FUL Re-consultation	<u>Site and Development</u> Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	<u>Decision</u> Withdrawn
Construction of 2 no. maneges on pasture within farm. (No objections but the lighting for the menage should be restricted.)		
<u>Application No.</u> UTT/20/3353/HHF	<u>Site and Development</u> Rosebery House, Hallingbury Place, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UE	<u>Decision</u> Refused
Erection of deer proof fencing and hedging to rear of property.		
(No objections.)		
<u>Application No.</u> UTT/21/0077/FUL	<u>Site and Development</u> 1 The Gatehouse, The Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TR	<u>Decision</u> Approved
Removal of condition 2 (agricultural occupancy) attached to UTT/0169/88		
(No objections.)		
<u>Application No.</u> UTT/21/0246/FUL	<u>Site and Development</u> The Gatehouse, The Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TR	<u>Decision</u> Approved
Section 73A Retrospective application for a surfaced horse exercising area (manege) with associated engineering operations to create level land, and retaining walls around the perimeter		
(No objections as such, but we strongly feel it shouldn't be built before permission is sought and granted (rather than seeking permission afterwards).)		
<u>Application No.</u> UTT/21/0332/FUL	<u>Site and Development</u> Land At Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	<u>Decision</u> Awaiting decision
Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and 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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/0477/FUL	Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	Approved

(Proposed change of use of land and) Construction of menage.

(No objections.)

**b) Applications to be Dealt with at this Meeting:**

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/0692/FUL	Marstons, Start Hill, Stane Street, Great Hallingbury Bishop's Stortford, Hertfordshire, CM22 7TA

Demolition of existing dwelling and erection of 8 no. dwellings, along with other associated development including access, car parking and landscaping

No objections but would like to point out that the B1256 stretch of road is a clearway and as such any vehicles should not be allowed to park on the road including all delivery vehicles to site.

Application No.  
UTT/21/0739/FUL

Site and Development  
Woodside Green Farm, Woodside Green,  
Great Hallingbury, Bishop's Stortford,  
Hertfordshire, CM22 7UP

Proposed change of use of land including the  
construction of a manege.

No objections.

Application No.  
UTT/21/0477/FUL  
Re-consultation

Site and Development  
Woodside Green Farm, Woodside Green, Great  
Hallingbury, Bishop's Stortford, Hertfordshire,  
CM22 7UP

Proposed change of use of land and construction of  
menage.

No additional comments.

Application No.  
UTT/21/0777/HHF

Site and Development  
Porthmorran, Church Road, Great Hallingbury,  
Bishop's Stortford, Hertfordshire, CM22 7TS

Proposed garage conversion to create annex including  
first floor side extension, single storey rear extension,  
large rear dormer and internal alterations.

No objections.

Application No.  
UTT/21/0779/HHF

Site and Development  
Porthmorran, Church Road, Great Hallingbury,  
Bishop's Stortford, Hertfordshire, CM22 7TS

Construction of detached double garage and new  
vehicular entrance with entrance gates.

No objections.

Application No.  
UTT/21/0982/HHF

Site and Development  
Rosebery House, Hallingbury Place, Great Hallingbury,  
Bishop's Stortford, Hertfordshire, CM22 7UE

Erection of deer proof fencing and hedging to rear of  
property.

No objections.

Application No.  
UTT/21/1134/HHF

Site and Development  
Woodlands, Anvil Cross, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PG

Proposed new double garage

No objections.

Application No.  
UTT/21/1106/HHF

Site and Development  
The Hall, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TY

s73a Retrospective application for the retention of drive access gates

Objections: From an aesthetic perspective, the gates and fencing are not in keeping with the village feel.

The application sits another gated property as an example, which we believe is of a far better fit as they have retained hedging and borders to create a boundary.

As for siting the surrounding wall of the church as another example.

The Council reject the retrospective application and suggest they replace the actual fence panels for something of a more rural design not of urban design and paint to match the electronic gate.

### **c) Late Planning Matters**

Application No.  
UTT/21/1420/HHF

Site and Development  
Leistbury, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TL

Two storey side extension and related alterations.

Objections: it is a modern glass / metal extension and is not in keeping with the character of the village.

Application No.  
UTT/21/1443/HHF

Site and Development  
The Old Forge, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UL

Proposed pavilion for existing swimming pool (amended scheme to that approved under planning permission UTT/17/0775/HHF)

No objections.

Application No.  
UTT/21/1459/HHF

Site and Development  
Cherry Trees, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TL

Proposed rear extension on two floors with extended roof from the existing property. Proposed roof valley alteration with hipped ends and a flat roof between existing roof ridges

No objections.

**21/29. MEMBERS' REPORTS**

*Cllr Mark Bloomfield* – issue with the pond at Bedlars Green filling.

*Cllr Andrew Noble* – damage on the driveway to Lewismead was made and it was agreed it will be repaired. The plan is to make driveway wider.

*Cllr Alan Pinnock* – big pothole at the bottom of the property Captains, on the opposite side.

**21/30. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

Cllr Andrew Noble informed the Council that the prices of affordable houses and allocations will be done by UDC, so those interested should register with UDC.

**21/31. NEXT MEETING**

The next Parish Council meeting is scheduled to be held on 5 July 2021 at 20.00 in the Village Hall. The venue can change so please check the website closer to the time. Members of the public who wish to attend should contact the Clerk in order to obtain instructions on how to attend the meeting.

The meeting ended at 22.10

Signed.....  
(Chairman)

Date.....