

**MINUTES OF THE ANNUAL MEETING OF GREAT HALLINGBURY  
PARISH COUNCIL HELD ON MONDAY 9<sup>th</sup> MAY 2022, AT 8 p. m. ,  
IN THE VILLAGE HALL.**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs Jules Baldwin, David Barlow, Neil Jackson and Andrew Noble

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
District Council Cllr Neil Reeve  
3 members of public (22/3)

**22/1. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2022/2023**

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 Chairman for 2022/2023.

**Agreed unanimously.**

The Declaration of Acceptance to be signed by Cllr Alan Townsend.

**22/2. ELECTION OF VICE-CHAIRMAN FOR 2022/2023**

One nomination was received: Cllr Andrew Noble; proposed by Cllr Alan Townsend and seconded by Cllr Jules Baldwin. Cllr Andrew Noble accepted the position of a Vice - Chairman for 2022/2023.

**Agreed unanimously.**

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

**22/3. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mark Bloomfield and Alan Pinnock; Uttlesford District Council Cllr Geof Driscoll and Essex County Cllr Susan Barker.

All accepted.

20.02 – members of the public arrived

**22/4. PLANNING COMMITTEE 2022/2023**

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

Members of the Planning Committee 2022/2023:

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 and Vice – Chairman.

## **b) Terms of Reference**

The Powers and Duties of the Planning Committee are to make comments on planning applications where a full Council meeting does not occur within the consultation period allowed. The quorum of the Planning Committee is three.

Agreed unanimously.

### **22/5. WORKING GROUPS 2022/2023**

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 **2022/2023**:

#### Airport working Group:

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

#### Police & Neighbourhood Watch Working Group:

Cllrs Jules Baldwin, 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.

### **22/6. 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 **2022/2023**:

#### **ORGANISATION:**

Road Safety

Transport

Health

Footpaths

Tree Warden

UALC

TPLPG (former USAG)

SAW (former SSE)

#### **REPRESENTATIVE:**

Cllr Alan Townsend

Cllr Andrew Noble

Cllr Neil Jackson

Cllr Alan Pinnock

Cllr Alan Townsend

Cllr Alan Townsend

Cllrs Neil Jackson and Alan Townsend

On standby: Cllr Jules Baldwin

vacancy

**22/7. FINANCIAL REPORT**

**a) Receipts and Payments Report**

A report of the receipts and payments over the financial year 2021/2022 had been provided for examination. They were examined and approved. The fixed assets were reviewed.

The Council wish to have external audit (AGAR3).

**b) Annual Government Statement**

The questions of the statement were answered by the Council.

The Council unanimously approved the Annual Governance Statement 2021/2022 (AGAR Section 1) for signature.

**c) Accounting Statement**

The Council unanimously approved the Accounting Statement for 2021/2022 (AGAR Section 2) for signature.

**22/8. CALENDAR OF MEETINGS 2022/2023**

The following dates were agreed:

2022

04 July 2022 at 8 p. m.

12 September 2022 at 8 p. m.

07 November 2022 at 7 p. m.

2023

09 January 2023 at 7 p.m.

06 March 2023 at 7 p.m.

20 March 2023 at 8 p.m. APM

15 May 2023 at 8 p.m.

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

**22/9. DECLARATIONS OF INTEREST**

None.

**22/10. PUBLIC PARTICIPATION**

The members of the public expressed concerns about planning application UTT/22/0267/FUL Land at Tilekiln Green, Start Hill. Although it seems nothing was changed in the application objections are not coming in. There is a concern that something is going on in the background.

**22/11. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 7 March 2022 were approved as a correct record of the proceedings and were signed by the Chairman.

**22/12. MATTERS ARISING FROM PREVIOUS MEETING**

None.

**22/13. CHAIRMAN'S COMMUNICATIONS**

Chairman, Cllr Alan Townsend thanked Cllr Mark Bloomfield for organising litter pick. He went to AGM in Little Hallingbury asking for more volunteers for speedwatch, but no one came forward. He also attended Local council Liaison Forum, EALC Executive Committee meeting, Parish Forum meeting, meeting with Cllr Scott, UALC meeting. He met the Residents Association and Highways Rangers, as well as weekly with the clerk.

- 22/14. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**  
 Uttlesford District Council Cllr Neil Reeve reported:  
 Local Plan – delay because of quality check before the list of preferred sites is published for Regulation 18 consultation which is aimed to be before summer holidays. This will not affect Regulation 19 (Inspectorate) timescale. Policies are based on evidence collected.  
 Investment programme – The Council must make sure that is funded. In the future some cuts are expected.  
 Planning special measures – steps are taken to improve. There are two measurers that are checked: speed (which was fine) and quality (more than 10% difference between those refused by UDC and approved on appeal).  
 New Director of Planning Department to start in June 2022.  
 Economic Development – helping businesses to recover after Covid-19.  
 Ukraine – working tirelessly to help to accommodate refugees to families
- 22/15. HIGHWAYS MATTERS**  
**a) Update**  
 The scheduled dated for the flood nr. Captains had been received from ECC Cllr Susan Barker.  
**b) Woodside Green**  
 No update available.
- 22/16. AIRPORT**  
 No update.
- 22/17. LOCAL PLAN**  
**a) 'TPLPG' working group**  
 There was no meeting.  
**b) UDC**  
 Update given in 22/14.
- 22/18. HALLINGBURYS' SPEEDWATCH GROUP**  
 No volunteers to do speed check.
- 22/19. NEIGHBOURHOOD WATCH**  
 Cllr Jules Baldwin reported that there is no other update apart of speeding being a concern.
- 22/20. WOODSIDE GREEN ROAD**  
 No update.
- 22/21. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**  
 No update.

## **22/22. CORRESPONDENCE**

### **a) Received Correspondence:**

- EALC – E Bulletins; Training Bulletins; Police bulletins; EALC & NALC Membership for 2022/23; Smaller Councils Committee letter to smaller councils - deadline extension; Courses; EALC News Update.
  - NALC – Newsletters; Chief Executive’s bulletins.
  - Uttlesford District Council, Interim Director Planning and Building Control - Planning Committee notification - Wednesday 16 and Thursday 17 March 2022.
  - Uttlesford District Council, Local Plan - Uttlesford Shop Front Design Guide Consultation March 2022.
  - Uttlesford District Council, Chief Executive - Announcing the appointment of Uttlesford District Council's new Director of Planning; updates for parishes on arrivals from the Ukraine.
  - Uttlesford District Council - Latest Environmental update April 2022.
  - Stansted Airport Limited, Future Airspace Consultation Manager - London Stansted Airport ACP, Stage 2 approval.
  - Uttlesford District Council, Performance and Business Manager - Call in period change.
  - Uttlesford District Council, Performance and Business Manager - Parish Forum 29/03/2022 invitation and link. Circulated 04.03.2022.
  - Uttlesford District Council, Chief Executive - update on refugees.
  - Operations (East) | National Highways, Business Services Coordinator - National Highways Presentation - M11 junction 8.
- All received and noted.

### **b) Late Correspondence**

- Great Hallingbury Highlights, Editor - thank you email for donation for Spring 2022 edition.
  - Great Hallingbury Village Hall, Treasurer and Trustee – thank you email for wi-fi donation.
  - Uttlesford District Council, Performance and Business Manager - Planning service update.
- All received and noted.

## **22/23. FINANCE**

### **a) Payments**

The following payments had been made during the period 12 February 2022 to 11 March 2022:

	£
Clerk – net salary and expenses February 2022	394.23
R Harris and Son Building Materials – VH Field grass cutting	200.00
HMRC – Tax February 2022	81.00

The following payments had been made during the period 12 March 2022 to 13 April 2022:

	£
Clerk - net salary & expenses March 2022	463.07
HMRC – Tax March 2022	98.40
Hatfield Heath Parish Council – contribution	500.00
Bloomfield Motor Services – reimbursement MB	168.56
St Giles Great Hallingbury PCC – donation for noticeboard	500.00

Broad Oak Consultants Ltd. – printer cartridges 190.96  
All received and agreed.

**b) Income**

Bank Interest £0.22  
Received and agreed.

**c) Balances on 13 April 2022**

Community Acc. £7,580.29  
Reserve Acc. (Business Premium Acc.) £8,989.05  
Received and agreed.

**d) Bank Reconciliation**

The bank reconciliation was approved and signed by the Chairman.

**e) Approvals**

*e.1) General Approvals*

The payments were approved and signed by the Chairman.

*e.2) Noticeboard*

No additional grant agreed.

*e.3) Residents' Association*

Agreed to approve £500.00 grant for various expenses.

**f) Budget Update**

Received and noted.

**g) Bank Arrangements**

Nothing to report.

**h) Pension**

Nothing to report.

**i) Councillors Mileage Reimbursement**

To be discussed at the next meeting.

**j) Late Financial Matters**

None.

**22/24. 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/20/1098/FUL	Land to The East of Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire  Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping	Unknown

(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> UTT/21/2755/OP	<u>Site and Development</u> Cannons Yard, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UZ	<u>Decision</u> Awaiting decision
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Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development

(No objections as such, but all the trees should be kept.)

<u>Application No.</u> UTT/21/3121/HHF UTT/21/3122/LB	<u>Site and Development</u> 83 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	<u>Decision</u> Approved
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Proposed demolition of existing conservatory and boiler room. Re-building of boiler room and erection of rear extension, re-thatching and insulating roof void. Reconfiguring internal rooms and joinery alterations. Garage conversion into part store, part accommodation to include 2 no. roof lights. Replacement of existing roof light and addition of new extract fans.

(No objections.)

<u>Application No.</u> UTT/21/3339/FUL	<u>Site and Development</u> Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	<u>Decision</u> Awaiting decision
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Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.

(No objections.)

<u>Application No.</u> UTT/21/3483/FUL	<u>Site and Development</u> Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG	<u>Decision</u> Approved
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Realignment of internal residential and agricultural access within Lodge Farm

(No objections.)

<u>Application No.</u> UTT/21/3777/OP	<u>Site and Development</u> Thremhall Priory Farm, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TD	<u>Decision</u> Awaiting decision
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Outline application with all matters reserved except access for the removal of existing dwelling and outbuildings and erection of residential development of up to 18 no. dwellings.

(The Council strongly object because of the following:

According to the Local Plan 2005 as to 'Where will development take place': Airport in the countryside: 'The priority within this zone is to maintain a local belt of countryside around the airport that will not be eroded by coalescing developments.' The site is in the Countryside Protected Zone but could result in more similar

developments which would then 'promote coalescence between the airport and existing development in the surrounding countryside' (policy S8).  
 An archaeological survey must be done as this is a historical site with listed buildings (policy ENV4).  
 A thorough noise survey should be conducted (24 hours for a period of time) because of its proximity to the airport (policy ENV10).  
 The proposal notification is not accessible to the public at all times.  
 The nature survey needs to be validated for marshland habitat (policy ENV8).)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0053/HHF	The Bungalow, Bedlars Green, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TJ	Refused

Install a dropped kerb to allow parking for vehicles  
 (No objections as such, but sight lines must be clear.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/3121/HHF Re - consultation	83 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	Approved

Proposed demolition of existing conservatory and boiler room. Re-building of boiler room and erection of rear extension, re-thatching and insulating roof void.  
 Reconfiguring internal rooms and joinery alterations  
 (No objections.)

<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 foodretail/ 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/22/0389/HHF	Willow House, Tilekiln Green, Great Hallingbury, Bishop's Stortford CM22 7TH	Approved

Erection of single storey extension to rear of existing cartlodge to form office/gym  
 (No objections as long as it stays cart lodge and will not be redeveloped later.)

All received and noted.



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

<u>Application No.</u> UTT/22/0624/HHF	<u>Site and Development</u> Cherry Orchard, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TZ
Proposed two storey rear extension.	
No objections.	
<u>Application No.</u> UTT/22/0687/HHF	<u>Site and Development</u> Little Jenkins, Jenkins Lane, Great Hallingbury, Bishop's Stortford, Essex CM22 7QL
Construction of an in-ground swimming-pool (10 x 5 m)	
No objections.	
<u>Application No.</u> UTT/22/0741/HHF	<u>Site and Development</u> 154 Bedlars Green, Bedlars Green, Great Hallingbury, Bishop's Stortford, Essex CM22 7TL
Proposed single storey side extension (amendments to previously approved application UTT/19/0632/HHF).	
No objections.	
<u>Application No.</u> UTT/22/0789/FUL	<u>Site and Development</u> Normandale Farm, New Barn Lane, Great Hallingbury, Bishop's Stortford, Essex, CM22 7PR
Demolition of existing house and erection of new house.	
No objections, but the water flowing from site needs to be addressed.	
<u>Application No.</u> UTT/22/0267/FUL	<u>Site and Development</u> Land at Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TA
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.

Application No.

UTT/22/0861/FUL

Site and Development

Start House, Bedlars Green, Tilekiln Green,  
Great Hallingbury, Essex, CM22 7TH

Erection of 2 no. residential dwellings

Objections: The original application for this site was UTT/20/2710/FUL for 1 house and in-line with its host 'Start House' to which the GHPC agreed to.

The UDC Planning Dept did put quite strict conditions on their original approval, to ensure safe road access/egress, so under that alone they view it as a dangerous vehicular site for development, so to allow a development of 3 properties with a minimum of 6 vehicles is erroneous.

A plan to erect 2 new houses on rising land along with the host property; affected by the flight path of incoming and departing aircraft and Local Plan Policy ENV10 does not permit noise sensitive development (such as residential development) if the occupants would experience significant noise disturbance, as this proposed development would be significantly more affected than those properties recently built in the area; on one of the worse road bends in Great Hallingbury is again just inviting more accidents on an already densely used and at times very dangerous road with no footpath.

Having 3 properties being served by this one entrance on a blind and very narrow bend, which is hindered by the supporting pillar of the Flitch Way bridge; walkers/cyclists parking indiscriminately opposite to take exercise on the Flitch Way; at times speeding traffic, lorries who mistakenly miss signs for the low bridge, often mounting the verge outside of this current host property to manoeuvre in reverse for up to 200m, all amounts to congestion and hinderance for other users and therefore continuing to destroy our village.

Again, there are no amenities in Great Hallingbury for new residents, no bus service through the village therefore creating more vehicular movements on an already busy narrow road, infilling of this nature is just not a viable option in this area at this time.

There are too many units on a small plot which is right under a phone mast (not shown on drawings), surface water drainage is by soakaway which often does not

work. This would allow a flood onto the road in extreme conditions. It does show the foul drainage running into the main drain with the flow direction incorrectly shown.

Application No.

UTT/22/0853/FUL

Site and Development

Land adj. Cobblestones, Church Road,  
Great Hallingbury

1 No. detached dwelling, with associated private garden,  
car parking, new vehicular access, and landscaping.

Objections: this is of a much larger application over 2 floors (compared to UTT/16/2170/FUL, which was refused), infringes the light space afforded to properties of Glebe House and Cobblestones and is of an overbearing nature; will add another vehicle access to an already busy and at times speed inflicted road (Church Road); the site remains within the Great Hallingbury Conservation Area therefore not land to be built on.

Application No.

UTT/22/0865/FUL

Site and Development

Land Adjacent to the Willow Tree, Bedlars Green, Tilekiln  
Green, Great Hallingbury, Bishop's Stortford,  
Hertfordshire, CM22 7TQ

Proposed erection of 1 no. dwelling with associated  
access, parking and landscaping.

No objections as such, but developments must be connected to the main sewage. The construction of a footpath, to connect Tilekiln Green to the B1256 should be considered so that pedestrians can safely access the amenities that are being quoted in planning statements. Currently there is no safe access to the Petrol Station or the Bus Stop for pedestrians. Adequate provisions on the increased pressure on social and community infrastructure resulting from development should be in place.

Application No.

UTT/22/1013/FUL

Site and Development

Monkswood Bungalow, Woodside Green, Great  
Hallingbury, Bishop's Stortford, Essex, CM22 7UG

Proposed replacement dwelling with associated  
operational development

No objections.

Application No.

UTT/22/0950/FUL

Site and Development

Hockerill Sports Club, Beldams Lane, Bishop's Stortford  
Hertfordshire, CM23 5LG

Proposed erection of 3 no. security lights on 4.4m poles.

No objections as such as long as there is no light spillage to the neighbouring properties.

**c) Late Planning Matters**

Application No.

UTT/22/1021/FUL

Site and Development

Green Corners, New Barn Lane, Great Hallingbury,  
Essex, CM22 7PR

Erection of 1 no. dwelling (revised scheme to UTT/20/1022/FUL).

No objections.

**d) Appeal**

To receive Planning Appeal Decision UTT/21/1846/FUL - APP/C1570/W/21/3282684.

Received and noted.

**22/25. MEMBERS' REPORTS**

*Cllr Jules Baldwin* – Sign 'Great Hallingbury' nr the church had been painted over. Could rangers clean it?

*Cllr David Barlow* – there was vandalism at Bedlars Green the week before.

**22/26. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

None.

**22/27. NEXT MEETING**

The next meeting of the Parish Council is scheduled to be held on 4 July 2022 at 20.00 in the Village Hall.

The meeting ended at 21.58

Signed.....  
(Chairman)

Date.....