

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 15 MAY 2023, 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 Andrew Smith.

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

23/1. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2023/2024

One nomination was received: Cllr Alan Townsend; proposed by Cllr Andrew Smith and seconded by Cllr Andrew Noble. Cllr Alan Townsend accepted the position of Chairman for 2023/2024.

Agreed unanimously.

The Declaration of Acceptance was signed by Cllr Alan Townsend.

23/2. ELECTION OF VICE-CHAIRMAN FOR 2023/2024

Two nominations were received: Cllr Andrew Noble; proposed by Cllr Alan Townsend, seconded by Cllr Neil Jackson; Cllr Mark Coletta; proposed by Cllr Andrew Smith, seconded by Alan Pinnock. The vote was split and the Chairman used the cast vote.

Split vote, decided by cast vote.

Cllr Andrew Noble was elected and he accepted the position of Vice - Chairman for 2023/2024.

The Declaration of Acceptance was signed by Cllr Andrew Noble.

23/3. APOLOGIES FOR ABSENCE

Apologies were received from Essex County Council Cllr Susan Barker and were accepted.

23/4. CO-OPTION

It was agreed to co-opt Mark Bloomfield as he was the only candidate.

23/5. PLANNING COMMITTEE 2023/2024

a) Election of Members, Chairman and Vice-Chairman

Members of the Planning Committee 2023/2024:

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

Agreed unanimously.

Chairman: Cllr Alan Townsend

Agreed unanimously.

Two nominations were received for Vice-Chairman: Cllr Andrew Noble and Cllr Mark Coletta. The vote took place and Cllr Mark Coletta was elected.

Vice-Chairman: Cllr Mark Coletta

The Declaration of Acceptance was signed by the Chairman and for Vice – Chairman to sign by the next meeting.

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.

23/6. WORKING GROUPS 2023/2024

The following working groups were appointed for the year **2023/2024**:

Airport working Group:

Cllrs David Barlow, Mark Bloomfield, Andrew Noble, Andrew Smith and Alan Townsend.

Police & Neighbourhood Watch Working Group:

Cllrs David Barlow, Mark Coletta, Neil Jackson and Alan Townsend.

Parish Plan Working Group:

Cllrs David Barlow, Mark Coletta, Neil Jackson, Alan Pinnock, Andrew Smith and Alan Townsend.

Housing Working Group:

Cllrs Mark Bloomfield, Mark Coletta, Andrew Noble and Andrew Smith.

Neighbourhood Watch:

Cllr Mark Coletta.

Playground Working Group:

Unanimously agreed to dissolve.

23/7. OTHER ORGANISATIONS

The following were appointed for the year **2023/2024**:

ORGANISATION:	REPRESENTATIVE:
<u>Road Safety</u>	Cllr Mark Coletta
<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
<u>UALC</u>	Cllr Alan Townsend
<u>TPLPG (former USAG)</u>	Cllrs Neil Jackson and Alan Townsend On standby: Cllr Andrew Smith
<u>SAW (former SSE)</u>	Vacancy

23/8. FINANCIAL REPORT

a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2022/2023 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 2022/2023 (AGAR Section 1) which was signed by Chairman and Clerk.

c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2022/2023 (AGAR Section 2) and were signed by Chairman.

23/9. CALENDAR OF MEETINGS 2023/2024

The following dates were agreed:

2023

03 July 2023 at 20.00

04 September 2023 at 20.00

06 November 2023 at 20.00

2024

08 January 2024 at 20.00

04 March 2024 at 20.00

18 March 2024 at 20.00 (APM)

13 May 2024 at 20.00

The business of an ordinary meeting now follows.

23/10. DECLARATIONS OF INTEREST

None.

23/11. PUBLIC PARTICIPATION

The Secretary of the Great Hallingbury Neighbours Association gave an overview regarding planning application S62A/2023/0017 Land at Tilekiln Green, Stansted, Great Hallingbury.

UDC Cllr Geof Driscoll added he had an interview with Bishop's Stortford Independent.

23/12. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 06 March 2023 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

23/13. MATTERS ARISING FROM PREVIOUS MEETING

None.

23/14. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended Little Hallingbury APM to get Speedwatch support, Great Hallingbury APM, EALC Executive Committee meeting, litter pick in Great Hallingbury, planning Parish Forum, UALC Committee meeting and the meeting re S62A/2023/0017 Land at Tilekiln Green, Stansted, Great Hallingbury – organised by UDC Cllr Geof Driscoll.

23/15. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

UDC Cllr Geof Driscoll reported:

- Cllr Neil Reeve was unable to attend today's meeting. He thanked everyone for the support at the elections.
- There will be one month of training for the elected Councillors.

ECC Cllr Susan Barker was unable to attend, and her report was read by Cllr Alan Townsend.

23/16. HIGHWAYS MATTERS

a) Update

None.

b) Woodside Green Road

UDC Cllr Geof Driscoll reported that unfortunately the recount of the houses at Woodside Green Road was not done.

23/17. AIRPORT

No update.

23/18. LOCAL PLAN

a) 'TPLPG' working group

Nothing to report.

b) UDC

No update.

Agreed to take this item off the agenda until there is something to report.

23/19. HALLINGBURYS' SPEEDWATCH GROUP

The group is dysfunctional at the moment due to lack of volunteers.

23/20. ASSETS OF COMMUNITY VALUE

Notification and decision notice were received and noted.

23/21. CODE OF CONDUCT

To adopt new Code of Conduct received from Uttlesford District Council – to be considered after the training.

23/22. CORRESPONDENCE

a) Received Correspondence:

- EALC – E Bulletins; Weekly News e-Bulletin; Police, Fire and Crime Bulletins; Special County Update- Affiliation 2023; EALC Announcements: Essex Shed Network, Ride London-Essex Pit Stop Fund Launched.
- NALC – Newsletters; Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council, Performance and Business Manager – Agenda for Planning Parish Forum - 28 March 2023.

- Residents – complaint about the use of site Blossom View (former Forest View).

This anonymous letter was sent to UDC Enforcement.

- Uttlesford District Council, Head of Development Management & Enforcement – Agenda for Planning Parish Forum - 28 March 2023.
- Uttlesford District Council, Chief Executive - Current/future funding contributions to the Uttlesford Local Highways Panel.
- Essex Police Rural Engagement Team – March 2023 newsletter; April 2023 newsletter.
- 20's Plenty For Us, National Campaign Manager, 20's Plenty For Us – E-news April 2023.
- Affinity Water - Water resources update – March 2023
- Bishop's Stortford Climate Group – Jenkins Lane orchard project update.

All received and noted.

b) Late Correspondence

- 20s Plenty – News.
- UALC - Newsletter May 2023 and advice of Annual General Meeting.

Both received and noted.

23/23. FINANCE

a) Payments

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

	£
Great Hallingbury Highlights – Winter 2022 edition	630.00
Clerk - net salary & expenses February 2023	480.37
HMRC – Tax February 2023	94.20
SLCC – membership 2023	93.50

The following payments had been made during the period 14 March 2023 to 13 April 2023:

	£
Hertfordshire County Council – stationery	64.05
Clerk - net salary & expenses March 2023	561.89
Broad Oak Consultants Ltd – ink cartridge	110.83
HMRC – Tax March 2023	94.00
FT – reimbursement litter pick	32.38

All received and agreed.

b) Income

Bank – interest	£11.17
Bank – interest	£4.39

Received and agreed.

c) Balances on 13 April 2023

Community Acc.	£18,795.20
Reserve Acc. (Business Premium Acc.)	closed

Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Approvals

The payments were approved and signed by the Chairman.

f) Budget Update

Received and agreed.

g) Bank Arrangements

The Clerk reported that the account at Lloyds Bank is now opened.

21.20 – Cllr Mark Bloomfield left the room

h) Pension

Nothing to report.

21.22 – Cllr Mark Bloomfield returned

i) Late Financial Matters

None.

23/24. 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/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/22/2829/OP	10 Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Approved

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

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

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

Change of use from a stable to a home gym.

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

<u>Application No.</u> UTT/22/3332/FUL	<u>Site and Development</u> – not officially asked Latchings, Latchmore Bank, Little Hallingbury, Essex CM22 7PH	<u>Decision</u> Withdrawn
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Conversion of residential outbuilding to self-contained dwelling, with associated curtilage, car parking and landscaping

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

<u>Application No.</u> UTT/22/3495/FUL	<u>Site and Development</u> Great Jenkins, Jenkins Lane, Great Hallingbury, Essex, CM22 7QL	<u>Decision</u> Awaiting decision
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Change of use of existing stables to 1 no. dwelling

(Objections: it is a change of view from the stable to dwelling. It should remain a stable.)

<u>Application No.</u> UTT/23/0138/FUL	<u>Site and Development</u> The Hay Patch, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	<u>Decision</u> Approved
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Application to make temporary stables/shelters permanent

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

<u>Application No.</u> UTT/22/3323/LB	<u>Site and Development</u> Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	<u>Decision</u> Awaiting decision
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Change of use and conversion of barns and agricultural buildings to 4 no. dwellings

(Objections: it is a historic building, and it should remain as such. The village should not lose another historic building.)

<u>Application No.</u> UTT/22/3322/FUL	<u>Site and Development</u> Lodge Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UG	<u>Decision</u> Awaiting decision
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Change of use and conversion of barns and agricultural buildings to 4 no. dwellings

(Objections: it is a historic building, and it should remain as such. The village should not lose another historic building.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/23/0237/HHF	<u>Site and Development</u> The Hall, Church Road, Great Hallingbury, Essex, CM22 7TY
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Removal of existing gates and erection of newly designed gates

No objections.

<u>Application No.</u> UTT/23/0625/HHF	<u>Site and Development</u> Shoemakers, Woodside Green, Great Hallingbury, Essex, CM22 7UU
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Proposed two storey side extension

No objections as long as the extension is in keeping with the rest of Shoemakers.

<u>Application No.</u> UTT/23/0634/LB	<u>Site and Development</u> Woodside Green Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UP
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Replace 20th century bay window with flush door and window arrangement.

No objections as long as they stay true to the previous applications regarding replacing windows as this being Grade 2 listed.

<u>Application No.</u> UTT/23/0635/LB	<u>Site and Development</u> 89 Woodside Green, Great Hallingbury, Essex, CM22 7UW
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Replace uPVC windows and door with leaded timber windows and ledged and braced door.

No objections.

<u>Application No.</u> UTT/23/0693/HHF	<u>Site and Development</u> 10 The Grove, Great Hallingbury, Essex, CM22 7TT
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Proposed side extension. Extensions, alterations / enlargements to existing loft conversion.

No objections.

Application No.
UTT/23/0709/HHF

Site and Development
The Old Pump House, 82 Woodside Green,
Great Hallingbury, Essex, CM22 7U

Landscaping works to rear garden only. Proposed garden room.

No objections.

Application No.
UTT/23/0778/HHF

Site and Development
Hallington Wood, Bedlars Green,
Great Hallingbury, Essex, CM22 7TP

Detached single garage

No objections.

Application No.
UTT/23/0812/FUL
UTT/23/0813/LB

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

Change of use from holiday let to residential and conversion of garage to bedroom with link (resubmission of UTT/18/1919/FUL)

No objections.

Application No.
UTT/23/0985/FUL

Site and Development
1 The Gatehouse, The Street, Great Hallingbury,
Essex, CM22 7TR

Erection of 1 no. detached dwelling with associated private garden, car parking and landscaping and removal of existing relocatable dwelling

Objections: all previous planning applications had been turned down. There will be excess traffic on the narrow lane without footpath. Development would also destroy historic landscape.

Cllr Andrew Noble declared DPI for the planning application below and left the room.

Application No.
UTT/23/1015/FUL

Site and Development
Land South East Of Great Hallingbury Manor,
Tilekiln Green, Great Hallingbury

S73 application to vary condition 2 (approved plans) of UTT/22/1528/FUL (amendment to UTT/20/0336/DFO - Details following outline approval UTT/16/3669/OP for the erection of 35 no. dwellings)

No objections to the change of conditions but would like to point out that this area is located within the Countryside Protection Zone. Any varying to the conditions of this application must not impact the open characteristics of the CPZ.

Cllr Andrew Noble returned to the room.

Application No.
UTT/23/1041/HHF

Site and Development
Fairview, Bedlars Green, Bedlars Green,
Great Hallingbury, Essex, CM22 7TP

Two storey rear extension

No objections as such but must be connected to the main sewage.

Application No.
UTT/23/1063/LB

Site and Development
Centuries, Church Road, Great Hallingbury,
Bishop's Stortford, CM22 7TZ

Demolition of existing unsafe brick built double garage
and separate prefabricated concrete workshop

No objections but must be taken down correctly as it is in conservation area.

Town and Country Planning Act 1990 (Section 62A Applications)

Application No.
S62A/2023/0017

Site and Development
Land at Tilekiln Green, Stansted, Great Hallingbury

Development of the site to create an open logistics
facility with associated new access and ancillary office
and amenity facilities

Strong objections:

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. Fifteen new dwellings are being built approximately 200 metres away along B1256 increasing the number of houses affected by this development.

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.

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

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

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

(This is a commercial development in a residential area, The land is classified as Protected Habitual Woodland on (MAGIC MAPS). It lies within the Uttlesford Local Plan Countryside Protection Zone. The CPZ offers our parish a buffer from the blight of one of the U.K's busiest airports, this land also is one of the last remaining ecological assets in the Tilekiln Green area of the Parish. We feel that it is not an appropriate location for a large HGV logistics facility. It does not compliment the openness of that location, we have concerns over the increased traffic it will introduce through our villages and to one of the busiest junctions of the M11, already heavily impacted by the Birchanger services at the same junction. The very nature of this development would have a serious detrimental impact on the resident's wellbeing at this location, other local commercial businesses do not have permission for 24/7 operation.

This area is already heavily impacted by the Birchanger services and sharing the same roundabout with Stansted Airport.

The residents of Great Hallingbury have been subjected to environmental issues caused by the airport and this development will subject the residents to excessive amounts of light pollution and heavy vehicles using the small country road, which already has speeding vehicles and copious amounts of potholes.)

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 15 May 2023.

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/1138/FUL	Nonane, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH
	Change of use of existing dwelling into guest house

Objections: this development will increase traffic on a dangerous blind spot where there is no footpath and street lighting. It is inappropriate location for a guest house as it is in a residential setting.

d) Appeal

Appeal Notification re UTT/22/0865/FUL was received and noted.

e) Enforcement

e.1) Notifications

Planning enforcement investigation notifications INV/23/0045/C INV/23/0049/C, INV/22/0209/C and INV/23/0070/C were received and noted.

e.2) Appeal

Appeal decision - APP/C1570/W/22/3308532 - UTT/22/0861/FUL was received and noted.

f) Address

Existing address letter - 23/00023/NEWDEV – Barnmead, Start Hill was received and noted.

23/25. MEMBERS' REPORTS

Cllr Alan Pinnock – Bedlars Green near the post box - would it be possible to put the kerb to stop the lorries encroaching the verge. If the quote is received, then the Council can consider the matter.

The Flower Show is cancelled.

Cllr Andrew Noble – asked regarding 'Low Bridge' sign progress.

23/26. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

23/27. NEXT MEETING

The next meeting will be held on 03 July 2023 in the Village Hall starting at 20.00.

The meeting ended at 22.10

Signed.....
(Chairman)

Date.....