

**MINUTES OF AN ANNUAL MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 13 MAY 2024, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow, Mark Bloomfield, Mark Coletta, Neil Jackson,
Alan Pinnock and Val Waring

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

24/001. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2024/2025

One nomination was received: Cllr Alan Townsend; proposed by Cllr Mark Bloomfield and seconded by Cllr Mark Coletta.

Cllr Alan Townsend accepted the position of Chairman for 2024/2025.

Agreed unanimously.

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

24/002. ELECTION OF VICE-CHAIRMAN FOR 2024/2025

One nomination was received: Cllr mark Coletta; proposed by Cllr Val Waring and seconded by Cllr Alan Townsend. Cllr Mark Coletta accepted the position of Vice - Chairman for 2024/2025.

Agreed unanimously.

The Declaration of Acceptance to be signed by Cllr Mark Coletta.

24/003. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Andrew Noble; Uttlesford District Cllr Neil Reeve and Essex County Council Cllr Susan Barker.

All accepted.

24/004. PLANNING COMMITTEE 2024/2025

a) Election of Members, Chairman and Vice-Chairman

Members of the Planning Committee 2024/2025:

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

Agreed unanimously.

Chairman: Cllr Alan Townsend

Vice – Chairman: Cllr Mark Coletta

Agreed unanimously.

b) Terms of Reference

The remit of the planning committee was reviewed and no changes were made.

24/005. WORKING GROUPS 2024/2025

The following working groups were appointed for the year 2024/2025:

Airport working Group:

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

Housing Working Group:

Cllrs Mark Bloomfield, Mark Coletta and Andrew Noble.

Neighbourhood Watch:

Cllr Mark Coletta and Val Waring

24/006. OTHER ORGANISATIONS

The following were appointed for the year 2024/2025:

<u>ORGANISATION:</u>	<u>REPRESENTATIVE:</u>
<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 (Three Parishes</u>	
<u>Local Plan Group)</u>	Cllrs Neil Jackson and Alan Townsend
<u>SAW (Stansted Airport Watch)</u>	Vacancy

24/007. FINANCIAL REPORT

a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2023/2024 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 2023/2024 (AGAR Section 1) which was signed by Chairman and Clerk.

c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2023/2024 (AGAR Section 2) and were signed by Chairman.

24/008. CALENDAR OF MEETINGS 2024/2025

The following dates were agreed:

2024

15 July 2024 at 20.00
09 September 2024 at 20.00
04 November 2024 at 20.00

2025

06 January 2025 at 20.00
03 March 2025 at 20.00
17 March 2025 at 20.00 (APM)
12 May 2025 at 20.00

The business of an ordinary meeting now follows.

24/009. DECLARATIONS OF INTEREST

None.

It was agreed unanimously that item 24/014 Reports from District and County Councillors is brought forward as UDC Cllr Geof Driscoll must leave.

24/014. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council Cllr Geof Driscoll reported:

Local Plan: it is planned that full Council will discuss LP on 16 July 2024.

Reg. 19 Consultation will be extended to a minimum of eight weeks and a maximum of ten because of summer holidays to give chance to all to comment.

Grants: available for electric car charging points if the nearest Charging point is situated on the other side of the road where they have to cross the road; and for small groups.

20.18 – UDC Cllr Geof Driscoll apologised and left the meeting

Chairman, Cllr Alan Townsend read report sent from ECC Cllr Susan Barker:

The Council will be debating a number of items including the Highways inspection regime; the proposed National Grid overland Power cables from Norwich to Tilbury and the importance of unpaid carers in our society and how they should be supported. There is a major programme underway to work with providers to deliver many more pre-school places in order that the free 15 or 30 hours a week childcare can be provided where parents decide to return to the workplace.

Grant money available: preference is for this to be spent on younger residents or those in need of support; and for getting people more active - from London Marathon Events.

Highways: Locally Bedlars Green/Church Road was reported as a priority for repairs, through the Highways initiative. Cllr Barker asked that a week is spent by "the team" on getting as many repairs done as possible from the B1256 to Little Hallingbury. This will require a road closure and it will probably be I imagine it will be programmed for later in the year.

2/010. PUBLIC PARTICIPATION

The member of the public stated that there were inaccuracies in the minutes. Highlights delivery to the businesses would require 77 more copies.

Chairman Alan Townsend advised the amendments will be proposed in the item 24/011 Minutes of Previous Meeting.

24/011. MINUTES OF PREVIOUS MEETING

Member of the public stated that there are 77 more units where Highlights are not currently delivered. A dozen more copies are needed, and these would need to be delivered in envelopes which would increase the cost. Currently Parish Council cover £630.00 per issue. A while ago Parish Council agreed to cover the sum of £750.00 for each issue – would that sum be available now to cover those additional copies?

Chairman Alan Townsend replied that the monies were already allocated for that sum, so yes.

It was proposed to amend the minutes in item 24/111. Public Participation, 9th line, strikethrough 'would Parish Council help with the cost' and to be replaced with:

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

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

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

The minutes of the meeting held on 04 March 2024 with the amendments above were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

24/012. MATTERS ARISING FROM PREVIOUS MEETING

None.

24/013. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended Speedwatch, EALC Personnel Committee meetings – where they agreed to support that the pay raise for clerks is done in April by the sum expected to be agreed and then corrected when agreed later in the year-, APM, he met with the UALC Secretary, EALC Executive Committee, litter pick, TPLPG meeting, Local Panel meeting in Saffron Walden, Hatfield Forest celebration of 100 years in the National Trust.

24/014. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Received earlier.

24/015. HIGHWAYS MATTERS

A question was raised as to how to enforce a weight restriction which is in place as it was noticed that several big lorries are going through the village.

Resolved: The clerk to write to the Police, Cllr Lee Scott and copy in Cllr Barker.

Cllr Mark Coletta asked if the Great Hallingbury Parish Council will support a petition regarding the way potholes are repaired in ECC?

Resolved: Great Hallingbury Parish Council agreed to sign the petition.

He also asked if he could proceed with communication and paperwork for a new noticeboard on B1256.

Resolved: The Council agreed for Cllr Mark Coletta to communicate with Highways to obtain the necessary paperwork for the erection of a noticeboard.

24/016. AIRPORT

No update apart from consultation – item 24/024.

24/017. LOCAL PLAN

a) 'TPLPG' working group

There was a meeting where various issues were discussed, and it was agreed to continue with the meetings bi-monthly.

b) UDC

The issue of CPZ was raised as some of it is likely to be removed.

24/018. HALLINGBURYS' SPEEDWATCH GROUP

Currently not so active due to lack of volunteers.

24/019. NEIGHBOURHOOD WATCH

Currently there is 76 members, updates are sent on a weekly basis.

24/020. VILLAGE HALL

Nothing to report.

24/021. NEIGHBOURHOOD PLAN

Cllr Val Waring reported that she met with Cllr Val McKirdy from Little Hallingbury Parish Council and discussed steps for the Neighbourhood Plan: map of designated boundary should be obtained from UDC, questionnaire with 5 – 6 questions should be distributed to all houses and businesses in the parish to involve whole community and can be answered by anyone over 18 years. The survey could be done electronically and would cost £300.00. Grants are available; some are time sensitive and would cover only certain expenses (e.g. consultants), others are more open. She obtained template questionnaires from Hatfield Heath, Little Hallingbury and Takeley Parish Councils.

24/022. GREAT HALLINGBURY COMMUNITY WEBSITE

Mrs. Christine Coultrup gave a presentation of how the proposed website, using wix.com platform would look like, what it would contain and how it would work. Cllr Val Waring presented costs which varied depending on the options chosen.

Resolved: Cllr Val Waring to prepare the breakdown of costs for the next meeting.

24/023. HACS DEVELOPMENT

UDC Cllr Geof Driscoll not present.

24/024. CONSULTATION

Night Flight Restrictions at Heathrow, Gatwick and Stansted Airports from October 2025

The Council considered responding to the “Night Flight Restrictions at Heathrow, Gatwick and Stansted Airports from October 2025” consultation.

Resolved: Councillors to email their comments to the clerk no later than Thursday, 16 May 2024 to enable clerk to send comments by the deadline.

24/025. LITTER PICK

Cllr Mark Bloomfield reported that a lot of rubbish was collected. Police was also present to help calm down the traffic.

Cllr Mark Coletta asked if two litter pick signs could be obtained.

Resolved: Cllrs Mark Coletta and Mark Bloomfield to liaise regarding obtaining the two signs.

24/026. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The clerk managed to finally obtain the correct email and an email was sent to the relevant officer at the Chelmsford Post Office quarters.

24/027. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Survey - Safer Essex; EALC County Update- Affiliation Special 2024; Police, Fire and Crime Bulletins; EALC Annual General Meeting 2024 invitation; EALC AGM & Conference 2024- Nomination forms for Awards Ceremony; Announcements: En Route Comms Toolkit for Parish and Town Councils; PFCC Election Results 2024.
- NALC – Newsletters; Chief Executive’s bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – link s for: agenda for Planning Committee 03 April 2024
- Essex Police Rural Engagement Team – March and April 2024 newsletters.
- Integrated Passenger Transport Unit - Fare Increase effective from 01 April 2024.
- Uttlesford District Council, Deputy Council Leader - Essex Highways defects.

- National Community Champions Coordinator 20's Plenty For Us - E-news April 2024 - 20mph updates.
- Stansted Airport Watch - press release - MAG wants more Stansted night flights; Advice regarding the latest DfT Night Flights Consultation; press release - Your Community Needs You.
- Uttlesford District Council, Licensing Support Officer - Application for a premises licence - Dunmow Foodie Festival 13 July 2024.
- Uttlesford District Council, Director Planning and Building Control - Notification of Planning Committee to be held Wednesday 01 May 2024.
- 20s Plenty, Essex Admin – Update.
- Stansted Airport, Community Engagement Team - Stansted Airport Community Flyer - Spring Edition 2024.
- Thank you letter – Great Hallingbury Highlights for grant towards the production costs of spring edition 2024 Great Hallingbury Highlights.

All received and noted.

b) Late Correspondence

- Essex County Council - Applications open for eco upgrades to Essex residences.
- Essex County Council, Library Service Team Manager – Your local library information.
- Takeley Parish Council, Clerk – UDC Local Plan Panel meeting update.
- Integrated Passenger Transport Unit, Customer and Safeguarding Officer - Uttlesford services: 301, 316/318, 319/320/321 and 59/590 timetable information.
- National Community Champions Coordinator 20's Plenty For Us - Brief update for May and reminder of 20th May zoom call on 20mph.
- Integrated Passenger Transport Unit, Customer and Safeguarding Officer - Uttlesford Services information.

All received and noted.

24/028. FINANCE

a) Payments

The following payments had been made during the period 30 January 2024 to 28 February 2024:

	£
Broad Oak Consultants Ltd – Ink Cartridge	102.14
Great Hallingbury Highlights – winter 2023 edition	630.00
Clerk - net salary & expenses February 2024	506.20

The following payments had been made during the period 29 February 2024 to 28 March 2024:

	£
HMRC – Tax February 2024	108.20
Great Hallingbury Highlights – spring 2024 edition	630.00
Bloomfield Motor Services – reimbursement (litter pick equipment)	257.96
Clerk - net salary & expenses March 2024	654.40
HMRC – Tax March 2024	108.40

All received and agreed.

b) Income

None for this period.
Received and agreed.

c) Balances

Treasurers Account (Lloyds)	£16,696.61
Community Account (Barclays)	£0.00

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) Pension

No update.

g) Late Financial Matters

None.

24/029. 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	Awaiting decision

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/23/0957/FUL	Start Hill Service Station, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Awaiting decision

Creation of charging zone, erection of EV chargers, erection of canopy, two jet wash bays, sub-station enclosure and associated forecourt works.

(Objections:

UDC Local Plan 2005 Gen 2

This application will encourage more traffic on a very busy junction of the B1256/Tilekiln Green/M11 JCN. There have been many accidents from vehicles egressing the Start Hill Fuel Filling Station. We are currently awaiting the S62A planning decision re Wrens Kitchens. In the event that this application is approved both these applications will cause chaos at such an accident black spot. At busy times we already see traffic backing up back towards the M11 JCN by vehicles wanting to use the fuel station.

Gen2/Gen 4

This local area has increased in residential homes. The submitted plans do not show these properties. Please visit this site for a true representation, even google maps do not show these developments. UTT/19/1096/FUL was approved with conditions and restrictions of Jet wash usage, from 11pm to 7am, and this is well before any of these properties were built. The Jet Wash bays will be very close to residential properties, including Accuro, a charity-based organisation for vulnerable people.

We also have concerns as to how the wastewater will be treated and what means of removing detergents, chemicals and dirt will be used before the waste water is fed into the sewer network, is this development on mains drainage?

The area at the rear of the filling station will need appropriate lighting to avoid glint and glare not only to low flying aircraft but as not to inconvenience neighbours. There will also be an increase in noise due to the Jet wash usage and vehicle, doors

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slamming, talking, engine noise etc. As mentioned, this has now become a residential area with sensitive neighbours, this is a 24/7 operational fuel filling station. The B1256 is a "freeway" at this part of it and traffic regularly spills out onto the B1256 queuing to get into the petrol station. It is not a large site and planning was asked for and wrongly given a while ago to increase the canopy height which now allows large HGVs to use this garage, which firstly creates the queues and increased traffic congestion.)

<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	Awaiting decision

Outline planning permission for the demolition of units 1b, 2a, 2b, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for predominantly Class B8 use with supporting Classes E(g) and B2 use, car parking, servicing yards, soft landscaping and other associated works. All matters reserved.

(Objections: We are extremely disappointed that meetings have been allowed to go on with the developer.

It is of utmost 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	Awaiting decision

Outline planning permission for the demolition of units 1b, 2a, 2b, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for predominantly Class B8 use with supporting Classes E(g) and B2 use, car parking, servicing yards, soft landscaping and other associated works. All matters reserved.

(No further comments.)

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

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

(No objections.)

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

2no. new accesses to existing dwelling

(No objections.)

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

Erection of 1 dwelling to rear of Start House

(Objections: it is an overdevelopment and it has an overbearing impact on the neighbouring properties Hill View and The Bungalow, with poor access on a

dangerous bend and the neighbouring Flich Way. There are also concerns over mobile phone mast in the garden.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2498/FUL	Newlands House, Church Road, Great Hallingbury, Essex, CM22 7TS	Refused

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

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

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

Demolition of existing conservatory. Proposed part single storey and part two storey rear extension. Proposed front extension to create a gable feature. Replacement of existing bay windows with square bay windows and new roof to accommodate first floor layout changes.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/3039/FUL	Unit 2A Stansted Distribution Centre, Start Hill, Great Hallingbury, Essex, CM22 7DG	Approved

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

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

The 2005 UDC local plan policy AIR7. Actual quote:

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

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

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/0416/FUL	South View, Start Hill, Stane Street, Great Hallingbury, Bishop’s Stortford, Hertfordshire, CM22 7TA	Approved

PROPOSAL: S73 application to vary condition 2 (approved drawings) of UTT/19/2894/FUL (Erection of two new detached dwelling houses) - To allow for the existing site levels/slope to the front of the proposed buildings to be retained and the extent of excavation and size of the retaining walls to be reduced.

(No objections)

<u>Application No.</u> UTT/24/0537/LB	<u>Site and Development</u> The Hop Poles, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP	<u>Decision</u> Withdrawn
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Proposed change of use from public house to residential including alterations to listed building.

(No objections.)

<u>Application No.</u> UTT/24/0488/FUL	<u>Site and Development</u> The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	<u>Decision</u> Withdrawn
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Proposed change of use from public house to residential, changes to boundary and additional parking. Construction of 1 no. new dwelling.

(Objections: Overbearing and too close to the boundary of the neighbouring property. Overdevelopment of the site. The impact on existing properties should be minimised. Drainage is a problem – it seems like ecological survey was not done properly – it should flow into mains drainage.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/24/0585/FUL	<u>Site and Development</u> <i>(to retrospectively agree)</i> Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG
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Closure of existing access and formation of new access from the highway. Demolition of Outbuildings and Erection of 9 dwellings

Objections: Start Hill is progressively becoming overdeveloped. Plot by plot houses are being demolished and the land being slowly disappearing. Start Hill is within the CPZ and is dramatically overdeveloping. Our Countryside (S7) and the Character (S8) of this area is being challenged by the development of small-scale housing estates.

We see many issues arising from this.

Great Hallingbury and Start Hill are suffering constantly low mains water pressure. Affinity water will not take responsibility and admit that the water supply in this area is compromised, yet we are seeing more and more developments being built. Our current residents are seeing low pressures at their taps, so low that their heating boilers won't ignite due to insufficient mains water pressure.

With all these planning applications we never see any response from Affinity Water. They are not consulted but we anticipate a lame response.

Thames Water are consulted but they are not responsible for our water supply. On the contrary they are responsible for mains drainage and yet most properties in our parish have their own cesspit/septic tanks. All the utilities have not increased to cope with a growing population.

Unfortunately, we had a recent local house fire at 02:30 am, the fire brigade reported low mains pressure at the hydrant as they struggled to calm the flames.

We are not opposed to new developments per se, but we cannot continue to see our residents disadvantaged with the hindrance of poor utilities that we can only see being exasperated by more development.

Also, the B1256 is a fast unlit and ever busier 40mph main road increasing occupancy in concentrated building developments is going to increase traffic and accidents from the number of vehicles pulling onto the Dunmow Road.

The ground of the access in this application slopes down dramatically and makes the access dangerous exiting the plot.

Application No.

UTT/24/0761/CLE

Site and Development

Annexe at Newlands House, Church Road,
Great Hallingbury, Essex, CM22 7TS

Use of the annex as a separate dwelling.

Objections: it is an annex and should stay as an annex and not a separate building.

Application No.

UTT/24/0557/FUL

Site and Development

Units 25 to 26, Stansted Distribution Centre, Start Hill,
Great Hallingbury, Bishop's Stortford,
Hertfordshire, CM22 7DG

Demolition of all structures in order to return site to
original condition in accordance with lease agreement

No objections.

Application No.

UTT/24/0446/FUL

Site and Development

Marstons, Stane Street, Start Hill, Great Hallingbury,
Essex, CM22 7TA

S73 application to vary plans condition on planning
permission UTT/21/0692/FUL (erection of 8 no.
dwellings) as amended by UTT/24/0706/NMA -
amendments to approved plans

No objections.

Not asked officially:

Application No.

UTT/24/0799/FUL

Site and Development *(to retrospectively agree)*

Harlow Agricultural Merchants Ltd, Latchmore Bank,
Little Hallingbury, Essex, CM22 7PJ

Proposed change of use of 2 no. buildings to class
E(C) (III) and B8 storage.

Objections:

The Proposed Vet Practice

On observation it would seem nothing was parked at HAMS, so to say that there would be the same or less traffic is not strictly correct as 30 parking spaces are proposed. By their own admission the space has been used for storage for seed and crop improvers which are sold to farmers, the other large building stores bulky country supplies, so even if that goes, 6 clients being seen and six waiting all day every day would amount to more traffic than people coming to collect the seed/crop improvers. It is not clear how they would get round the potential emergencies out of hours they are seeking, if the operating hours are outside those hours permitted. It looks like it could be quite a big concern with 6 clinic rooms, an operating theatre and recovery room.

B8 Storage

The unit was built not long ago, so there is a concern whether it was always the ultimate aim to make an application for change of use from agricultural? The concern

is as to what type of storage would this be? Will whatever is stored there at any point be collected by HGV's? Any large lorry coming into the top end of the village from the Bishop's Stortford end will have more than a tight turn left, anything coming from the Hatfield Heath end could potentially cause a tailback of traffic whilst waiting to turn into the village from what is already an overused road. Assuming for a moment that large lorries would be used, how do they propose stopping traffic coming out and turning right - only to encounter the bridge at Flich Way? Simply putting a no right turn sign will not stop it.

c) Late Planning Matters

Application No.

UTT/24/0990/HHF

Site and Development

Henbury, Start Hill, Stane Street, Great Hallingbury,
Bishop's Stortford, Hertfordshire, CM22 7TA

Proposed sustainable outbuilding for additional office,
bathroom and entertainment space.

No objections.

Cllr Mark Coletta pointed out that the trees at the Audi garage were felled sometime last year and that the planning permission granted stated that new trees should be planted in first planting season. To date new trees were not planted.

Resolved: Cllr Mark Coletta is to format the draft and send it to clerk to circulate it to the Council. Once agreed the clerk is to send it to Nigel Brown and Ben Smeeden.

Appeal

Appeal decision APP/C1570/W/23/3334122 - UTT/23/1878/FUL was received and noted.

d) Enforcement

Notification

To receive planning enforcement investigation notification INV/24/0051/C.

Circulated 11.03.2024

24/030. MEMBERS' REPORTS

Cllr David Barlow – agreed he could do the trees at Bedlars Green pond, but would come at a cost as he does not have all necessary machinery.

Resolved: Cllr David Barlow to advise the Council of the cost

Cllr Mark Coletta – farmers are mowing the grass on footpaths

24/031. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

- Noticeboards & website

24/032. NEXT MEETING

The next meeting of the Parish Council will be held on 15 July 2024 in the Village Hall starting at 20.00.

The meeting ended at 21.57

Signed.....
(Chairman)

Date.....