

**MINUTES OF AN ANNUAL MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 12 MAY 2025, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow (25/003), Mark Coletta, Neil Jackson, Alan Pinnock
and Val Waring

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council Cllr Geof Driscoll

25/001. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2025/2026

One nomination was received: Cllr Alan Townsend; proposed by
Cllr Alan Pinnock and seconded by Cllr Mark Coletta.
Cllr Alan Townsend accepted the position of Chairman for 2025/2026.
Agreed unanimously.
The Declaration of Acceptance was signed by Cllr Alan Townsend.

25/002. ELECTION OF VICE-CHAIRMAN FOR 2025/2026

One nomination was received: Cllr mark Coletta; proposed by
Cllr Alan Townsend and seconded by Cllr Neil Jackson Cllr Mark Coletta
accepted the position of Vice - Chairman for 2025/2026.
Agreed unanimously.
The elected Vice-Chairman Cllr Mark Coletta signed the Declaration of
Acceptance of Office.

25/003. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mark Bloomfield and Andrew Noble; and
Essex County Council Cllr Susan Barker.
All accepted.

20.05 – Cllr David Barlow arrived

25/004. PLANNING COMMITTEE 2025/2026

a) Election of Members, Chairman and Vice-Chairman

Members of the Planning Committee 2025/2026:

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.

25/005. WORKING GROUPS 2025/2026

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

25/006. OTHER ORGANISATIONS

The following were appointed for the year 2024/2025:

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

25/007. FINANCIAL REPORT

a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2024/2025 had been provided for examination. They were examined and approved.

The fixed assets were reviewed.

The Council wish to have an 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 2024/2025 (AGAR Section 1) which was signed by the Chairman.

c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2024/2025 (AGAR Section 2) which was signed by the Chairman.

25/008. CALENDAR OF MEETINGS 2025/2026

The following dates were agreed:

2025

07 July 2025 at 20.00
08 September 2025 at 20.00
03 November 2025 at 20.00

2026

05 January 2026 at 20.00
02 March 2026 at 20.00
16 March 2026 at 20.00 APM
11 May 2026 at 20.00

The business of an ordinary meeting now follows.

25/009. DECLARATIONS OF INTEREST

Cllr Val Waring declared an interest as the Vice-Chair of the Village Hall Committee.

25/010. PUBLIC PARTICIPATION

None present.

25/011. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 03 March 2025 were approved as a correct record of the proceedings and were signed by the Chairman, Cllr Alan Townsend.

25/012. MATTERS ARISING FROM PREVIOUS MEETING

None.

25/013. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended the litter pick, St Giles church yard clearing 3x, Howe Green School's event for Mother's Day at St Giles, met with the UALC Secretary, checked the defibrillator weekly and met with the clerk weekly.

25/014. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council Cllr Geof Driscoll reported:
Local Plan: inspection started, meetings will be held in Saffron Walden, London Road; if anyone wants to attend, the deadline to submit a request is this Thursday; questions can be sent as well.
Surgeries: continue as scheduled.
He also explained how enforcement respond to reported issues.

25/015. HIGHWAYS MATTERS

Nothing apart from the pothole was reported.

25/016. AIRPORT

An email regarding available grants was received and noted.

25/017. HALLINGBURYS' SPEED WATCH GROUP

The group was out last week. More volunteers are needed to be able to have more sessions.

25/018. NEIGHBOURHOOD WATCH

Currently 84 members.

25/019. VILLAGE HALL

Nothing new.

25/020. NOTICEBOARD

Cllr Mark Coletta reported that the paperwork was signed.

25/021. LITTER PICK

No update.

25/022. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The MP's office was contacted asking for if there was any progress. They did not receive reply from Royal Mail. The clerk suggested emailing them approximately every two weeks asking for an update.

25/023. FLITCH WAY (Cllr Mark Coletta)

The Council is still in agreement to proceed with purchasing the bench and plaque to be installed on Flitch Way.

25/024. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

Cllr Alan Townsend is trying to get a quote.

25/025. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Devolution Newsletters; Police, Fire and Crime Bulletins; EALC County Update- Affiliation Special 2025; Announcement - Greater Essex Devolution Event: 31st March 2025; Practitioner's Guide 2025 Briefing and Addendum from NALC; Voluntary and Community Sector Support information;
- NALC – Chief Executive's bulletins;
Circulated on various dates
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – links for: agenda for Planning Committee 12 March 3x, 09 April 2 x and 7 May 2025 2x; link for minutes for Planning Committee 15 January, 12 March and 9 April 2025.
- Electoral Services Manager & Deputy ERO - Postal Vote Reapplication Process.
- RCCE - Climate Change Survey; deadline end of April 2025.

- UDC, Senior Health and Wellbeing Officer - Dunmow area Parish Forum meeting; Forum slides and links.
- Local Plan services, Program Officer - Uttlesford Local Plan Examination Arrangements.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Household Support Fund allocation; Highways Highlights Bulletin March 2025.
- Stansted Airport, Community Engagement Co-Ordinator - Stansted Airport Community Flyer.
- Uttlesford District Council, Communications Manager - Press release: Uttlesford grassroots sustainability collaboration.
- Uttlesford District Council, Strategic Director Planning and Building Control - Notification of Planning Committee date; Planning Committee site visits; Amended Planning Committee site visits; Further amended Planning Committee site visits.
- Uttlesford District Council, Community Development Officer - Information on community connectors in your parish to assist with potential ABCD training 2x.

All received and noted.

b) Late Correspondence

- EALC - Official Update & Clarification Regarding Recent Changes at EALC.

Cllr Alan Townsend explained the background of the email.

Received and noted.

25/026. FINANCE

a) Payments

The following payments had been made during the period 31 January 2025 to 27 February 2025:

	£
Clerk - net salary & expenses February 2025	518.09

The following payments had been made during the period 28 February 2025 to 27 March 2025:

	£
HMRC – Tax February 2025	112.40
Bank Charges	5.75
Clerk - net salary & expenses March 2025	615.12
Great Hallingbury Highlights – spring 2025 edition	630.00
EALC – course	96.00
Little Hallingbury Community Shop – stationery	29.40
HMRC – Tax March 2025	112.40
FT – reimbursement	72.49

All received and agreed.

b) Income

EALC – bursary	£60.00
EALC – bursary	£60.00

Received and agreed.

c) Balances

Treasurers Account (Lloyds)	£16,006.33
Community Account (Barclays)	£0.00
Received and agreed.	

d) Bank Reconciliation

The end of year bank reconciliation was approved and signed by the Chairman.

The Council agreed to appoint Karen Roddam as the internal auditor.

e) Approvals

The payments were approved and signed by the Chairman.

f) Late Financial Matters

None.

25/027. PLANNING

a) Application Decisions (the Council's comments are shown in brackets)

Not asked officially:

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2682/SCO	Land to the North of Taylors Farm, The Street, Takeley	Unknown

Request for Screening Opinion - for proposed employment development comprising of light industrial, strategic warehousing and distribution uses (use classes B2, B8 and E(g)(i) and associated infrastructure

(As a Parish Council, unanimously we request that Uttlesford District Council Planning department insist on an Environmental Impact Assessment for Screening Opinion UTT/24/2682/SCO.

We have previously expressed our concerns at both regulation 18 and 19 with written and verbal representations to the council.

We believe with have a valid reason for this submission. Whilst the land North of Taylors Farm falls within the Parish of Takeley the B1256 borders the boundary of Great Hallingbury. We thus believe that any development at this location will have huge detriment on Great Hallingbury Parish.

We have grave concerns that there will be an impact from additional traffic that will come through our narrow and pathless roads. The village cannot cope with the daily traffic that uses the village as a rat run, including 400 gravel/quarry HVGs daily through our parish.

Notwithstanding the traffic report, it is our contention that the already congested B1256 and a critically congested junction 8 M11 will have a detrimental effect on this parish. We are also mindful of our residents that live on the B1256 already tolerating 24/7 traffic to and from Stansted Distribution Centre.

Land North of Taylors farm is surrounded by fragile and idyllic heritage assets and is in extremely close proximity to Hatfield Forest (SSSI), the Flitchway designated Nature Reserve and Priory Wood Ancient woodland. An EIA in line with the NPPF would encompass our apprehensions and ensure a fair and balanced strategy in our opinion.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/2820/FUL	Alpenrose, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Awaiting decision

Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

(Objections: too many houses for the plot, poor access and parking issues on the green. If this goes ahead any damage to the green during construction needs to be repaired to its original state. The environmental survey results states that there are no badgers and bats, but they can be clearly seen from the badger sets at the back of the plot. Also, it needs to be connected to mains drainage. It also needs to be not too close to the neighbouring property.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/3248/FUL	Barn at Lodge Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UG	Refused

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0048/HHF	1 Green Ridges, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TJ	Refused

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0060/HHF	2 Green Ridges, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TJ	Refused

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

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0125/SO	Land to the North of The Street Takeley	Unknown

Request for Scoping Opinion - for proposed an outline planning application with all matters, except access, reserved for up to 83,000 sqm of commercial development of mixed employment floorspace including General Industrial (Class B2), Storage or Distribution (Class B8), Office (Class E(g) (i)) and Light Industrial (Class E(g)(iii)); and supporting associated development, infrastructure and landscaping

(Objections:

- 2.2.4 Quote 29 listed assets: These are within 1km from the proposed site, it is mentioned that some of these are screened from the site but all will see vast detriment and dramatic change to their character and setting of a 27ha industrial development. Most of these heritage assets are directly situated on the B1256 some just a curbs distance, they will not be able to withstand the impact of 24/7 Heavy Haulage and commuter traffic a couple of metres away. UDC LP Policy ENV1, ENV2.
- 2.2.6 Quote Grade 3a Agricultural land: Under the Natural England Regional Agricultural Classification Maps ALC008 it states that this parcel of land is Grade 2 (very good) Agricultural land (Scale 1-5, 1=Excellent 5=Very Poor). UDC LP Policy E4, ENV5.
- Potential Cumulative Schemes table 3.1: Planning permission UTT/23/1470/OP Stansted Distribution Centre Start Hill another large industrial development 1km west from the proposed site has been granted. This development is for the same purpose as this Scoping opinion application. Therefore it must be considered as a Potential Cumulative Scheme.
- Air Quality, This development would expose occupants to high levels of nitrogen dioxide and other pollutants being in such close proximity to Stansted Airport and the A120. In its very nature this development would increase the levels of pollution in its nature of business. UDC LP Policy ENV13
- The proposed development falls within the Countryside Protection Zone and is within a Countryside setting. UDC LP S7, S8 It is yet to be decided if the CPZ is to be “amended” by the planning inspectorate, therefore it is too early to presume that the CPZ will be amended.
- The proposed site is less than 100m from a SSSI site of Hatfield Forest and the protected ancient woodland of Priory Wood (see Magic maps) the development will have a detrimental impact on this delicate location. UDC LP Policy GEN7, ENV7 also see response from Natural England and the National Trust UTT/24/2682/SCO
- 6.4.1 Potential Effects: We question the integrity of the response of this visual baseline with reference to Thremhall Park. Thremhall Park is owned by the developer applying for this application, Pigeon Mantle Estates.
- Transport and Access. This ES Scoping report has been produced as a “desk study” and “best practice” it is clear that consultant hasn’t visited the site and has very limited boots on the ground knowledge of the challenges we face in the Parish of Great Hallingbury with regards to this area.

Pedestrian and Cycling Network.

8.3.4 The footways along the B1256 are in a desperate state of repair. Just metres from the proposed site vegetation on the pathway and overcrowding it is a constant challenge that our Parish Council has with Essex County Council (ECC). Walkways are less than 30cm, The B1256 is unlit in darkness, 40mph fast road. Our community speed watch group have recorded speeds of up to 70mph from motorists along this section of road. Our recent 2 year challenge with ECC was to have the vegetation cut back. ECC reported that due to restricted budgets pathways will not be cleared and only minimal vegetation clearance will be undertaken. Stepping off a bus puts the user in a great risk as there is nowhere to walk, due to the poor state of our footways along the B1256.

Cycling along the B1256 is dangerous this is a narrow road with high speeding traffic, ECC have given permission for 400+ aggregate HGV to use this stretch of road daily. The B1256 is over capacity today in terms of HGV usage serving many industrial developments some just 1km from the proposed site. This section of road is also unlit at night. At the end of the B1256 cyclist have no safe access across the M11 JCN 8 round about.

The Flitchway and cycling: The Flitchway is a protected conservation wildlife area. It cannot just be “resurfaced” or turned into a cycleway. It has many protected species

found in this area, the Slow worm, Badgers, newts and the Pyramidal Orchid. It excessively floods in the winter leaving sections unusable.

The National Cycle Highway No16: Let's be clear this cycle route is in a bad state of repair. In the summer this route is unpassable in many locations due to overgrown vegetation, in the winter it floods, this is just a small dirt track down to less than 1m at parts with no substantial pathway. This is unlit and takes users to Birchanger not Bishops Stortford and is at a vast distance to commute via Stansted Airport Station.

Traffic from the proposed site: It is clear that from reading this report, all traffic will be directed left out of the proposed site. All traffic users will be forced right through Great Hallingbury Parish along the B1256. This section of road has listed buildings, residential properties and 2 industrial developments (Meadway and Stansted Distribution Centre Planning) already established. It is also the Southern Approach to Stansted Airport Runway approach 04 with very low flying aircraft. It is intolerable to accept that our residents will have to endure the increased traffic, congestion, pollution and noise from the movements of an additional 27ha 24/7 industrial site.

The M11 JCN 8 is way over capacity today. Approval of this application will see this area gridlocked and detrimental to our residents and countryside setting. A times of rush hour and congestion our Parish is bombarded by Rat Run traffic through our village via the JCN at Tile Green.

We also have concerns as to mains drainage at Taylors Farm. Mains drainage to Bishop's Stortford Sewage plant stops at Tile Kiln Green on the B1256 over 1km from Taylors Farm.

Devastating effects will result in any pollution into Shermore Brook. We feel an industrial estate is a high-risk development to be built encompassing a watercourse supplying a protected 18th century lake (ref. Capability Brown Hatfield Forest) and SSSI. Absolutely any pollution from chemical, biological waste and even litter will have incomprehensible effects.)

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

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

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

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

Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

(Concerns were raised because of the following points:

1. The original planning permission given when Alpenrose was built was for one bungalow only, with an access point 8ft wide.
2. This access from the site was allowed as an 'easement' across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
3. How are they going to join up to the main utilities when access is over private land?
4. This makes this a defective planning application due to the fact that there is no access to a public highway. Ref.: ECC document dated 13th December 2006 RECORDS/HB/49993/L.3G.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

b.1) To Retrospectively Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0486/FUL	Barn at Lodge Farm, Woodside Green, Great Hallingbury, CM22 7UG
	Conversion of agricultural building into a pair of semi detached dwellings and associated work (further to UTT/24/0362/PAQ3)

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0702/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH
	S73 application to vary condition 2 (approved plans) attached to UTT/23/2352/FUL (approved under appeal ref APP/C1570/W/24/3351924) - changes to orientation of dwelling and internal arrangements/fenestration.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0812/FUL	Stansted Distribution Centre, Start Hill, Great Hallingbury, Hertfordshire
	S73 Application to vary condition 8 (Design Assessment), 14 (viewpoints), 18(tree protection measures), 19 (fencing), 34(Service Yard Management Plan) and 45 (Great Crested Newt impacts). Application to remove condition 25 (Construction Method Statement) 26 (external lighting), 33 (noise), 40 (highways works) 41 (Travel Plan) of UTT/23/1470/OP - 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.

Objections:

there has been voids in the planning process for this redevelopment.
GHPC have concerns to this application with matters that were not fully addressed at the previous Stansted Distribution Centre (SDC) outline planning application UTT/23/1470/OP.

The pursue for re-development at SDC has been somewhat misleading. The developer rightfully applies for planning under an outline plan. It was discussed at a planning committee hearing dated Wednesday 07/04/24. Many conditions were applied to this application, clearly this development is highly sensitive, but approval was given with the promise of final decisions made at reserved matters. Also the instruction of a heritage assessment, there has never been any heritage assessment for this redevelopment.

It was also decided at planning committee level that an assessment or plan should be submitted with the views, scale and impacts this development will have on heritage and the neighbouring residents. No such assessment has been done, GHPC would also like to point out that the residential dwellings in Start Hill have almost now doubled since the outline planning application in 2023 tipping the balance now further to a residential area. This application never got to the reserves matters stage, therefore a gaping hole has been left in this planning application, with all the assessments and statutory requirements it required, missing! It has deliberately made it incredibly difficult for our residents to grasp what is proposed.

This redevelopment is seeking to vastly increase the building heights, traffic density and scale of vehicle uses in a residential area that has increased in size (with more housing about to become available) , with new residents that have no knowledge of the previous outline plan nor this style of planning process. We ask that planning officers and committee members greatly consider the impacts this redevelopment will have on its neighbouring residents and heritage assets.

We would also like to highlight that this redevelopment is less than 1km from the proposed 27ha Taylors Farm industrial development proposed under the new local plan. It is also less than 1mile from the new 65ha Stansted Northside Industrial development. Not to mention the impacts more articulated HGVs will have on the Jcn 8 M11 and the B1256.

Conclusion: We are yet to see the assessment illustrating the impacts on views, proportions, massing and actual heights of these building.

Where is the heritage report that was requested on Wednesday 07/04/24

The site plan used on this application UTT/25/0812/FUL is of the current site with residential and heritage assets omitted not what is proposed. Please see the planning committee broadcast on youtube

<https://www.youtube.com/embed/ldU2uz6cHPI> at 2h28m onwards to understand the gravity of this application.

The outline plan UTT/23/1470/OP was approved in principle of receiving the heritage report, assessments made at reserved matters and with the scaling, massing and building heights. It was also raised that the developer should be working with the local community and GHPC, none of this process has been adhered to.

UDC rightfully requested additional assessments and studies under UTT/23/1470/OP, in doing so UDC applied the relevant conditions to safe guard our community. The developer under this FULL application is seeking to remove and adjust these conditions to suit their requirements. We feel this is unjustifiable in seeking what is best for the Parish of Great Hallingbury. Approval of this FULL application will see spades in the ground, bypassing a raft of determining factors such as scaling, massing, heritage, lighting, ecology and traffic impacts (including scale of vehicles) in a somewhat misleading process. With all that is said above, GHPC still holds its unaddressed concerns on its objections under the previous planning application UTT/23/1470/OP.

Trees were taken down at this site under a TPO with conditions imposed by UDC under planning app UTT/23/0624/TPO. We are yet to see the conditions to this planning app undertaken, what action will UDC be taking to impose these conditions?

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0748/HHF	3 Moat Farm Cottage, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, CM22 7UF

Demolition of existing conservatory, construction of a single-storey extension, installation of rooflights, and associated fenestration improvements

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0605/HHF	Cobbs Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UL

Proposed greenhouse and timber shed in rear garden

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/0803/HHF	2 Latchmore Cottages, Latchmore Bank, Little Hallingbury, Essex, CM22 7PE

Proposed first floor rear extension above existing single storey rear extension.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1130/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL

Conversion and change of use of garages to form tourist accommodation

No objections other than increased traffic in general and also within unsociable hours of comings and goings.

c) Late Planning Matters

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1232/AV	Start Hill Service Station, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA

Erection of an illuminated small format advertising display

The Council are passionate about how this illumined advertising sign will negatively impact the local area. This location is unlit at night, this intensifies the brightness of the sign. This sign will cause a distracting hazard to motorists on its western

approach and those approaching from Tile Kiln Green. This Junction is already an accident black spot.

The listed Building (The Old Elm) is less than 20m from the sign (the plans do not correctly show the location of the Old Elm. New residential developments not yet habitable are in direct view of this sign, which will have a negative effect on the new resident's wellbeing, again not represented on the plans.

Policy S7: This type of signage is not sympathetic to a countryside setting.

Policy GEN2 b,h,i, this illuminated sign will be facing directly into new a residential development, these properties are built but not yet populated.

They are not shown on the developers plans.

Previous planning application at this site have denoted this area as residential see conditions imposed by application UTT/19/1096/FUL.

The Illuminated sign will impose a distraction on the Listed building opposite (The Old Elm) not represented correctly on the developers plans.

Policy GEN4: as above (GEN2)

Policy GEN 5: Although this is part of a Fuel Station forecourt it is in an area unlit at night. This sign will cause a distraction to neighbours, motorists and a Listed Building 20m opposite it.

Policy ENV2: The design and purpose of this type of signage is not sympathetic to a listed building. It will cause significant harm with its modernistic design and purpose.

Application No.

UTT/25/1243/CLE

Site and Development

The Carridge at Oakside, Church Road,
Great Hallingbury, Bishop's Stortford, CM22 7TS

Existing use of building as 1 no. dwelling.

No objections other than it should be connected to the main drainage as standard and it should stay as an annexe. Utilities must be connected to the main building, and this should not be changed in the future.

d) Enforcement

d.1) Notification

The planning enforcement investigation notification INV/25/0047/C was received and noted.

g) Address

g.1) Naming of a New Street

The Council retrospectively agreed to the proposed street name for Old Cottage, Start Hill, Stane Street (St Giles View).

25/028. MEMBERS' REPORTS

Cllr Alan Pinnock – the ash tree at the village pond needs cutting.

25/029. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

25/030. NEXT MEETING

The next meeting of the Parish Council will be held on 07 July 2025 in the Village Hall starting at 20.00.

The meeting ended at 20.57

Signed.....
(Chairman)

Date.....