

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 1 NOVEMBER 2021, BEGINNING AT
7.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs Jules Baldwin, David Barlow, Mark Bloomfield (21/86), Neil Jackson, Andrew Noble (21/83), and Alan Pinnock (21/85).

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Essex County Cllr Susan Barker
Uttlesford District Council Cllr Geof Driscoll (21/96)

21/80. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Kaylash Juggurnauth and Uttlesford District Council Cllr Neil Reeve.
All accepted.

21/81. DECLARATIONS OF INTEREST

None.

21/82. PUBLIC PARTICIPATION

None present.

21/83. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on ~~1 November 2021~~ **13 September 2021** were approved as a correct record of the proceedings and were signed by the Chairman.

19.02 -Cllr Andrew Noble arrived.

21/84. MATTERS ARISING FROM PREVIOUS MEETING

None.

21/85. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that:

- He attended a 'Zoom' meeting with Cllr Geof Driscoll; UALC AGM; USAG meeting
- He spoke to two parishioners
- He had a 'Zoom' meeting with the clerk every week
- He is weekly checking defibrillator

19.03 – Cllr Alan Pinnock arrived

21/86. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Essex County Cllr Susan Barker reported:

- She attended Great Hallingbury WI meeting
- With regards to speed results emailed to her she suggested to invite Essex Highways liaison officer to come and check what can be done to make the road more attractive to drive slowly
- She was pursuing flooding on Church Road near the Captains property

19.05 – Cllr Mark Bloomfield arrived

Uttlesford District Council Cllr Geof Driscoll reported:

- Airport: additional review will be done
- Local Plan: moving on as it should be ready for inspectors early in 2023; he stressed the importance of the Council to respond to the 'Technical consultation on initial site assessments'
- Wren's Kitchens: appeal withdrawn
- Land North of Stansted: industrial estate will be built

21/87. HIGHWAYS MATTERS

a) Update

Covered in 21/86.

b) Church Road

An email re speeding on Church Road was received. Discussed in item 21/86.

21/88. AIRPORT

Cllr Jules Baldwin attended first meeting Future Airspace Programme, departures, organised by Stansted Airport Limited. They were talking about new direction for takeoff. Second meeting, arrivals, is scheduled for 8 November 2021 which she will attend, too.

21/89. LOCAL PLAN

a) Report from 'USAG' working group meeting

Cllr Neil Jackson reported that the Terms of reference were approved, and the Chairman was chosen. Two consultants attended the meeting. Drafting the response to 'Technical consultation on initial site assessments' for 'Hatfield Garden Community' is in progress.

b) Technical consultation on initial site assessments

Comments to be agreed by email. Clerk to re-send the email from UDC to Councillors and Councillors to reply within two weeks. Clerk to put the received responses together for the Chairman to approve final response to be sent to UDC.

21/90. HALLINGBURYS' SPEEDWATCH GROUP

Coordinator resigned and Cllr Townsend was assigned to take this role. He will be trained on how to send data this week. More volunteers are needed.

- 21/91. NEIGHBOURHOOD WATCH**
Report was sent to 'Great Hallingbury Highlights'.
- 21/92. WOODSIDE GREEN ROAD**
To be mentioned to the ECC Highways liaison officer when visiting the village. No update re recount of the houses.
- 21/93. TILEKILN GREEN**
An email from resident regarding sewage system was received. Letters sent to Affinity Water and Anglian Water and Thames Water. Telephone call was received by Thames Water and the reference number was given.
- 21/94. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**
a) Report
Nothing to report.
b) Grants
b.1) CIF
Application for CIF grant was submitted. The panel will meet on 23 November 2021.
b.2) National Lottery Grant
No update.
- 21/95. CORRESPONDENCE**
a) Received Correspondence:
 - EALC – E Bulletins; Police bulletins; Safer Essex Roads Partnership Invitation for 'Vision Zero' engagement workshops Community Specials Constables (CSC) Briefing. Circulated on various dates. NALC –newsletter; Chief Executive's bulletins.
 - Stansted Airport Watch - press release 13 September and 4 October 2021; press statement – 8 October 2021.
 - Uttlesford District Council, Housing Enabling & Development Officer - Housing Market Report 2021; the Draft Housing Strategy public consultation: deadline 13th October 2021.
 - Uttlesford District Council, Democratic Services Officer - Local Councils' Liaison Forum Minutes- 14 September 2021.
 - UALC, Secretary - Newsletter September 2021.
 - Uttlesford District Council, Planning Policy Officer - Culture, Creativity & the Arts Survey.
 - Uttlesford District Council, Electoral Services Manager - Stage 2 consultation period - CGR of Parishes.
 - Uttlesford District Council, Local Plan and New Communities Manager- Retail Capacity Study - Interim Draft Findings.
 - Highways England Company Limited, SE and East Regional Delivery Lead - National Highways' Route Strategies Launch of Online Feedback Tool.
 - Uttlesford District Council, Local Plan and New Communities Manager –Local Plan Timetable.
All received and noted.

b) Late Correspondence

- Norton Taylor Nunn Ltd, Planning Consultant – Response on Great Hallingbury Parish Council comments on UTT/21/2971/PIP.
- Stansted Airport Watch - press release 30 October 2021.
- SAW – thank you letter. Received and noted.

21/96. FINANCE

a) Payments

The following payments had been made during the period 14 August 2021 to 13 September 2021:

	£
EALC – Course Councillors Training Day 1&2	216.00
Clerk – net salary and expenses August 2021	369.01
HMRC – Tax August 2021	81.20

The following payments had been made during the period 14 September 2021 to 13 October 2021:

	£
R Harris and Son Building Materials – grass cutting	520.00
EALC – training for Councillors	1,013.50
Clerk - net salary & expenses September 2021	406.48
HMRC – Tax September 2021	81.00

All received and agreed.

b) Income

Bank interest – Business Premium Account	£0.22
UDC – Precept (2 instalment)	£7,500.00
Received and agreed.	

c) Balances on 13 October 2021

Community Acc.	£15,285.03
Reserve Acc. (Business Premium Acc.)	£8,988.61
Received and agreed.	

d) Budget Update

Received and noted.

e) Approvals

The payments were approved and signed by the Chairman.
Expenditure for new litter pickers agreed.

f) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

g) Bank Arrangements

Agreed to open new bank account with Lloyds Bank with 7 Councillors being signatories if possible and clerk being able to communicate with them, but have no authorisation to sign the cheques if possible.

h) Pension

No update.

i) Playground Contribution

The Council agreed for £1,000.00 financial contribution towards playground.

j) Budget 2022/2023

The budget for 2022/2023 was agreed in principle. Precept to be discussed at the January 2022 meeting.

k) Grants & Donations

The Council discussed and decided which organisations would receive support this year.

20.25 – Cllr Geof Driscoll apologized and left the meeting

21/97. 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	Awaiting decision

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

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

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2150/FUL	Coppins, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UH	Approved

Erection of 2 no. two-storey semi-detached dwellings, with new vehicle access to public highway, and associated private garden, car parking, and landscaping

(No objections but must be in keeping with aesthetics of original building and neighbouring properties.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2209/DFO	Land Adjoining 2 White Cottages, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG Details following outline application UTT/18/0999/OP for 2 no. dwellings - details of appearance, landscaping, layout and scale	Refused

(1. Although there have been several outline applications for this plot and all have been approved in the past, not one of them has picked up on the raised kerb that is in situ for the bus stop. The proposed access to this project will encroach this raised bus stop kerb. The reporting officers report from 2014 under Sustainable transport and road safety claims that the bus stop is 200 meters from the proposed site entrance. This is incorrect, it is in the immediate location.

2. Back in 2014 a tree survey appears to have been done, but that was 7 years ago and then there were trees of interest. Nothing has been submitted in this application to address this. Although the reporting officers report states there are no TPO's this

needs to be looked at again, considering the time frame that has elapsed from the original report.

3. If the application is approved, the properties must be connected to mains drainage and sewage.

4. The proposed 2 properties do not sit in the building line for stretch of Stane Street that this proposal is for. They will sit too far back and would be in danger of potential flooding from the brook. The siting needs to be re-addressed and pulled in line with the other properties to the left and right of the site.

5. The archaeological trial trenching needs to be enforced before any works can start.

6. All site traffic must be kept to the site and not encroach the B1256. In the interests of highway safety.

We object to the siting of the houses of the proposal but won't object if they are pulled forward of the plot (moving the parking facility to the back of the plot.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2326/HHF	9 Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Approved

Excavation to form basement and rear patio area, new terrace and staircase to rear, amendments to rear fenestration

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2337/FUL	Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Approved

Conversion of garages from plots 2-5 into living accommodation and adding a room in the roof of plots 2 and 3 (amendment to previously approved application No. UTT/18/1982/FUL).

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/21/2448/HHF	90 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	Refused

Proposed removal of existing shed in rear garden and erection of a proposed single storey building to be used as gym/shed.

(No objections.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/21/2755/OP	Cannons Yard, Bedlars Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UZ

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.

Application No.

UTT/21/2964/HHF

Site and Development

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

Proposed two storey side extension and related alterations

Objections: It is not in keeping with the current property and the neighbouring properties.

The street view if this were to be given the green light, would spoil the rural character of this stretch of residential housing in Great Hallingbury. We appreciate that no 2 residential properties are exactly the same along this stretch of road, but they all follow a very similar vein of design and style.

Application No.

UTT/21/2971/PIP

Site and Development

Yew Tree Farmhouse, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TQ

Application for permission in principle for 5 no. dwellings

Objections: To tear down a beautiful building and replace it with 5 modern alternatives is sacrilege. This is one of the worst and most congested parts of Tilekiln Road, with the hotel opposite, (its patrons never knowing where they are supposed to access the car park, currently inviting some of the worse seen near misses ever).

The access to already narrow, congested stretch of road is on a blind bend and directly under flight path for final approach into Stansted Airport. This stretch of road is the scene of many minor accidents and near misses. The increasing traffic would just invite more incidents.

There are too many plots of building land becoming available for new homes in Great Hallingbury and road infrastructure cannot sustain all these new builds. Before taking into consideration applications for new homes the suitability of the road and the lack of pavement as well as public amenities should be taken in account.

Application No.

UTT/21/3121/HHF
UTT/21/3122/LB

Site and Development

83 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW

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.

Application No.

UTT/21/3173/HHF

Site and Development

90 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW

Removal of existing shed and erection of single storey outbuilding to be used as a gym

No objections if it remains gym and is not redeveloped later.

c) Appeals

Planning Appeal Notification -21/00066/REF – withdrawn was received and noted.

d) Late Planning Matters

None.

21/98. MEMBERS' REPORTS

Chairman, Cllr Alan Townsend thanked Cllr Mark Bloomfield for organizing litter pick.

21/99. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

21/100. NEXT MEETING

The next Parish Council meeting is scheduled to be held on 10 January 2022 at 19.00 in the Village Hall. The venue can change so please check the website closer to the time. Members of the public who wish to attend should contact the Clerk in order to obtain instructions on how to attend the meeting.

The meeting ended at 20.52

Signed.....
(Chairman)

Date.....