

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 7 NOVEMBER 2022, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs Jules Baldwin, Mark Bloomfield, Neil Jackson, Kaylash
Juggurnauth, Andrew Noble and Alan Pinnock.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Essex County Council Cllr Susan Barker (from 22/77 to 22/81);
Uttlesford District Council Cllr Geof Driscoll (22/90 j)

22/74. APOLOGIES FOR ABSENCE

Apologies were received from Cllr David Barlow and Uttlesford District Council Cllr Geof Driscoll as he would arrive late because he is attending Local Councils' Liaison Forum meeting.
All accepted.

22/75. DECLARATIONS OF INTEREST

None.

22/76. PUBLIC PARTICIPATION

None present.

22/77. MINUTES OF PREVIOUS MEETING

20.02 – ECC Cllr Susan Barker arrived

The minutes of the meeting held on 26 September 2022 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

22/78. MATTERS ARISING FROM PREVIOUS MEETING

None.

22/79. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended Tudor Event organised by Church and thanked all organisers for a nice event; litter pick; UALC AGM; he met with Affinty Water regarding water leak outside the old dairy – repair is scheduled to be done – there will be no closure of the Church Road, but traffic lights will be needed; he was interviewed by ITV regarding migrants being placed in the Manor hotel; he also met with clerk over Zoom and checking defibrillator weekly.

The Council agreed to send a letter to our MP Mrs Kemi Badenoch and Home Secretary Mrs Suella Braverman. The bullet points for letter will be given to the clerk after Council will deal with all items on the agenda.

22/80. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Essex County Council Cllr Susan Barker reported:

- UDC – self referral of Housing Department and revised timetable for Local Plan
- Broadband – those on Universal Credit are legible for special tariff; ECC can help anyone not be able to obtain faster internet by contacting provider
- Ride London – Essex is going to host this event next year and therefore grants to get people active are available - any activity count, not just riding the bicycle
- Investment – ECC is investing in forest
- Boundary Review – one extra Cllr
- Great Hallingbury Issues – our request for 'Bridge ahead is in validation; flood nr Captains, Church Road – she will try to arrange meeting with her 'buddy' and inform the Council so Cllrs from our Council can attend

20.24 – ECC Cllr Susan Barker left

It was agreed to continue this item with report from UDC Cllr Geof Driscoll when he arrives

22/81. HIGHWAYS MATTERS

a) Update

An update given in 22/80.

b) Woodside Green Road

An update re recount of the houses will be given from UDC Cllr Geof Driscoll when he arrives.

22/82. AIRPORT

Nothing to report.

22/83. LOCAL PLAN

a) 'TPLPG' working group

Nothing to report.

b) UDC

The update from UDC was circulated by email and was received and noted.

22/84. HALLINGBURYS' SPEEDWATCH GROUP

Cllr Alan Townsend reported that he will be attending the meeting regarding road safety.

22/85. NEIGHBOURHOOD WATCH

Nothing to report.

- 22/86. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**
Nothing to report.
- 22/87. 2022 DRAFT PHARMACEUTICAL NEEDS ASSESSMENT**
Cllr Neil Jackson reported that every council needs to complete the Pharmaceutical Needs Assessment (government survey) periodically. A report from the NHS has been received.
- 22/88. RURAL MOBILITY IN PARISHES SURVEY**
The Council agreed not to respond to the 'Rural Mobility in Parishes Survey' launched by Transport East.
- 22/89. CORRESPONDENCE**
- a) Received Correspondence:**
- EALC – E Bulletin; Police, Fire and Crime Bulletins; 20s Plenty Webinar; ECC announcement - cost of living support; Essex Highways User Survey 2022; Message from the Chair of EALC; EALC 78th AGM, PFCC and ECC Conferences Resource Pack; 20s Plenty update.
 - NALC – Newsletter; Chief Executive's bulletins.
 - Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
 - Essex Police Rural Engagement Team - September and October 2022 newsletter.
 - Essex County Council, Planning Service, Principal Planning Officer - Update regarding Essex Minerals Local Plan Review and notification of a new Call for Sites.
 - Uttlesford District Council, Performance and Business Manager - notes from the Parish Forum.
 - Essex County Council, Digital Essex team - new programme to boost digital connectivity and tackle digital inclusion.
 - Uttlesford District Council - Parish Liaison Forum information.
 - Essex Police, Uttlesford Community Policing Team - Policing Priorities.
 - John Sisk & Son Ltd, Divisional Social Value and Stakeholder Manager - Project Update on M11 Junction 8 Improvement Scheme.
 - Uttlesford District Council, Housing Strategy, Enabling & Development Officer - Uttlesford Housing Market Report August 2022.
 - Uttlesford District Council, Solicitor - S45 Local Government (Miscellaneous Provisions) Act 1976.
 - UALC, Secretary & Treasurer - AGM invitation, agenda and joining instructions.
 - Uttlesford District Council – Local Plan update.
 - Uttlesford District Council, Democratic Services Officer – agenda for Local Councils' Liaison Forum – 7th November 2022.

b) Late Correspondence

EALC - EALC announcement- NALC local government pay offer accepted by unions.
Received and noted; discussed under 22/91 j).

22/90. FINANCE

a) Payments

The following payments had been made during the period 13 August 2022 to 13 September 2022:

	£
Hertfordshire County Council – stationery	2.50
HMRC – Tax August 2022	85.80

The following payments had been made during the period 14 September 2022 to 13 October 2022:

	£
Clerk - net salary & expenses September 2022	417.91
ALCC – membership 2022	25.00
HMRC – Tax September 2022	85.80
Great Hallingbury Highlights – Summer & Autumn 2022 edition	1,000.00
Hatfield Heath Parish Council – contribution towards ‘Unsustainable Sites’ website	
	58.80

All received and agreed.

b) Income

Bank – interest	£2.77
UDC – precept	£7,740.00

Received and agreed.

c) Balances on 13 October 2022

Community Acc.	£17,536.31
Reserve Acc. (Business Premium Acc.)	£8,992.50

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 noted.

g) Bank Arrangements

Additional information from Councillors required from the bank in progress.

h) Pension

No update.

i) Great Hallingbury Highlights

It was agreed unanimously to increase contribution for Great Hallingbury Highlights magazine to £750.00 per edition, due to new houses being completed in the village.

j) Budget 2023/2024

The budget for 2023/2024 was agreed. It was also agreed in principle that precept will not be raised and will be discussed further at the January 2023 meeting.

As the communication regarding national salary award for clerks was delivered after agenda was issued the Council agreed to discuss this under the budget, to be able to properly budget for the clerk’s salary.

The Council considered accepting the agreed 2022/2023 National Joint Council for Local Government Services (NJC) pay scales, to be applied from 1 April 2022.

Resolved: To move the Clerk’s rate from SCP 18 to SCP 19, starting from November 2022 salary, and to accept the pay rise as suggested by National Salary pay scales for SCP19. To backdate payments in SCP18 from 1 April 2022 to October 2022 included.

k) Grants & Donations

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

l) Late Financial Matters

None.

22/91. 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	Unknown
	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/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/22/0267/FUL	Land at Tilekiln Green, Start Hill, Great Hallingbury, Bishop's Stortford, Essex, CM22 7TA	Awaiting decision

Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

(The Council strongly object to the above planning application for the following reasons:

The current infrastructure could not support the increased traffic this development would bring. The junction at Start Hill with the B1256, and its close proximity to the M11 roundabout (Junction 8) already sees much traffic build up from the roundabout and back along Stane Street. This means drivers often divert through the village. The speed and weight of traffic means our roads and verges suffer much erosion, and an increase in traffic would exacerbate the situation.

It will also have a huge impact at the other end of the village with the junction of Church Road and the A 1060 and, as travellers deviate their journeys, it will inevitably send more traffic past Howe Green House School (currently under concern because of speeding traffic issues), across Woodside Green and down New Barn Lane, again in an attempt to circumvent the traffic build up that would transpire should this application go ahead.

Such an increase in traffic would be disastrous for all Great Hallingbury residents who currently risk their lives when out walking because of speeding traffic.

NOTE: UTT/1148/01/FUL Rivendell was refused due to possibly creating too much traffic through the village.

The huge impact this proposal would have on residents local to the site would be unbearable. This would result in a dramatic increase in noise levels, especially noticeable at night with vehicles reversing alarms going, vehicle doors banging, plus engine noise. Light pollution would be a further unwelcome intrusion in the area. This new application by Wren Kitchens would create, by their own figures given, upwards of 500 vehicle movements per day.

The plans show a great deal of hardstanding/parking areas on the site. Has sufficient drainage also been planned, and where will surface water run to?

It appears there would be no new employment created as it is only a change of location.

If this preposterous proposal is allowed to go ahead, a condition must be that all vehicles without exceptions from the site must not be allowed to turn right to go through the village. Sadly, this road is already a 'rat-run' for commuters for the M11, A120 and Stansted Airport.

Should this application go ahead it will irreversibly change the whole dynamic of Great Hallingbury as a village.)

(Additional comment to the one previously submitted: 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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1528/FUL	Land South East of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire	Approved
(No objections)	Application to vary condition (approved plans) of planning application UTT/20/0336/DFO (added under UTT/22/1567/NMA).	
UTT/22/1789/LB	Woodside Green Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UP	Approved
(No objections)	Repair and replacement of windows and doors with proposed secondary glazing.	
UTT/22/1922/HHF	Sendhurst 99 Park Gates, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UQ	Approved
(No objections)	Proposed two storey rear extension	
UTT/22/1900/FUL	Little Beldams, Beldams Lane, Bishop's Stortford, Hertfordshire, CM23 5LQ	Approved
(No objections but it must remain as a store and not to be converted to a dwelling at a later stage.)	Erection of agricultural storage and tractor shed	
UTT/22/2015/HHF	83 Woodside Green, Great Hallingbury, Essex, CM22 7UW	Approved
(No objections if the conversion is in keeping with host property and the surrounding area.)	Garage conversion, including the alteration of fenestration. Alter driveway and flora layout, to create enhanced vehicular parking.	
UTT/22/2306/HHF	The Old Stables, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TH	Approved
(No objections as long as it is not a dwelling accommodation.)	Section 73A Retrospective application for a detached summerhouse.	

<u>Application No.</u> UTT/22/2285/FUL	<u>Site and Development</u> Hockerill Sports Club, Beldams Lane, Bishop's Stortford, Hertfordshire, CM23 5LG	<u>Decision</u> Approved
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Proposed erection of 3 no. security lights on 4.4m poles.
(No objections as long as there is no overspill to the neighbouring properties.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/22/2430/FUL	<u>Site and Development</u> Woodside Green Farm, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP
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Application to remove condition 2 (windows) attached to
UTT/20/3280/FUL.

No objections.

<u>Application No.</u> UTT/22/2829/OP	<u>Site and Development</u> 10 Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG
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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> UTT/22/2786/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/22/2837/DFO	<u>Site and Development</u> Land South of Greenways, Woodside Green, Great Hallingbury, Hertfordshire, CM22 7UT
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Details following outline application UTT/20/2754/OP for
erection of 1 no. dwelling - details of appearance,
landscaping, layout and scale

No objections apart from that there is no driveway in situ.

Application No.
UTT/22/2837/DFO
Re-consultation

Site and Development
Land South of Greenways, Woodside Green,
Great Hallingbury, Hertfordshire

Details following outline application UTT/20/2754/OP for development comprising 1 Residential Unit with Associated Amenity Space and Parking - details of appearance, landscaping, layout and scale

No objections apart from that there is no driveway in situ.

c) Late Planning Matters

None.

d) Enforcement

e.1) Notification

To receive investigation notification INV/22/0209/C.
Received and noted.

e.2) Appeal

To receive appeal decision - APP/C1570/W/22/3294949 -
UTT/21/2209/DFO.
Received and noted.

22/80. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS - Continued

Uttlesford District Council Cllr Geof Driscoll reported:

- Blossom View (former Forest View) – action will be taken according to findings and the Council will get report from Enforcement department
- Local Councils' Liaison Forum meeting – the new timeline for Local Plan was discussed and explained
- Road Safety meeting – Essex Highways will not attend
- House Count at Howe Green – loops should be put in place soon

Cllr Alan Townsend declared that we are very concerned about the UDC treatment of our parishioner, who applied for affordable house and was refused. The Council supported this development particularly because it wanted to assure that people with a connection to the village will have priority in occupying affordable houses which proved not to be the case. He also thanked Cllrs Neil Reeve and Geof Driscoll for their help trying to resolve this.

22/92. MEMBERS' REPORTS

Cllr Alan Pinnock – lighting for the car park in progress awaiting quote

Cllr Mark Bloomfield – a lot of debris near the Bedlars Green pond

Resolved: the clerk to write to the owner asking for debris to be cleared and area next to the 'Hop Pole' to be tidied up

22/93. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

- Current use of the Manor Hotel

22/94. NEXT MEETING

The next Parish Council meeting is scheduled to be held on 09 January 2023 at 20.00 in the Village Hall.

The Council discussed the points it wanted to raise with MP and Home Secretary regarding using the Manor hotel to house migrants. It was agreed for the Cllrs to sign hard copy. Cllr Kaylash Juggurnauth expressed interest in the item because of the line of his work as to not participate.

The meeting ended at 22.00

Signed.....
(Chairman)

Date.....