

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 6 NOVEMBER 2023, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs Mark Bloomfield, Mark Coletta, Neil Jackson, Andrew Noble and
Alan Pinnock

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

23/64. APOLOGIES FOR ABSENCE

Apologies were received from Uttlesford District Council Cllr Neil Reeve;
Essex County Council Cllr Susan Barker.
All accepted.

23/65. CO-OPTION

It was agreed unanimously to co-opt Val Waring as she was the only
candidate.
The Declaration of Acceptance was signed by Cllr Val Waring.

23/66. DECLARATIONS OF INTEREST

Cllr Mark Coletta declared DPI in item 23/83 Planning, b) Applications to be
Dealt with at the Meeting: UTT/23/2305/HHF because he owns the
property.

23/67. PUBLIC PARTICIPATION

None present.

23/68. MINUTES OF PREVIOUS MEETING

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

23/69. MATTERS ARISING FROM PREVIOUS MEETING

None.

23/70. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend reported that he attended EALC Committee
meeting, UALC AGM where he was re-elected as a Chairman, Local
Council Liaison Forum, EALC AGM, EALC training bursary workshop, litter
pick in Great Hallingbury and Woodside Green Residents' Association
meeting.

23/71. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council Cllr Geof Driscoll reported:

Local Plan – voted for last week. Reg 18 Consultation started on 3 November 2023, all is on the website. All comments will be looked at. Changes according to received comments will be taken in account for Reg 19.

Enforcement – staff increase 50%.

Grants – grants for businesses are released

Cllr Alan Pinnock advised that the building was put up in Great Hallingbury and Council was not asked for comments. Cllr Geof Driscoll replied that it relates to post code. For this particular building post code is in Little Hallingbury so therefore Little Hallingbury Parish Council was asked for comments.

23/72. HIGHWAYS MATTERS

a) Update

No update.

b) Woodside Green Road

Because of the change of structure on Local Highways Panel Cllr Geof Driscoll is therefore not able to ask for recount of the houses in the area of Howe Green School. Accordingly, this will be taken off the agenda.

23/73. AIRPORT

No update.

23/74. LOCAL PLAN

a) 'TPLPG' working group

Nothing to report.

b) UDC

Cllr Mark Coletta was retrospectively authorised to write a draft response to Reg 18 consultation. This was approved and sent to UDC.

23/75. HALLINGBURYS' SPEEDWATCH GROUP

It is difficult to get people on board and it cannot be done when it is dark or is raining.

23/76. VILLAGE HALL

Village Hall representative, Cllr Alan Pinnock, reported that sound system and projector had been installed in the Village Hall and the hall is now cleaned once a week by a professional cleaner.

23/77. NEIGHBOURHOOD PLAN

The Council considered the Neighbourhood Plan. Cllr Val Waring volunteered to put together a flyer, which will be distributed to all residents to see their degree of interest.

23/78. SURVEY

a) Uttlesford District Council Playing Pitch & Outdoor Sports Strategy Survey

The Council considered responding to the Uttlesford District Council Playing Pitch & Outdoor Sports Strategy Survey and there were no comments.

b) Certificated Courses Survey 2023

The Council considered responding to the EALC Certificated Courses Survey 2023 and had no comments.

23/79. CONSULTATIONS

a) Recycling Centre Bookings Consultation

The Council considered responding to the Essex County Council's Recycling Centre Bookings Consultation. It was agreed for Clerk and Chairman to respond. The Council does not support booking.

b) Proposed Base Station Upgrade at Thremhall Park Business Centre

The Council considered proposed base station upgrade at existing base station, 79518, Thremhall Park Business Centre. The Council is in support of the upgrade.

c) EPOA Parking Guidance Consultation

The Council considered responding to EPOA (Essex Planning Officers Association) Parking Guidance Consultation and had no comments.

23/80. LITTER PICK

Cllr Alan Townsend advised the Council to ask for Police presence and / or police signs at the litter pick. The Police did not respond to our second email and the first reply was very disappointing. He proposed that he, with the collaboration of the clerk, will draft a letter to be sent to the Police.

Cllr Mark Bloomfield reported that less people attended and due to lack of volunteers, there was no litter pick done from the Church to Hacs shop.

23/81. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Police, Fire and Crime Bulletin Announcements: PFCC Op Stronghold 2023.
- NALC – Newsletters; 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 2023 newsletters.
- Stansted Airport Watch - Press Release Stansted Airport Watch 9 October 2023.
- RCCE, Village Hall and Community Buildings Advisor – RAAC information.
- Uttlesford District Council, Executive Support Team Leader - Off-airport problem parking summit invitation 2x.
- Essex County Council, County Councillor for Great Dunmow division - UDC Extraordinary meeting Local Plan 2021-2041 information; All Essex Waste Strategy; Postal and Proxy Votes; October and November 2023 Highway Reports -Uttlesford.

- Uttlesford District Council, Democratic Services Officer - Presentation from Local Council Liaison Forum.
- RCCE - Rural Community Council of Essex 2023 AGM – 4 October 2023.
- Uttlesford District Council, New Communities and Local Plan Senior Planning Policy Officer - Uttlesford District Council Playing Pitch & Outdoor Sports Strategy Survey.
- Uttlesford District Council, Landscape Officer - Tree Planting Initiative 2023-24.
- Zero Hour, Councils Team - Support for Climate and Ecology Bill.
- Uttlesford District Council, Electoral Services Manager & Deputy ERO - Polling District and Polling Places Review.
- UDC Local Plan Team – reply to our letter regarding Draft Local Plan Meeting.
- Stansted Airport, Community Engagement Team - Stansted Airport Community Flyer - Autumn Edition.
- Thank you letters – Village Hall Committee for donation towards car park lighting; Great Hallingbury Highlights for donation towards autumn edition.

All received and noted.

b) Late Correspondence

- Waldon Telecom, Acquisition Project Coordinator – Proposed telecommunications upgrade: Anvil Cross, Track Alongside M11 off Church Road, Great Hallingbury, Bishop’s Stortford, CM22 7PG. The Council support proposed upgrade.
- Resident - Boundary Stream Rear of number 2 Start Hill.
- 20s Plenty Campaign Coordinator, England South – Essex campaigners WhatsApp group.
- Uttlesford District Council Regulation 18 Local Plan Consultation.
- EALC - EALC AGM 2023- Resources Pack.
- SAW - SAW member letter and Press Release.

All received and noted.

23/82. FINANCE

a) Payments

The following payments had been made during the period 01 August 2023 to 01 September 2023:

	£
Great Hallingbury Highlights – summer 2023 edition	630.00

The following payments had been made during the period 02 September 2023 to 29 September 2023:

	£
MC – reimbursement for speed gun battery	15.99
Broad Oak Consultants Ltd – Office 365 subscription	40.55
Clerk - net salary & expenses August 2023	440.42
AP – reimbursement for telephone box refurbishment	48.00
HMRC – Tax August 2023	94.20
Clerk - net salary & expenses September 2023	489.88

All received and agreed.

b) Income

UDC – precept £7,740.00
HMRC – VAT refund £83.31
Received and agreed.

c) Balances

Treasurers Account (Lloyds) £27,787.78
Community Account (Barclays) £83.31
Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

f.1) Course

The sum of £75.00 + VAT for Councillor Refresher Course delivered by EALC for Cllr Neil Jackson was approved.

The Council also approved for up to £300.00 for training courses for co-opted Cllr Val Waring.

f.2) Approvals

The payments were approved and signed by the Chairman.

g) Pension

Nothing to report.

h) Budget 2024/2025 [📄]

The budget for 2024/2025 was agreed.

It was proposed to raise the precept to £16,000.00 and will be discussed further at the January 2024 meeting.

i) Grants & Donations

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

j) Late Financial Matters

None.

23/83. 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/23/1143/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	Approved

Installation of 15 no. ground situated stand-alone solar panels to be placed at the rear of the garden facing directly south, tilted at an angle of 35 degrees

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1455/FUL	Meadowside Cottages, Woodside Green, Great Hallingbury, Essex, CM22 7UH	Refused

Erection of 2 no. detached dwellings, with new vehicular access to public highway for the existing dwellings, and associated private garden, car parking, and landscaping

(Objections: Overdevelopment and overbearing; not in keeping with aesthetic of the area and too close to high power cables. The contamination mentioned in the documentation must be thoroughly inspected.)

<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/23/1711/HHF	10 Start Hill, Stane Street, Great Hallingbury, Essex CM22 7TG	Approved

Proposed side and rear extension

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1755/LB	89 Woodside Green, Great Hallingbury, Essex, CM22 7UW	Approved

Replacement rainwater goods and installation of french drain.

(No objections.)

<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> UTT/23/1396/HHF	<u>Site and Development</u> 125 Church Road, Great Hallingbury, Essex, CM22 7TY	<u>Decision</u> Approved
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Proposed first floor extension, alterations to the fenestration and internal alterations

(No objections.)

<u>Application No.</u> UTT/23/1878/FUL	<u>Site and Development</u> Land North of The Gatehouse, The Street, Great Hallingbury, Hertfordshire	<u>Decision</u> Refused
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Proposed detached house, cart lodge/store and related works including upgraded access

(Objections: It is greenfield site, and it cannot be connected to the sewage and would therefore need a septic tank. It will spoil the whole look of a very beautiful, peaceful lane.)

<u>Application No.</u> UTT/23/1950/FUL	<u>Site and Development</u> Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop’s Stortford, Hertfordshire, CM22 7TG	<u>Decision</u> Awaiting decision
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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.)

<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 upmost 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?)

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

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
S62A/2023/0022 (UTT/23/1970/PINS)	Land at London Stansted Airport, Bassingbourn Road, Stansted, Essex	Approved

Partial demolition of the existing Track Transit System and full demolition of 2 no. skylink walkways and the bus-gate building. Construction of a 3-bay extension to the existing passenger building, baggage handling building, plant enclosure and 3 no. skylink walkways and associated hardstanding.

(No objections.)

(Additional Comments: We note that no mention was made about working dogs. We are concerned that no provision has been made to incorporate them as we are not aware that they have been trained to go on moving walkways.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2050/HHF	Cherry Orchard, Church Road, Great Hallingbury, Essex, CM22 7TZ	Awaiting decision

Section 73A Retrospective application for a rear single storey extension

(No objections.)

<u>Application No.</u> UTT/23/1470/OP Re – consultation	<u>Site and Development</u> Stansted Distribution Centre, Start Hill, Great Hallingbury	<u>Decision</u> Awaiting decision
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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.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u> UTT/23/2234/HHF	<u>Site and Development</u> 97 Woodside Green, Great Hallingbury, Essex, CM22 7UJ
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Two storey side extension and part single storey, part two storey rear extension. Insertion of new first floor window to front elevation above front door.

No objections.

<u>Application No.</u> UTT/23/1913/FUL	<u>Site and Development</u> Normandale Farm, New Barn Lane, Great Hallingbury, Essex, CM22 7PR
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Section 73A Retrospective application for the use of barn as stables

No objections.

<u>Application No.</u> UTT/23/2269/FUL	<u>Site and Development</u> The Bungalow, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TJ
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2no. new accesses to existing dwelling

No objections.

<u>Application No.</u> UTT/23/2352/FUL	<u>Site and Development</u> Land Rear of Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH
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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 Fritch Way. There are also concerns over mobile phone mast in the garden.

22.12 – Cllr Mark Coletta left the meeting

Application No.
UTT/23/2305/HHF

Site and Development
Thatched Cottage, Start Hill, Stane Street,
Great Hallingbury, Bishop's Stortford, Hertfordshire,
CM22 7TA

Proposed erection of summerhouse

No objections.

22.14 – Cllr Mark Coletta returned to the meeting

Application No.
UTT/23/2527/CLE

Site and Development
Annexe at Newlands House, Church Road,
Great Hallingbury, Bishop's Stortford, CM22 7TS

Use of the annexe as a separate residential dwelling. No alterations required.

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

Application No.
UTT/23/2498/FUL

Site and Development
Newlands House, Church Road, Great Hallingbury,
Essex, CM22 7TS

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.

c) Late Planning Matters

None.

d) Enforcement

d.1) Notifications

The planning enforcement investigation notifications INV/23/0183/C and INV/23/0204/C were received and noted.

d.2) Report

The planning enforcement report - INV/23/0168/C was received and noted.

e) Appeals

e.1) Appeal Notification

The appeal notification APP/C1570/D/23/3326105 - UTT/23/0625/HHF was received and noted.

e.2) Appeal Decisions

The appeal decision - APPC1570W223298597 - UTT213463FUL and APP/C1570/D/23/3326105 - UTT/23/0625/HHF were received and noted.

f) Address

Existing Address Letter

The existing address letter -Existing Address Letter -22/00076/NEWNUM - Land at South View Start Hill was received and noted.

g) Section 62A Hearing Notification

The hearing notification S62A/2023/0022 (Uttlesford D C Reference: UTT/23/1970/PINS) was received and noted.

23/84. MEMBERS' REPORTS

Cllr Alan Pinnock – the vegetation at the Bedlars Green pond to be trimmed.
Cllr Andrew Noble – the caravan had been parked at the church car park for a couple of days. The car park does not belong to the Council so therefore Council cannot take any action.
Cllr Mark Bloomfield – a resident was told they cannot park at village hall while walking their dog on a village green and this had been resolved.
Cllr Mark Coletta – Neighbourhood Watch group has about 50 members.

23/85. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

23/86. NEXT MEETING

The next meeting will be held on 08 January 2024 in the Village Hall starting at 20.00.

The meeting ended at 22.23

Signed.....
(Chairman)

Date.....