

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 14th SEPTEMBER 2020, BEGINNING AT
8.00 p.m., USING 'ZOOM' ONLINE PLATFORM**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs Jules Baldwin, David Barlow, Mark Bloomfield, Kaylash
Juggurnauth, Andrew Noble, Alan Pinnock and Tom Streeter

ALSO PRESENT: Mrs Urška Sydee (Clerk)
District Council Cllr Neil Reeve
County Council Cllr Susan Barker (until the middle of item 20/31)
1 member of a public (until item 20/28)

20/25. APOLOGIES FOR ABSENCE

Apologies received from District Council Cllr Geof Driscoll.
Accepted.

20/26. DECLARATIONS OF INTEREST

None.

20/27. PUBLIC PARTICIPATION (limited to 10 minutes)

Resident asked the Council whether it is possible to have park/playground in the village. Councillors were fond of the proposal and will consider this at the next meeting. It was suggested to check whether development at Hop Poles includes play area.

20.20 – Member of the public left the meeting

20/28. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 6th July 2020 were approved as a correct record of the proceedings and it was agreed to be signed by the Chairman.

20/29. MATTERS ARISING FROM PREVIOUS MEETING

None.

20/30. CHAIRMAN'S COMMUNICATIONS

Cllr Alan Townsend reported that:

- He was informed about fly-tipping at Start Hill which had been reported to UDC's Environmental Services
- The Council was contacted regarding MAG's appeal for airport planning – the statement will be issued
- A resident was complaining about overhanging tree – it is not a Council land, so the owner had to be contacted to resolve this;

20/31. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

County Cllr Susan Barker reported that:

- Airport appeal could take 40 days

20.34 – County Council Cllr Susan Barker left the meeting

District Council Cllr Neil Reeve reported:

- COVID 19 – main services currently provided by unaffected. However, it remains very important to continue to follow the Governments rules: specifically, hands, face and the social distancing rule of six.
- Airport – appeal from MAG scheduled to run for 30 days, and hearing may start as soon as Jan 2021. UDC and SSE QC's working separately but coordinated.
- Local Plan – preliminary work started; it is aimed to be submitted by the end of 2022; rules are potentially changing; Uttlesford may be expected to provide 1200 houses p.a. – previously 700 p.a.
- White Paper – comments are welcome
- Devolution – There are potential proposals to dissolve second tier authorities (e.g. UDC) and have two to four Unitary Councils in Essex instead, under a mayoral Authority. Government may send out Consultation before end of year. UDC is not in favour of this, whilst wishing to see some changes in its relationship with ECC.
- Investments – UDC is well into process of making investments to enable balancing the budget going forward, against the background of rapidly reducing Government funding. In simple terms, the current levels of income, primarily from Council Tax, plus income generated from these investments, is now balancing the budget.

20/32. HIGHWAYS MATTERS

Request was put to Essex Highways for Rangers to clear the pavement of vegetation from The Grove to St. Giles's.

20/33. AFFORDABLE HOUSING

a) Update

In progress. Allotments were removed from the plan.

b) Allotments

1. It was confirmed that the Great Hallingbury Parish Council agree for the allotment scheme to be abandoned and to retrospectively approve the reply sent to UDC confirming this.

2. Great Hallingbury Parish Council's position that it is unable to take on the management of the allotments was confirmed.

Resolved: For the Clerk to write to UDC planning that Great Hallingbury Parish Council agreed that is unable to take on the management of the allotments and would decline to manage them if being approached.

20/34. HALLINGBURYS' SPEEDWATCH GROUP

No speedwatch taken due to Covid 19.

- 20/35. NEIGHBOURHOOD WATCH**
Cllr Jules Baldwin reported that there were a lot of scam alerts which will be put in the village magazine.
- 20/36. WOODSIDE GREEN ROAD**
The matter is on hold. The Chairman asked District Councillor if the UDC could consider whether speed limit could be applied on this road. We were advised that it also depends on house numbers. There were few more houses built since the last count.
Resolved: The Clerk to ask District Councillor Geof Driscoll if the speed limit can be applied on Woodside Green Road.
- 20/37. BEDLARS GREEN**
Cllr Alan Pinnock advised that he was expected to look into painting double yellow lines when the road will be resurfaced which is now scheduled for May 2021. He proposed to meet with developers of Hop Poles to discuss double yellow lines and playground. It was also noted that in-soil was put in again. The traffic is running over the green and destroying it.
- 20/38. VILLAGE HALL FIELD**
The process to fell the old chestnut tree cut down is in progress as there is a TPO on the tree.
- 20/39. PARK**
Discussed in public participation. To be discussed further.
- 20/40. SPECIAL CONSTABLE - PCSO**
The Council is currently not in position to financially support this.
- 20/41. WELCOME PACK**
Village Magazine is delivered to all households in Great Hallingbury which contains all information.
- 20/42. CONSULTATIONS**
a) Local Council Tax Support scheme 2021-2022
The Council considered responding to Uttlesford District Council's Consultation on proposed LCTS scheme for 2021/22 and concluded that have no comments.
b) Government Consultation on White Paper - Planning for the Future
The Council considered responding to Government's Consultation on proposed white paper. District Council will make the comments. The Council concluded that will suffice.
- 20/43. CORRESPONDENCE**
a) Received Correspondence:
- EALC – E Bulletins; Police bulletins; Weekly Walkthrough Covid-19; COVID -19 updates; Local Government Reform – an article from Cllr

David Finch, Leader of Essex County Council; Health & Wellbeing Forums; EALC AGM details.

- NALC – newsletters; Chief Executive’s bulletins.
- Stop Stansted Expansion – press Release 29 July and 26 August 2020; Stansted Airport Planning Application - Update.
- Uttlesford District Council, Corporate Services, assistant Director - UDC briefing note.
- Gigaclear, Community Engagement Manager (East) – information re work to install full fibre broadband.
- Village Hall Committee, Treasurer – letter expressing thanks for the donation.
- Uttlesford District Council, Housing Enabling and Development Officer - Uttlesford Housing Market Data July 2020.
- Uttlesford District Council, Senior Planning Officer - Planning Application UTT/16/3669/OP (Erection of 35 dwellings) – confirmation of received email expressing Great Hallingbury Parish Council’s support for the development.
- Uttlesford District Council, Landscape Officer – tree planting initiative letter.
- Campaign to Protect Rural England (CPRE), volunteer - Planning for the Future white paper.
- Uttlesford District Council, Planning Team - Parish / Town Council Planning Meeting invitation.
- Essex County Council, Sustainability and Resilience Officer - Essex Forest Initiative email.

All received and noted.

b) Late Correspondence

- Rural Community Council of Essex, Community Engagement Team - Current Planning Policy & Planning White Paper Consultations.
- Uttlesford District Council, Democratic Services Officer - Local Councils’ Liaison Forum joining details.
- Great Hallingbury Highlights – thank you email for the grant.
- Parishioner - Stansted Airport Ltd - Planning Appeal email.
- Uttlesford District Council, District Councillor Member for Great Dunmow South & Barnston Ward – Consultation: a review of roads policing; deadline: 30.09.2020.
The Council had no comments on this.
- Service Manager (Policy & Implementation) - East Herts Sustainability SPD Consultation; deadline: 5 p. m., 08.10.2020.
- Great Hallingbury Highlights – email with copies from 2018. Council confirmed its position that 3 years’ worth, starting from 2020 is sufficient. Anyone wishing to obtain old issues should contact the editor.

All received and noted.

20/44. FINANCE

a) Payments

The following payments had been made during the period 13 June 2020 to 13 July 2020:

NALC – LCR subscription	£ 17.00
Clerk - net salary and expenses June 2020	374.42
HMRC - Tax June 2020	77.40

The following payments had been made during the period 14 July 2020 to 13 August 2020:

	£
Broad Oak Consultants Ltd – Office 365 token (shared with LHPC)	40.83
Clerk - net salary and expenses July 2020	383.35
LP – Internal Audit 2019/2020	40.00
HMRC - Tax July 2020	77.40

All agreed.

b) Income

None for this period.

c) Balances on 13 August 2020

Community Acc.	£8,825.35
Reserve Acc. (Business Premium Acc.)	£8,986.49

Agreed.

d) Budget Update

Received and agreed.

e) Approvals

The payments were approved, and it was agreed for the Chairman to sign them.

f) Bank Reconciliation

Bank reconciliation was received and approved. Agreed for the Chairman to sign.

g) Pension

Pension arrangements for the Clerk in progress.

20/45. 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/19/2894/FUL	Land at South View, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire	Awaiting decision

Erection of two new detached dwelling houses

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/19/2951/FUL	Land East of M11, Howe Green, Howe Green Road, Great Hallingbury, Bishop's Stortford, Hertfordshire	Awaiting decision

Application to vary conditions 8, 9 and 10 of UTT/18/2935/FUL relating to drainage.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/0336/DFO	Land South East Of Great Hallingbury Manor Bedlars Green Road Tilekiln Green Great Hallingbury CM22 7TJ	Awaiting decision

Details following outline approval UTT/16/3669/OP for the erection of 35 no. Dwellings - details of appearance, landscaping, layout scale and access.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/0515/HHF	Park Gate House, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UQ	Refused

Proposed addition of dormer to south east elevation of annexe (revision to previously approved application UTT/19/0549/HHF).

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/0665/HHF	Mulberry House, Hallingbury Place, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UE	Withdrawn

Demolition of existing lean - to outbuilding and erection of a detached two storey outbuilding.

(No objections, but would like this building to be designated as a class B1 structure, to ensure it cannot be converted at a later time to a residential dwelling without further planning consent.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/0714/HHF	Park Gate House, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UQ	Approved

Conversion of existing garage to residential annexe including new oil-fired boiler with low level flue (revised scheme to approved UTT/19/0549/HHF)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/0715/LB	Park Gate House, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UQ	Withdrawn

Conversion of existing garage to residential annexe including new oil-fired boiler with low level flue (revised scheme to approved UTT/19/0549/HHF)

(No objections.)

<u>Application No.</u> UTT/20/0932/HHF	<u>Site and Development</u> The New Cottage, Howe Green Road, Howe Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QF	<u>Decision</u> Approved
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Conversion of existing garage including rear dormer

(No objections as such but would like that the decision is not made until a site visit can be made, as the application does not indicate whether the garage is detached or attached to the house.)

<u>Application No.</u> UTT/20/0920/HHF	<u>Site and Development</u> Honeybee Barn, 76 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UU	<u>Decision</u> Refused
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Proposed one and a half storey extension

(No objections as such, but it should be taken into consideration that it was previously just a garage to start with, which was developed without planning permission and then granted retrospective permission. It will still be an overdevelopment in Woodside Green.)

<u>Application No.</u> UTT/20/1106/FUL	<u>Site and Development</u> Little Jenkins, Jenkins Lane, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QL	<u>Decision</u> Awaiting decision
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Removal of storage container and erection of detached double storey showroom and storage building with offices above (revised scheme to that approved under UTT/18/1740/FUL)

(No objections.)

<u>Application No.</u> UTT/20/1098/FUL	<u>Site and Development</u> Land to The East Of Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire	<u>Decision</u> Awaiting decision
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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> UTT/20/1214/HHF	<u>Site and Development</u> Seven Acres, Latchmore Bank, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PE	<u>Decision</u> Approved
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Erection of detached garage

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1034/OP	The Hop Poles, Bedlars Green, Great Hallingbury, Hertfordshire, CM22 7TP	Awaiting decision
	Outline application, with matters of appearance, landscape and scale reserved, for proposed development of 8 chalet style houses with associated parking and access and play area.	

(Objections: it is overdevelopment; there are concerns about the access and parking as the road is too narrow.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1425/HHF	Mulberry House, Hallingbury Place, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UE	Awaiting decision

Demolition of existing lean - to outbuilding and erection of a detached two storey outbuilding

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1391/HHF	Little Jenkins, Jenkins Lane, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QL	Awaiting decision

Erection of proposed pool room and swimming pool

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1377/CLE	Newlands House, Church Road, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TS	Awaiting decision

Use of building as a residential dwelling

(Objections: it is back land development and has been lived in without planning consent.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1418/HHF	95 Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UL	Approved
UTT/20/1419/LB		Approved

Installation of Conservation French Door Set and Velux window

(No objections.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/20/1699/HHF	Woolcott House, Anvil Cross, Church Road, Great Hallingbury, Bishop's Stortford, CM22 7PG

Proposed first floor extension.

No objections.

Application No.
UTT/20/2052/HHF

Site and Development
Normandale, New Barn Lane, Great Hallingbury,
Bishop's Stortford, Hertfordshire, CM22 7PR

Proposed single storey rear extensions and ground
floor alterations

No objections.

Cllr Tom Streeter declared non-pecuniary interest in the following planning application because of being their neighbour.

Application No.
UTT/20/2179/CLE

Site and Development
1 The Gatehouse, The Street, Great Hallingbury,
Bishop's Stortford, Hertfordshire, CM22 7TR

Certificate of lawfulness for occupation of dwelling by
non-agricultural worker (breach of condition 2 of
UTT/0169/88).

No objections.

c) Late Planning Applications

None.

20/46. MEMBERS' REPORTS

Cllr Kaylash Juggurnauth – asking whether option of outdoor gym could be explored to be put on the playground.

Cllr Jules Baldwin – there were two wasp nests hanging on the door to the village hall. Chairman agreed to speak to village hall committee Chairman.

Cllr Mark Bloomfield – he would like to turn land in front of his house (The Old Post Office) into wildflower meadow. The Council had no objections.

20/47. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

20/48. NEXT MEETING

The next meeting will be held on 9 November 2020 at 20.00 – please note the change of time. Venue: <https://zoom.us/>

The procedural motion to exclude the public was put on the agenda.

Resolved: Public excluded from meeting to progress a confidential staffing matter.

21.34 – District Council Cllr Neil Reeve left the meeting

20/49. CLERK'S SALARY (the public will be excluded for this item)

a) National Salary Award for 2020/2021

The Council considered accepting the agreed 2020/2021 National Joint Council for Local Government Services (NJC) pay scales, to be applied from 1 April 2020.

Resolved: To move the Clerk's rate from SCP 15 to SCP 16 and to accept the pay rise as suggested by National Salary pay scales for SCP16. To backdate payments from 1 April 2020.

b) Annual Leave

To consider applying changes as per NJC agreement.

Noted and agreed to apply when applicable.

The meeting ended at 21.46

Signed.....
(Chairman)

Date.....