

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON MONDAY 26 SEPTEMBER 2022, BEGINNING AT  
8.00 p. m., IN THE VILLAGE HALL**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs Jules Baldwin (22/61), David Barlow (22/55), Mark Bloomfield, Neil Jackson, Andrew Noble and Alan Pinnock.

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
District Council Cllr Geof Driscoll and Neil Reeve (22/58)

A minute of silence was held for the late Queen Elizabeth II.

20.01 – Cllr David Barlow arrived

**22/55. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Jules Baldwin as she would be late and Essex County Cllr Susan Barker.  
All accepted.

**22/56. DECLARATIONS OF INTEREST**

None.

**22/57. PUBLIC PARTICIPATION**

None present.

**22/58. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 4 July 2022 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

20.04 – UDC Cllr Neil Reeve arrived

**22/59. MATTERS ARISING FROM PREVIOUS MEETING**

None.

**22/60. CHAIRMAN'S COMMUNICATIONS**

Chairman, Cllr Alan Townsend reported that he attended EALC Executive meeting twice, Takeley Parish Council interview process, UALC AGM – there was not enough attendees, so it was not quorate, EALC AGM – he spoke to Essex Chief Constable and Essex Libraries Officer regarding our telephone box – the clerk to email him; he also met with clerk over Zoom.

**22/61. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Uttlesford District Council Cllr Geof Driscoll reported:

- Local Plan – s. 19 will be next year and delayed for three months
- A120 – Start Hill is used as diversion

Uttlesford District Council Cllr Neil Reeve reported:

- Housing Board – there will be changes of personnel
- Economic situation – annual plan approved; prosperity fund available for most affected businesses e.g., hospitality, and most deprived people in the area. Parish Councils' input is welcome.

**22/62. HIGHWAYS MATTERS**

**a) Update**

None. It was noted that vegetation is overgrown and in some areas signage can not be seen.

**b) Woodside Green Road**

Nothing to report.

**b) Sign 'low bridge ahead'**

LHP request submitted, waiting for ECC to do it.

**22/63. AIRPORT**

Nothing to report.

**22/64. LOCAL PLAN**

**a) 'TPLPG' working group**

Cllr Neil Jackson reported that there is an intention for three parishes to continue meetings periodically.

The Council approved expenditure of £58.80 to cover one third of the cost for 'Unsustainable Sites' website.

**b) UDC**

Covered in 22/61.

**22/65. HALLINGB/URYS' SPEED WATCH GROUP**

No one to do speed watch, Cllr Alan Townsend was unable to contact the coordinator as well.

**22/66. NEIGHBOURHOOD WATCH**

Cllr Jules Baldwin reported that there is a Community Survey to be submitted individually – she will forward the link to the clerk for circulation. There was an uptake on dog theft.

**22/67. PLAYGROUND - FIELD ADJ. TO THE VILLAGE HALL CAR PARK**

Nothing to report.

## **22/68. CORRESPONDENCE**

### **a) Received Correspondence:**

- EALC – E Bulletins; Training Bulletins; Police bulletins; EALC 78th Annual General Meeting info; LCAS bulletin; Essex Highways bulletin June and July 2022; 20s Plenty Webinar; NALC / SLCC Civility and Respect Project; Police, Fire and Crime Bulletins; EALC Team Supporting Membership; EALC Annual report and accounts.
- 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 - July and August 2022 newsletter; Police Dog theft leaflet.
- ECC, Integrated Passenger Transport Unit - Uttlesford network review outcome.
- Dissertation Research Project.
- Uttlesford District Council - Dunmow area parish meeting notes for 5 July 2022.
- Essex Highways, Integrated Passenger Transport Unit - Uttlesford network review.
- Uttlesford District Council, Chief Executive - general update from the district council for parish and town councils; self-referral of Uttlesford District Council to the Regulator of Social Housing for possible breaches of the Home Standard; Update on local plan timetable - cancellation of various meetings - preparation for a new timetable.
- Uttlesford District Council - Town and Parish Liaison meeting on 12 September 2022 at 19.00.
- Uttlesford District Council, Performance and Business Manager - Virtual Planning Parish Forum invitation 20 September 2022 at 19.00.
- UALC, Secretary & Treasurer - UALC News; AGM invitation; AGM joining instructions.
- Affinity Water, Head of External Communications - Water Resources position in Affinity Water’s supply area.
- Uttlesford District Council, Principal Urban Design Officer - Uttlesford Design Code Survey.
- Residents of Great Hallingbury, Little Hallingbury and Woodside Green – letter re Blossom View.
- Uttlesford District Council, Landscape Officer - Tree Planting Initiative for the planting season 2022/2023.
- Uttlesford District Council, Support and Registration Officer notification of Planning Committee 14.09.2022.
- TPLPG, Secretary - Unsustainable sites web-site request.

All received and noted.

### **b) Late Correspondence**

- EALC – Upcoming EALC Events - EALC AGM & Highways Briefing; August Edition of Highways Highlights.

Received and noted.

## **22/69. FINANCE**

### **a) Payments**

The following payments had been made during the period 14 June 2022 to 13 July 2022:

	£
Clerk – net salary and expenses June 2022	408.76
HMRC – Tax June 2022	85.80
Hertfordshire County Council – stationery	29.28

The following payments had been made during the period 14 July 2022 to 12 August 2022:

	£
RCCE – Membership 2022/2023	72.00
Clerk - net salary & expenses July 2022	410.11
Great Hallingbury Village Hall Committee – grant (received in error from UDC)	1,000.00
HMRC – Tax July 2022	86.00
KR – internal audit	40.00
Clerk - net salary & expenses August 2022	388.40

All received and agreed.

### **b) Income**

None for this period  
Received and agreed.

### **c) Balances on 12 August 2022**

Community Acc.	£11,472.12
Reserve Acc. (Business Premium Acc.)	£8,989.73

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**

In progress.

### **h) Pension**

Cllr Alan Townsend advised he received information for Essex Pension at which majority of Councils are registered with. He will present more information once he will read it.

### **i) Councillors Mileage Reimbursement**

Agreed: no reimbursement if it is local, otherwise (e. g. training) possible if Councillor wishes so, at official rate.

### **j) Late Financial Matters**

None.

**22/70. 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/22/0789/FUL	Normandale Farm, New Barn Lane, Great Hallingbury, Bishop's Stortford, Essex, CM22 7PR	Withdrawn

Demolition of existing house and erection of new house.

(No objections, but the water flowing from site needs to be addressed.)

<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.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0861/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7 <sup>TH</sup>	Refused

#### Erection of 2 no. residential dwellings

(Objections: The original application for this site was UTT/20/2710/FUL for 1 house and in-line with its host 'Start House' to which the GHPC agreed to.

The UDC Planning Dept did put quite strict conditions on their original approval, to ensure safe road access/egress, so under that alone they view it as a dangerous vehicular site for development, so to allow a development of 3 properties with a minimum of 6 vehicles is erroneous.

A plan to erect 2 new houses on rising land along with the host property; affected by the flight path of incoming and departing aircraft and Local Plan Policy ENV10 does not permit noise sensitive development (such as residential development) if the occupants would experience significant noise disturbance, as this proposed development would be significantly more affected than those properties recently built in the area; on one of the worse road bends in Great Hallingbury is again just inviting more accidents on an already densely used and at times very dangerous road with no footpath.

Having 3 properties being served by this one entrance on a blind and very narrow bend, which is hindered by the supporting pillar of the Flitch Way bridge; walkers/cyclists parking indiscriminately opposite to take exercise on the Flitch Way; at times speeding traffic, lorries who mistakenly miss signs for the low bridge, often mounting the verge outside of this current host property to manoeuvre in reverse for up to 200m, all amounts to congestion and hinderance for other users and therefore continuing to destroy our village.

Again, there are no amenities in Great Hallingbury for new residents, no bus service through the village therefore creating more vehicular movements on an already busy narrow road, infilling of this nature is just not a viable option in this area at this time.

There are too many units on a small plot which is right under a phone mast (not shown on drawings), surface water drainage is by soakaway which often does not work. This would allow a flood onto the road in extreme conditions. It does show the foul drainage running into the main drain with the flow direction incorrectly shown.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1001/FUL	Howletts, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

The erection of 2 no. detached five bedroom houses together with garaging, an access drive and landscaping enhancement

(No objections other than we feel it might be an overdevelopment on a small quiet country lane.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1484/FUL	The Hay Patch, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UP	Approved

Installation of manege arena lighting and low level security lighting. Proposed storage building to house feed/hay, wc, and tack room

(No objections as such but lights should not impede on any housing and storage building should remain storage and not being converted into a house later.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1485/LB	89 Woodside Green, Great Hallingbury, Bishop's Stortford, Essex, CM22 7UW	Withdrawn

Replacement windows and door.

(No objections)

<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	Awaiting decision

Application to vary condition (approved plans) of planning application UTT/20/0336/DFO (added under UTT/22/1567/NMA).

(No objections)

<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

(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/22/1789/LB	Woodside Green Farm, Woodside Green, Great Hallingbury, Essex, CM22 7UP	Awaiting decision

Repair and replacement of windows and doors with proposed secondary glazing.

(No objections)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/1719/FUL	Land East of White Cottage, Start Hill, Great Hallingbury, Hertfordshire	Refused

Full planning application for 3 no. dwelling houses including a three bed detached house and a pair of three bed semi-detached houses including 7 no. parking spaces, access and landscaping

(Objections on the grounds of over development of this relatively small plot 875sqm, that slopes away from the main road up to a rate of 2.42m.

Squeezing a 4-bed detached and then a pair of semi-detached all with associated parking, with an average car length of approx. 5m, the manoeuvring space allowed is too tight for the vehicle spaces especially if some parking is inconsiderate to neighbours.

We have no objection to 2# properties occupying this plot with associated parking and private amenity space. The properties can be pulled further forward of the plot, allowing for parking and amenity space access down the side of each property. Property design should be considerate to White Cottages, be semi-detached 3 or 4 bedroom and timber clad and render.)

All received and noted.

#### **b) Applications to be Dealt with at this Meeting:**

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1922/HHF	Sendhurst 99 Park Gates, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UQ

Proposed two storey rear extension

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1900/FUL	Little Beldams, Beldams Lane, Bishop's Stortford, Hertfordshire, CM23 5LQ

Erection of agricultural storage and tractor shed

No objections but it must remain as a store and not to be converted to a dwelling at a later stage.



Application No.  
UTT/22/2015/HHF

Site and Development  
83 Woodside Green, Great Hallingbury, Essex,  
CM22 7UW

Garage conversion, including the alteration of fenestration. Alter driveway and flora layout, to create enhanced vehicular parking.

No objections if the conversion is in keeping with host property and the surrounding area.

Application No.  
UTT/22/2306/HHF

Site and Development  
The Old Stables, Tilekiln Green, Great Hallingbury,  
Bishop's Stortford, CM22 7TH

Section 73A Retrospective application for a detached summerhouse.

No objections as long as it is not a dwelling accommodation.

Application No.  
UTT/22/2285/FUL

Site and Development  
Hockerill Sports Club, Beldams Lane, Bishop's Stortford,  
Hertfordshire, CM23 5LG

Proposed erection of 3 no. security lights on 4.4m poles.

No objections as long as there is no overspill to the neighbouring properties.

**c) Late Planning Matters**

None.

**d) Appeals**

To receive Planning Appeal APP/C1570/W/22/3294949 re UTT/21/2209/DFO and APP/C1570/W/22/3298597 re UTT/21/3463/FUL.  
Received and noted.

**e) Enforcement**

*e.1) Reports*

To receive reports re INV/22/0104/B, INV/22/0084/C, ENF210202C and ENF/22/0035/C.

Received and noted.

*e.2) Appeal*

To receive appeal decision - APP/C1570/W/21/3282684.

Received and noted.

**22/71. MEMBERS' REPORTS**

*Cllr David Barlow* – he was asked about affordable housing

*Cllr Mark Bloomfield* – powerful mower is needed for the Bedlars Green pond area and a pile of wood needs to be removed.

*Cllr Alan Pinnock* – There are three ash trees at Bedlars Green, two of them in a very bad condition, especially the one by the Hop Poles.

Resolved: Cllrs David Barlow, Mark Bloomfield and Alan Pinnock will organise tree work.

Village Hall – lighting at the car park insufficient. The Village Hall Committee would like to illuminate the car park and to put two extra sockets on the field. They would like to know if the Parish Council have any objections to the proposal and if the Parish Council is willing to give financial contribution. Parish Council have no objections to the proposal.

Resolved: Parish Council would contribute 50% of the cost which is £1,000.00.

*Cllr Neil Jackson* – potholes at Woodside Green that were sent to ECC Cllr Susan Barker have not been repaired, one is currently full of water. The clerk agreed to resend the email sent to Cllr Susan Barker.

*Cllr Jules Baldwin* – only potholes that are in the middle of the road are repaired.

**22/72. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

None.

**22/73. NEXT MEETING**

The next Parish Council meeting is scheduled to be held on 7 November 2022 at 20.00 in the Village Hall.

The meeting ended at 21.10

Signed.....  
(Chairman)

Date.....