

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH  
COUNCIL, HELD ON MONDAY 09 SEPTEMBER 2024, BEGINNING AT  
8.00 p. m., IN THE VILLAGE HALL**

**PRESENT:** Cllr Alan Townsend (Chairman)  
Cllrs David Barlow (24/063), Mark Coletta, Andrew Noble and Val Waring

**ALSO PRESENT:** Mrs Urška Sydee (Clerk)  
Essex County Council (ECC) Cllr Susan Barker (24/068)  
2 members of the public

**24/061. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mark Bloomfield, Neil Jackson and Alan Pinnock; Uttlesford District Cllr Geof Driscoll and Essex County Council Cllr Susan Barker - she might be late.  
All accepted.

**24/062. DECLARATIONS OF INTEREST**

None.

**24/063. PUBLIC PARTICIPATION**

20.02 – Cllr David Barlow arrived

Howe Green overgrown vegetation – this is a Highways issue; the Council is in communication with Highways regarding that.  
The footpath is overgrown by bushes – this is a Highways issue.  
Fallen tree – this should also be reported to Highways.

**24/064. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 15 July 2024 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

**24/065. MATTERS ARISING FROM PREVIOUS MEETING**

Cllr Val Waring: Neighbourhood Plan boundary map – clerk advised she contacted UDC regarding this and we were asked whether we want the whole village included. It was agreed to ask for the whole village boundary.

**24/066. CHAIRMAN'S COMMUNICATIONS**

Chairman, Cllr Alan Townsend reported that he met with Peter Holt, CEO of UDC regarding Parish Forum meetings and it was agreed later that they would contact UALC before the forums so that they would put on the agenda items that Parishes in Uttlesford are interested in rather than items

that UDC decides; he attended UALC meeting, UDC's Parish Forum, UALC AGM, the planning meeting at which he read the speech on behalf of Great Hallingbury Parish Council re Reg 19, UDC's LP Reg 19 Event, EALC Personnel and Executive Committee meeting, Safety Panel meeting where he met our new MP; he met the clerk weekly on Zoom and checking defibrillator weekly.

**24/067. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

None present at the time. If they arrive the report(s) will be given then.

20.19 – two members of the public left the meeting

**24/068. HIGHWAYS MATTERS**

**Update**

Email regarding reporting issues to Essex Highways was received and noted.

Howe Green overgrown vegetation – still outstanding

Woodside Green potholes – expected to be repaired WC 9 September 2024.

Increased number of lorries through the village – Police passed email to their commercial vehicle unit to ask for assistance in our area.

Cllr Mark Coletta – vegetation on B1256 still problem; he was authorised to write a letter.

20.23 – ECC Cllr Susan Barker arrived at the meeting

**24/067. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

ECC Cllr Susan Barker reported that more potholes will be repaired and more vegetation on Highways owned land cut due to the additional funding.

Deadline for Reg 19 for UDC's Local Plan has been extended until 14 October 2024.

Cllr Mark Coletta advised that the bus stop is overgrown as well as the footpath on B1256, and that the bollards from works are still lying around.

Cllr Susan Barker asked him for photos and agreed to check.

20.38 – ECC Cllr Susan Barker left the meeting

**24/069. AIRPORT**

A question was raised whether there is a period when night flights are not allowed; more passenger flights at night were noticed and it is not possible to contact them through the complaints phone line.

Resolved: Clerk to write to SAW regarding the above.

**24/070. LOCAL PLAN**

**a) 'TPLPG' working group**

No report.

**b) UDC**

Email re events and extended deadline was received and noted.

**24/071. HALLINGBURYS' SPEEDWATCH GROUP**

There are not enough volunteers and therefore the group was not so active. The Police was seen on B1256 at night.

**24/072. NEIGHBOURHOOD WATCH**

The Neighbourhood Watch currently has 78 members. One fly-tipping was reported.

**24/073. VILLAGE HALL**

**a) Update**

Cllr Alan Pinnock not present to report.

**b) Christmas Lights Celebration**

The date for the Christmas Lights Switch On is 30 November 2024; Parish Council will provide some refreshments.

**24/074. NEIGHBOURHOOD PLAN**

Cllr Val Waring reported that a questionnaire was delivered with Great Hallingbury Highlights and can be returned or emailed to her or at the village hall. So far 15 replies have been received. Replies are to be collated using excel according to priority. Volunteers to help with this are needed.

**24/075. GREAT HALLINGBURY COMMUNITY WEBSITE**

Cllr Val Waring reported that the website is up and running, there are a lot of separate pages which are still expanding. Volunteers to help with Highlights are needed.

**24/076. NOTICEBOARDS**

Cllr Mark Coletta reported that he exchanged several emails with Highways regarding installation of noticeboard on B1256 and they still want more information. He will try to provide the requested information but if this is not resolved soon, he will quit.

Cllr Andrew Noble will be in contact with Cllr Alan Pinnock regarding the position of noticeboard on the new development.

**24/077. SURVEY**

**a) Community Safety Survey**

There were no comments to NALC Community Safety Survey as it does not affect Great Hallingbury.

**24/078. CONSULTATIONS**

**a) Public consultation Essex Transport Strategy**

There were no comments to the Essex Transport Strategy Consultation as it does not affect Great Hallingbury.

**b) Uttlesford District Council's Local Plan Regulation 19**

The Council will respond to the Uttlesford District Council's Local Plan Regulation 19 in a similar way as the Chairman's speech at UDC.

Resolved: Cllr Mark Coletta to write a draft which will be circulated to everyone by the clerk. It was agreed that Cllr Mark Coletta can submit it to the UDC.

**24/079. LITTER PICK**

Litter pick will take place on 13 October 2024.

**24/080. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**

It was agreed for the clerk to draft a letter to be sent to MP.

**24/081. MAKING THE FLITCHWAY RAILWAY BRIDGE A COMMUNITY ASSET (Cllr Mark Coletta)**

The Council considered making the Fritchway Railway bridge a community asset.

Resolved: The Clerk to obtain the form from UDC.

**24/082. CORRESPONDENCE**

**a) Received Correspondence:**

- EALC – News e- bulletins; Police, Fire and Crime Bulletins; Announcements: Community Initiative Fund (CIF); AGM 2024 Business Documents;
- NALC – Newsletters; Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – link for agenda for Planning Committee 24 July 2024
- Essex Police Rural Engagement Team – July and August 2024 newsletters.
- Uttlesford District Council, District Councillor - Local Plan: All-Member Briefing.
- Uttlesford District Council, Planning Policy Team - Regulation 19 Parish Consultation Events.
- Uttlesford District Council; Police, Fire and Crime Commissioner for Essex, Safer Streets Project Lead - Community Safety Development Fund.
- Uttlesford District Council, Democratic Services – link for the Agenda for Planning Committee 21.08.2024.
- Uttlesford District Council, Democratic Services Officer - UDC Parish Council Standards Training.
- Uttlesford District Council, Local Plans Team - Parish Events Information.
- Uttlesford District Council, District Councillor - Safety Panel event information.
- Lithium Battery Campaign updates Nos.: 4 and 5.
- Essex County Council, County Member - Highways Highlights Bulletin June 2024; An Update on the Local Plan; PROWs;

Reporting issues to Essex Highways online; Local Plan Consultation Extension.

- Uttlesford District Council, District Councillor - An Update on the Local Plan; Safety Panel information.
- CPRE – Campaign update.
- Stansted Airport, Community Engagement Team - Stansted Airport Community Flyer - Summer 2024 edition.

All received and noted.

#### **b) Late Correspondence**

- Local Nature Partnership – Newsletter & Invitation to participate in Essex Local Nature Recovery Strategy (LNRS) Public Consultation. Deadline 25.10.2024
- Council, Chief Executive - Speed date event.
- Essex County Council, County Member - Vegetation Howe Green Ecc17259907 09 24; Stane Street (B1256), Great Hallingbury - where National Cycle Route 16 crosses the road.
- Uttlesford District Council, Democratic Services Officer - Essex County Council Prevent Awareness Training for Elected Members.

All received and noted.

### **24/083. FINANCE**

#### **a) Payments**

The following payments have been made during the period 01 June 2024 to 01 July 2024:

	£
CPRE – Membership 2024/2025	50.00
EALC – Chairman’s Days Course	360.00
Clerk - net salary & expenses June 2024	507.64
HMRC – Tax June 2024	108.40

All received and agreed.

#### **b) Income**

None for this period.  
Received and agreed.

#### **c) Balances**

Treasurers Account (Lloyds)	£21,730.78
Community Account (Barclays)	£0.00

Received and agreed.

#### **d) Bank Reconciliation**

The bank reconciliation was approved and signed by the Chairman.

#### **e) Budget Update**

The budget update was received and agreed.

#### **f) Approvals**

##### *f.1) Road Grit Salt Bin*

The expenditure of £50.00 for second hand road grit salt bin was approved.

##### *f.2) Book*

The expenditure of £39.95 + VAT for Town and Parish Councils VAT Guide was approved.

*f.3) Approvals*

The payments were approved and signed by the Chairman.

**g) Pension**

No update.

**h) Bank**

Nothing new.

**i) Late Financial Matters**

None.

**24/084. 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/23/1470/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/23/0957/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/23/1470/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.

(Objections: We are extremely disappointed that meetings have been allowed to go on with the developer.

It is of utmost 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?)

<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.)

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

(No objections.)

<u>Application No.</u> UTT/23/2840/HHF	<u>Site and Development</u> Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Approved
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Demolition of existing conservatory. Proposed part single storey and part two storey rear extension. Proposed front extension to create a gable feature. Replacement of existing bay windows with square bay windows and new roof to accommodate first floor layout changes.

(No objections.)

<u>Application No.</u> UTT/24/0557/FUL	<u>Site and Development</u> Units 25 to 26, Stansted Distribution Centre, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7DG	<u>Decision</u> Awaiting decision
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Demolition of all structures in order to return site to original condition in accordance with lease agreement

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/0446/FUL	Marstons, Stane Street, Start Hill, Great Hallingbury, Essex, CM22 7TA	Awaiting decision

S73 application to vary plans condition on planning permission UTT/21/0692/FUL (erection of 8 no. dwellings) as amended by UTT/24/0706/NMA - amendments to approved plans

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1370/FUL	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Awaiting decision

Change of use from public house to residential, changes to boundary and additional parking space to The Spinney, and construction of 1 no. self build dwelling in car park

(Objections: Overbearing and too close to the boundary of the neighbouring property. Overdevelopment of the site. The impact on existing properties should be minimised. Drainage is a problem – it seems like ecological survey was not done properly – it should flow into mains drainage. We request that a new ecological survey is done.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1371/LB	The Hop Poles, Bedlars Green, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Awaiting decision

Conversion of public house to residential including alterations to listed building

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1531/FUL	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Awaiting decision

S73 application to vary condition 2 (approved plans) attached to UTT/21/3339/FUL (Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.) - revision to approved drawings.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1569/HHF	Old Tithe Hall, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TF	Approved

Construct a conservatory over existing first floor terrace

(No objections as long as it's not denying light and privacy to the neighbouring property.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/24/1486/FUL	Land South East of Great Hallingbury Manor, Tilekiln Green, Great Hallingbury	Awaiting decision

S73 application to vary condition 2 (approved plans) attached to UTT/22/1528/FUL (Application to vary condition (approved plans) of planning application UTT/20/0336/DFO - details following outline application for 35 no. dwellings)

(No objections.)

All received and noted.

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/1531/FUL Re-consultation	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG

S73 application to vary condition 2 (approved plans) attached to UTT/21/3339/FUL (Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure.) - revision to approved drawings.

No additional comments to send.

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/2095/HHF	White Lodge, Latchmore Bank, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PE

Site a Static Caravan

No objections as long as it stays a static caravan, and it is for domestic use only.

**c) Late Planning Matters**

None.

**d) Enforcement**

The planning enforcement investigation notification INV/24/0161/C was received and noted.

**e) Appeal**

*Appeal Notification*

The appeal notification APP/C1570/W/24/3345364 - UTT/24/0585/FUL was received and noted.

**f) Address**

*Existing Address Letter*

The existing address letter 23/00113/NEWNUM - Land East of White Cottage, Start Hill was received and noted.

**24/085. MEMBERS' REPORTS**

*Cllr David Barlow* – asked about clerk's pension; the Bedlars Green pond in need of some work.

**24/086. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY**

None.

**24/087. NEXT MEETING**

The next meeting of the Parish Council will be held on 04 November 2024 in the Village Hall starting at 20.00.

The meeting ended at 21.25

Signed.....  
(Chairman)

Date.....