

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

TEL: 07432 297142

e.mail: greathallingburypc@outlook.com

48 THE FOREST
HATFIELD BROAD OAK
BISHOP'S STORTFORD
HERTFORDSHIRE
CM22 7BT

27 February 2024

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 04 March 2024**, beginning at **8.00 p. m.**, to consider the items set out in the agenda below, and you are hereby summoned to attend.

Yours sincerely,

Clerk of the Council

AGENDA

24/109. APOLOGIES FOR ABSENCE

To receive apologies for absence.



23/110. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members

23/111. PUBLIC PARTICIPATION (limited to 3 minutes per person)

To receive representations from members of the public on matters within the remit of the Parish Council.

23/112. MINUTES OF PREVIOUS MEETING

  To approve as a correct record and authorize the Chairman to sign the minutes of the meeting held on 08 January 2024. Copy attached.

23/113. MATTERS ARISING FROM PREVIOUS MEETING

To attend to any matters arising not dealt with elsewhere on this agenda.

23/114. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 23/115. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 23/116. HIGHWAYS MATTERS**
To receive an update on reported matters.
- 23/117. AIRPORT**
To receive an update.
- 23/118. LOCAL PLAN**
a) 'TPLPG' working group
To receive report from Cllr Neil Jackson.
b) UDC
To receive an update.
- 23/119. HALLINGBURYS' SPEEDWATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 23/120. NEIGHBOURHOOD WATCH**
To receive an update by Cllr Mark Coletta.
- 23/121. VILLAGE HALL**
To receive a report from Cllr Alan Pinnock.
- 23/122. NEIGHBOURHOOD PLAN**
To receive an update from Cllr Val Waring.
- 23/123. HACS DEVELOPMENT**
To receive an update from UDC Cllr Geof Driscoll.
- 23/124. CONSULTATION**
Essex minerals Local Plan Review
To consider responding to the Essex minerals Local Plan Review consultation. Closing date: 19.03.2024.
Circulated 08.02.2024
- 24/125. LITTER PICK**
a) Update
To receive an update.
b) Risk Assessment
To discuss and agree the risk assessment for the litter pick.
c) Donation
To discuss and agree a donation to St Giles Church, Great Hallingbury.
- 24/126. COMMUNICATIONS WITH RESIDENTS**
To discuss communications with residents (including notice boards and website) – Cllr Val Waring.
- 24/127. GENERAL TRAINING AND TRAINING COURSES**
To discuss general training and training courses – Cllr Val Waring.

24/128. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

To discuss and agree to write a complaint/request regarding the demolished post box at the top of goose lane by Woodside Green to the appropriate post office manager at the Chelmsford headquarters.

23/129. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Police, Fire and Crime Bulletins; Launch of the EALC Training Calendar 2024; Training Events; Announcement s: Launch of Ride London-Essex Community Activation Fund 2024; Section 137 sum agreed for 2024/25; Essex Partners Data talk event.
Circulated on various dates.
- NALC – Newsletters; Chief Executive's bulletins.
Circulated on various dates.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
Circulated on various dates.
- Uttlesford District Council – link for: agenda for Planning Committee 07 February 2024
Circulated 30.01.2024
- Essex Police Rural Engagement Team – January 2024 newsletter.
Circulated 31.01.2024
- Uttlesford District Council, Economic Development Manager - Consultation on The Uttlesford District Council Off-Street Parking Places Order 2024; deadline 02.02.2024.
Circulated 09.01.2024
- National Community Champions Coordinator 20's Plenty For Us - 20mph Media Training zoom Weds 17 January 2024.
Circulated 09.01.2024
- Integrated Passenger Transport Unit - Bus Network Consultation 2023 – Outcome.
Circulated 15.01.2024
- Affinity Water, Director of Regulation & Strategy - Annual Charges from 1st April 2024.
Circulated 30.01.2024
- 20s Plenty for Essex - 20's Plenty e-news - Edinburgh conference 7 December 2023 2x; Campaigners meeting update; E-news, zoom training on 20.02.2024 at 20.00.
Circulated on various dates
- Uttlesford District Council, Director Planning and Building Control - Notification of applications - Planning Committee Wednesday 7 February 2024 and correction of notification of applications.
Circulated 31.01.2024
- London Stansted Airport - Community Survey 2024.
Circulated 05.02.2024
- Stansted Airport - Community Flyer Winter 2024.
Circulated 08.02.2024
- Resident - BNG replacement orchard for South View Start Hill.
Circulated 13.02.2024
- Uttlesford District Council, Climate Change Lead Officer - Local Electric Vehicle Infrastructure Fund (LEVI) - Locations for EV Charge Points parish questionnaire.
Circulated 14.02.2024

- Uttlesford District Council, District Councillor - Community Payback - Spring Clean Project 15th - 31st March 2024.
Circulated 16.02.2024
- Uttlesford District Council, Electoral Services Manager & Deputy ERO – New postal vote handling procedures.
Circulated 26.02.2024
- Thank you letters – SAW and Uttlesford Community Travel for donation; Great Hallingbury Highlights for grant towards the production costs of Great Hallingbury Highlights.

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 04 March 2024.

23/130. FINANCE

a) Payments

The following payments had been made during the period 01 December 2023 to 29 December 2024:

	£
Essex Air Ambulance – Donation 2023	300.00
Accuro Care Services – Donation 2023	100.00
Clerk - net salary & expenses December 2023	450.10
Great Hallingbury Village Hall Committee – Grant 2023	1,100.00
HMRC – Tax December 2023	94.20
EALC – Councillor Refresher Course	90.00

The following payments had been made during the period 29 December 2023 to 29 January 2024:

	£
Hertfordshire County Council – stationery	33.34
Clerk - net salary & expenses January 2024	713.29
EALC – Councillor Training Days Course	228.00
SAW – Donation 2023	250.00
HMRC – Tax January 2024	159.20
R Harris and Son Building Materials – VH field grass cutting	1,510.00
SLCC – membership 2024	94.00

b) Income

UDC – Grant for NP £400.00

c) Balances

Treasurers Account (Lloyds) £19,210.60
Community Account (Barclays) £483.31

d) Bank Reconciliation [👉]

To receive and approve bank reconciliation.

e) Budget Update [📄]

To receive budget update.

f) Approvals [👉]

f.1) Course

To approve £80.00 + VAT for Function of Committees & Delegated Powers by EALC for Cllr Val Waring.

f.2) Approvals

To approve payments

g) Pension

To receive update on pension arrangements for the clerk.

h) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 04 March 2024.

23/131. 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

Page 2 of 2

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>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1950/FUL	Old Cottage, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TG	Refused

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 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>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2050/HHF	Cherry Orchard, Church Road, Great Hallingbury, Essex, CM22 7TZ	Approved
	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
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/23/1913/FUL	<u>Site and Development</u> Normandale Farm, New Barn Lane, Great Hallingbury, Essex, CM22 7PR	<u>Decision</u> Awaiting decision
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	<u>Decision</u> Awaiting decision
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	<u>Decision</u> Awaiting decision
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 Flitch Way. There are also concerns over mobile phone mast in the garden.)		
<u>Application No.</u> UTT/23/2498/FUL	<u>Site and Development</u> Newlands House, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Awaiting decision
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.)		
<u>Application No.</u> UTT/23/2840/HHF	<u>Site and Development</u> Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS	<u>Decision</u> Awaiting decision
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>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/3039/FUL	Unit 2A Stansted Distribution Centre, Start Hill, Great Hallingbury, Essex, CM22 7DG	Approved

Proposed external alterations including the removal of external doors and windows, installation of a new ventilation system, associated louvred vents, external condensers and a new and replacement extraction fan. Demolition of existing wall and gate and replacement concrete hard standing.

(No objections but would like to highlight a misquote in the Stantec planning statement page 3 of 5.

The 2005 UDC local plan policy AIR7. Actual quote:

“Policy AIR7 of the Local Plan states that within the 1:10,000 risk contour, no residential or employment uses will be permitted and within the 1:100,000 risk contour, permission will only be granted for extensions, changes of use or low-density *development*”.

For some reason there is a misquote in the Stantec planning statement changing the quote wording from “development” to *employment*.)

b) Applications to be Dealt with at this Meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/24/0416/FUL	South View, Start Hill, Stane Street, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA

PROPOSAL: S73 application to vary condition 2 (approved drawings) of UTT/19/2894/FUL (Erection of two new detached dwelling houses) - To allow for the existing site levels/slope to the front of the proposed buildings to be retained and the extent of excavation and size of the retaining walls to be reduced.

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 04 March 2024.

d) Appeal

d.1) Appeal Notification

To receive appeal notification APP/C1570/W/23/3334122 - UTT/23/1878/FUL.

Circulated 30.01.2024

d.2) Appeal Decision

To receive appeal decision - APP/C1570/W/22/3312246 - UTT22/0865/FUL.

Circulated 12.01.2024

e) UDC Planning Committee

To retrospectively agree for Cllr Val waring to represent Great Hallingbury Parish Council at their meeting held on 7 February 2024 and give comments on behalf of the Council.

Circulated: 05.02.2024

23/132. MEMBERS' REPORTS

To receive Members' reports and representations.

23/133. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

To propose items for the next agenda and to receive miscellaneous information.

23/134. NEXT MEETING

APM will be held on 18 March 2024 at 20.00 in the Great Hallingbury Village Hall.

The next meeting of the Parish Council will be held on 13 May 2024 in the Village Hall starting at 20.00.