

**MINUTES OF AN ANNUAL GENERAL MEETING OF LITTLE
HALLINGBURY
PARISH COUNCIL, HELD ON TUESDAY 3rd MAY 2022,
BEGINNING AT 8.00pm, IN THE VILLAGE HALL ANNEXE.**

PRESENT: Cllr Sue Meyer (Chairman)
Cllrs Ciora Dillon, Dean Hatt, Nicola Marsh, Val McKirdy, Stuart Padfield (from the item 22/68), Andrew Robinson and Keith Summerford.

ALSO PRESENT: Mrs Urška Sydee (Clerk)

22/63. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2022/2023

One nomination was received. Cllr Sue Meyer was unanimously elected as a Chairman for 2022/2023. Proposed by Cllr Val McKirdy, seconded by Cllr Dean Hatt. The Declaration of Acceptance of Office to be signed by the Chairman, Sue Meyer, and Clerk.

22/64. ELECTION OF VICE - CHAIRMAN FOR 2022/2023

One nomination was received. Cllr Robert Wingard was unanimously elected as a Vice - Chairman for 2022/2023. Proposed by Cllr Val McKirdy, seconded by Cllr Nicola Marsh. The Declaration of Acceptance of Office to be signed by the Vice - Chairman, Robert Wingard and Clerk.

22/65. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs John Brothers and Robert Wingard; Stuart Padfield might arrive late; District Cllrs Geof Driscoll and Neil Reeve; Essex County Cllr Susan Barker.
All accepted.

22/66. COMMITTEES AND WORKING GROUPS 2022/2023

a) Planning Committee

a.1) Election of Members

The following Cllrs were elected to serve on the Planning Committee during 2022/2023:

Members: Cllrs John Brothers, Nicola Marsh, Ken Matthews, Sue Meyer, and Keith Summerford., Val McKirdy and Robert Wingard.

Chairman: Cllr Sue Meyer

Vice – Chairman: Cllr John Brothers

a.2) Terms of Reference

The Powers and Duties of the Planning Committee are to make comments on planning applications where a Council Meeting does not occur within the consultation period allowed.

The quorum is three Councillors. The Planning Committee will meet whenever is necessary to meet authority deadlines for comments. The Committee is authorised to make comments on behalf of Little Hallingbury Parish Council.

b) Working Group

b.1) Election of Members

The following Cllrs agreed to serve on the Local Plan Working Group for 2022/2023: Cllrs John Brothers, Ciora Dillon, Dean Hatt, Nicola Marsh, Ken Matthews, Val McKirdy, Sue Meyer, Andrew Robinson, Keith Summerford and Robert Wingard.

b.2) Terms of Reference

To review documents regarding UDC new local plan and report and make recommendations to full Council. To make draft responses re UDC new local plan for discussion and approval of the full Council.

22/67. OTHER ORGANISATIONS

The following members were elected to liaise with or serve on (as the case may be) the various organizations during 2022/2023:

<u>Organisation</u>	<u>Representative</u>
Essex County Council - footpath matters	Mr. Ben Maclean (vacancies)
Little Hallingbury Village Hall Management Committee	Mrs. Val McKirdy and Mrs. Sue Meyer
SAW (Stansted Airport Watch)	Mr. Keith Summerford
ECC Parish Transport Meetings	Mrs. Sue Meyer
UALC (Uttlesford Association of Local Councils)	Mrs. Sue Meyer
CPRE (Council for the Protection of Rural England)	Mr. Dean Hatt
Friends of Essex Heritage	Mrs. Sue Meyer
Stansted & District Crime Prevention Panel & Neighbourhood Watch	Mrs. Ciora Dillon
Tree Warden	Mr. Robert Wingard
Co-ordinator for Village Views	Mrs. Sue Meyer
TPLPG (Three Parishes Local Planning Group)	Mrs. Sue Meyer and Mrs. Val McKirdy <i>On standby:</i> Mr. Dean Hatt and Mr. Keith Summerford

22/68. FINANCIAL REPORT

20.22 – Cllr Stuart Padfield arrived

a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2021/2022 had been provided for examination. The Fixed assets were reviewed. Both examined and approved.

b) Annual Government Statement

The Council answered the questions in AGAR Section 1 for 2021/2022 and unanimously approved the Annual Governance Statement 2021/2022 (AGAR Section 1) for signature. Agreed and signed.

c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2021/2022 (AGAR Section 2) for signature. Agreed and signed.

22/69. CALENDAR OF MEETINGS 2022/2023

2022

07 June 2022 at 8 p.m.
12 July 2022 at 8 p.m.
13 September 2022 at 8 p.m.
11 October 2022 at 8 p.m.
22 November 2022 at 8 p.m.

2023

03 January 2023 at 8 p.m.
14 February 2023 at 8 p.m.
14 March 2023 at 8 p.m. (APM)
04 April 2023 at 8 p.m.
16 May 2023 at 8 p.m. (Annual PC Meeting)

Agreed for all meetings to start at 8 p. m.

The business of an ordinary meeting now follows.

22/70. DECLARATIONS OF INTEREST

None.

22/71. PUBLIC PARTICIPATION

None present.

22/72. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 05 April 2022 were approved as a correct record of the proceedings and signed by the Chairman, Sue Meyer.

22/73. MATTERS ARISING FROM PREVIOUS MEETING

Cllr Sue Meyer advised that the noticeboard at the car park needs to be replaced as cleaning alone will not suffice for it to put in good condition. Dog waste bin order is in progress.

22/74. CHAIRMAN'S COMMUNICATIONS

Chairman Cllr Sue Meyer attended UALC meeting.

22/75. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

None present to report.

22/76. MEMBERS' REPORTS

Cllr Nicola Marsh – asked if reply from Hastoe re Pond Fields parking issues was received. They informed us that they are aware of the problem.

She notified the Council that there is a big pothole outside The Lock Farm.

Cllr Sue Meyer advised this could be reported to Highways by anyone.

Cllr Dean Hatt – advised that there is a water leak outside the school. Cllr Sue Meyer agreed to check.

Cllr Andrew Robinson – asked about possibility of a roundabout at the top of Dell Lane. Cllr Sue Meyer advised that it was refused by ECC, claiming there is not enough space for the roundabout.

Cllr Ciora Dillon – was in contact with the Police and was not able to obtain data re speeding through the village. The Police intend to visit the parishes facilitated through coffee mornings.

22/77. LOCAL PLAN

a) Three Parishes Local Plan Group (TPLPG)

Nothing to report.

b) Local Plan Working Group

Nothing to report.

c) UDC Local Plan

Nothing to report.

22/78. HIGHWAYS MATTERS

a) Update

Nothing to report apart from speeding through the village.

b) Newbarn Lane

UDC enforcement said they will check.

22/79. VILLAGE CAR PARK

Chippings to be ordered.

22/80. GASTON GREEN POND

Cllr Sue Meyer checked what is involved to obtain the grant and it seems to be complicated. She would investigate further.

22/81. EXTENSION ROOM – VILLAGE HALL

The Council agreed for Cllr Sue Meyer to be put as applicant and Mr. Keith Rogers as an agent.

The plans have been submitted.

22/82. THE QUEEN'S PLATINUM JUBILEE

a) Update

An order for mugs will be submitted as soon as the numbers are known.

b) Grants

Application form for UDC's Platinum Jubilee Grant was submitted within the deadline.

22/83. FINANCE**a) Payments**

The following payments had been made during the period 11 March 2022 to 13 April 2022:

	£
Clerk – salary and expenses March 2022	948.69
Handyman – equipment	112.00
EALC – Finance course	84.00
Broad Oak Consultants Ltd – ink cartridge	98.02
Noted and agreed.	

b) Income

None for this period.

Noted and agreed.

c) Balances on 13 April 2022

Community Acc.	£31,312.07
Business Premium Acc. (Reserves Acc.)	£13,785.38

Noted and agreed.

d) Bank Reconciliation

Bank reconciliation was approved and signed by the Chairman.

e) Approvals

The Clerk presented the list of payments which were approved and signed by Chairman, Sue Meyer.

The Clerk advised that Council will be over the budget towards the end of the year in Salaries because both, the increase and backdated payments fell in this financial year. Normally backdated payments would come under previous financial year.

f) Late Finance Matters

None.

22/84. 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/22/0243/FUL	The Downs, Wrights Green Lane, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7RL	Awaiting decision

Proposed demolition of existing bungalow and outbuildings and erection of 2 no. detached dwellings and garages incorporating new driveway (revised scheme to that approved under UTT/20/3182/FUL).

(Objections: The proposed development is in front of the building line of adjacent properties and it should be set back from the road; insufficient parking space for 4 bedroom house; it is causing loss of light to adjacent properties.)

<u>Application No.</u> UTT/22/0274/HHF	<u>Site and Development</u> Greenfield House, Dell Lane, Little Hallingbury, Essex, CM22 7SH	<u>Decision</u> Approved
Erection of carport with 3 parking spaces to accommodate/replace existing parking spaces - amendment to that approved under UTT/21/3583/HHF (Objections: too close to the road compared to the position approved under UTT/21/3583/HHF. The new position would affect sight lines of adjacent properties.)		
<u>Application No.</u> UTT/22/0424/HHF	<u>Site and Development</u> Wallbury Lodge, Dell Lane, Little Hallingbury, Bishop's Stortford, Essex, CM22 7SQ	<u>Decision</u> Awaiting decision
Erection of replacement domestic outbuilding (No objections as such, but we would like to draw your attention to the fact that this is a scheduled monument within the grounds of Wallbury Camp and special attention should be given to Historic England's concerns. Scheduled monument consent must also be given.)		
<u>Application No.</u> UTT/22/0449/HHF	<u>Site and Development</u> Olde Farm, Gaston Green, Sawbridgeworth Road, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QS	<u>Decision</u> Awaiting decision
proposed 2 bay cartlodge (No objections in principle other than it is in Green Belt.)		
<u>Application No.</u> UTT/22/0437/OP	<u>Site and Development</u> Ivy House, Gaston Green, Sawbridgeworth Road, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QS	<u>Decision</u> Refused
Outline application with all matters reserved for the erection of 4 no. detached dwellings. (Objections: It is in Metropolitan Green Belt; the road leading to the hamlet of houses is very narrow – the dust cart cannot use it. It would generate traffic on a very dangerous turning with the bend where sight lines are poor. There is no public transport nearby, and no footpath or safe route to walk to the nearest bus station. This would be huge addition to the existing hamlet of houses and would change the characteristic of the hamlet.)		
<u>Application No.</u> UTT/22/0547/FUL	<u>Site and Development</u> Falcon House, George Green, Latchmore Bank, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PP	<u>Decision</u> Awaiting decision
Proposed development of a residential block comprising 6 no. units as ancillary accommodation to existing care home (Objections: The proposal is for expanding commercial business in Metropolitan Green Belt. The access of the construction traffic would represent a huge disruption to the neighbours because of the narrow road which is already in need of repair.)		

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0243/FUL Re-consultation	The Downs, Wrights Green Lane, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7RL	Awaiting decision

Proposed demolition of existing bungalow and outbuildings and erection of 2 no. detached dwellings and garages incorporating new driveway (revised scheme to that approved under UTT/20/3182/FUL).

(No additional comments to submit to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0542/HHF	Garwood, Wrights Green Lane, Little Hallingbury, Essex CM22 7RL	Approved

Proposed revisions to 4-bay garage approved under UTT/19/0170/FUL including the reduction of roof pitch and revised location within rear garden.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0801/HHF	The Chestnuts, Lower Road, Little Hallingbury, Essex, CM22 7RA	Awaiting decision

Single storey part 3m, part 3.9m rear extension.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0789/FUL	Normandale Farm, New Barn Lane, Great Hallingbury, Essex, CM22 7PR	Awaiting decision

Demolition of existing house and erection of new house.

(Objections: Not able to make an evaluation due to the plans being unclear. We tried to get a site visit but were unable to do so.

New Barn Lane has flooding issues in that area causing erosion to the road and ditches. This needs to be rectified before any large lorries can use the road. We would appreciate if UDC can investigate this before a decision about this planning application is made.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/22/0267/FUL	Land at Tilekiln Green, Start Hill, Great Hallingbury, Essex, CM22 7TA	Awaiting decision

Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

(Strong objections: The proposal for a large logistics hub operating 24/7 adjacent to residential housing in Tilekiln Green, Great Hallingbury is detrimental to the locality and would significantly increase traffic.

A proportion of the additional traffic would travel through the villages of Great Hallingbury and Little Hallingbury, along narrow rural lanes, without pavement for the large part, with pinch points which are not wide enough for two vehicles to pass. This would cause significant noise and pollution issues for residents; safety issues for motorists, cyclists, farm traffic and pedestrians alike; as well as verge and carriageway erosion leading to potholes.

Little Hallingbury is already a cut through to the M11 and suffers from a high volume of speeding traffic and accidents along the A1060. With all the increased traffic, particularly HGV's, that will be going to and from the proposed site additional strain will be put on the main road through our village. The narrow lanes of Little Hallingbury are already suffering verge erosion and recent diversions through these lanes have added significantly to this and proved that they are not suitable for increased volumes of traffic, which will only exacerbate the problem.

Tilekiln Green, Great Hallingbury is entirely the wrong place for a large 24/7 logistics hub and the village, and its surrounds should not be allowed to be blighted by such.)

All received and noted.

b) Applications to be dealt with at this meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/0599/HHF	Woodland View, Latchmore Bank, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7PE

Ground and first floor roof extension with dormer window.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1035/LB	Oaks and Bushes, Sawbridgeworth Road, Little Hallingbury, Bishop's Stortford, Essex, CM22 7QU

Proposed internal alterations.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1021/FUL	Green Corners, New Barn Lane, Great Hallingbury, Essex, CM22 7PR

Erection of 1 no. dwelling (revised scheme to UTT/20/1022/FUL).

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1136/HHF	3 The Staddles, Dell Lane, Little Hallingbury, Essex, CM22 7SW

Install 10 no. solar panels on the roof of the existing ground floor extension

No objections.

c) Late Planning Matters

<u>Application No.</u>	<u>Site and Development</u>
UTT/22/1063/FUL	Land North of Bonningtons, Latchmore Bank, Little Hallingbury, Hertfordshire

Proposed erection of 9 no. dwellings and associated development.

Objections: This is not a 'sustainable site' contrary to what is stated in the application by the developer's representatives see Technical Consultation Proforma Site Review attached.

It is in Metropolitan Green belt.

It is within the noise contour 60db. There is a duty on LPA's to ensure no new communities are built in areas of unsustainable noise.

It is outside of the Village development limits.

This site is not easily accessible to public transport. The bus service which serves this site runs on 6 days only, has less than one bus an hour and is subject to cancellations.

The site is adjacent to an accident blackspot junction, A1060 with Dell Lane.

There is already a significant number of sewerage overflows into streams in the Village and ultimately the river Stort. Any new developments will add additional wastewater to an already overstretched sewerage system. The land proposed is currently open field/arable and assists in absorbing storm water; building on the sites will reduce the ability of that land to do so and add to the problem of overflows.

Application No.

UTT/22/1049/FUL

Site and Development

Land North of Bonningtons, Latchmore Bank,
Little Hallingbury, Hertfordshire

Proposed erection of 4 no. dwellings and associated
development (alternative scheme to UTT/22/1063/FUL).

Objections: This is not a 'sustainable site' contrary to what is stated in the application by the developer's representatives see Technical Consultation Proforma Site Review attached.

It is in Metropolitan Green belt.

It is within the noise contour 60db. There is a duty on LPA's to ensure no new communities are built in areas of unsustainable noise.

It is outside of the Village development limits.

This site is not easily accessible to public transport. The bus service which serves this site runs on 6 days only, has less than one bus an hour and is subject to cancellations.

The site is adjacent to an accident blackspot junction, A1060 with Dell Lane.

There is already a significant number of sewerage overflows into streams in the Village and ultimately the river Stort. Any new developments will add additional wastewater to an already overstretched sewerage system. The land proposed is currently open field/arable and assists in absorbing storm water; building on the sites will reduce the ability of that land to do so and add to the problem of overflows.

d) Appeal

Appeal decision: APP/C1570/W/21/3287128 - UTT/21/2053/OP was received and noted.

22/85. MISCELLANEOUS ITEMS FOR INFORMATION AND NOTING

a) Items received in time for the agenda

- EALC – E bulletins; Police bulletins; Smaller Councils Committee letter to smaller councils - deadline extension.
- NALC – Newsletters; Chief's executive bulletins.
- Stansted Airport Watch (SAW) - AGM Notice and Agenda.

- Uttlesford District Council – link for agenda for Planning Committee 13 and 27 April 2022; link for Minutes for Planning Committee 13 April 2022.
 - Stansted Airport Limited, Future Airspace Consultation Manager - London Stansted Airport ACP, Stage 2 approval.
 - Uttlesford District Council, Chief Executive - update on refugees.
 - Uttlesford District Council, Planning and Building Control Registration Team - Weekly List of Planning Applications.
 - Crime data.
- All received and noted.

b) Late Items

- Uttlesford District Council, Performance and Business Manager -Ward Member call in Period change; Planning service update.
- Received and noted.

22/86. ITEMS FOR THE NEXT AGENDA AND INFORMATION
None.

22/87. NEXT MEETING
The next Parish Council meeting will be held on 7 June 2022 at 20.00 in the Little Hallingbury village hall annexe.

The meeting ended at 21.45

Signed.....
(Chairman)

Date.....