

**MINUTES OF A MEETING OF LITTLE HALLINGBURY
PARISH COUNCIL, HELD ON TUESDAY 10 OCTOBER 2023,
BEGINNING AT 20.00, IN THE VILLAGE HALL**

PRESENT: Cllr Sue Meyer (Chairman)
Cllrs Brian Back, Dean Hatt, Nicola Marsh, Val McKirdy,
Andrew Robinson, Keith Summerford and Robert Wingard.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council Cllr Geof Driscoll (23/173)
1 member of the public

23/161. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs John Brothers and Ciora Dillon;
Uttlesford District Council (UDC) Cllr Geof Driscoll – he might come late;
Essex County Council Cllr Susan Barker.
All accepted.

23/162. DECLARATIONS OF INTEREST

None.

23/163. PUBLIC PARTICIPATION

A member of the public asked the Council to consider the comments re
planning application UTT/23/2342/HHF as last time when the planning
application for the garage was in the Little Hallingbury Parish Council's
comment was that the carport will interfere with the view and it was refused.

23/164. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 05 September 2023 were approved as a
correct record of the proceedings and signed by the Chairman, Sue Meyer.

23/165. MATTERS ARISING FROM PREVIOUS MEETING

None.

23/166. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Sue Meyer reported that:

- The land at Wrights Green, where resident wanted to install the bench
belongs to ECC according to Land Registry. They should ask ECC
for permission.
- Neighbourhood Plan Coffee morning was successful – residents
asked if it would be possible to put up the sign 'Village and Church
car park' at the entrance of the car park. This should be investigated
further.
- She was informed that Uttlesford District Council now has a 5 and a
half years housing supply.

23/167. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

None present at the time of this item on the agenda. If District Cllr arrives at the meeting they can report later.

23/168. MEMBERS' REPORTS

Cllr Keith Summerford – bus 305 he used was a small 16 seater bus, looked nice and modern. As for punctuality it is impossible for them to be on time as there are delays because of traffic, which is unpredictable. The bus he used got stuck in Beldams Lane as there was a gridlock.

Cllr Nicola Marsh – the pothole in Dell Lane still not repaired.

Cllr Val McKirdy – the hedge near Hallingbury Hall Barn was trimmed.

23/169. LOCAL PLAN

a) Three Parishes Local Plan Group (TPLPG)

Nothing to report.

b) Local Plan Working Group

Nothing to report.

c) UDC Local Plan

Draft Local Plan is published on UDC's website and it seems that the Metropolitan Green Belt will be kept.

23/170. HIGHWAYS MATTERS

a) Update

Cllr Brian Back reported that in his report regarding Sawbridgeworth Road, which was circulated to Little Hallingbury Council and ECC Cllr Susan Barker, he was looking as to how to minimize the risk. The simplest way is to apply speed limit. The meeting on site with Essex Highways Liaison Officer is scheduled for the beginning of November 2023.

b) 20s Plenty

No update.

23/171. OPEN SPACES MAINTENANCE

a) Village Car Park

Nothing to report.

b) Gaston Green Pond

Nothing to report.

c) War Memorial

Nothing to report.

d) Village Sign

The company which did original sign still could not be reached.

e) General Maintenance

Nothing to report.

23/172. EXTENSION ROOM – VILLAGE HALL

Waiting for the floor to dry. New quote for the floor levelling compound was received.

23/173. NEIGHBOURHOOD PLAN

Residents' questionnaires were delivered to households in Little Hallingbury, it is also possible to use QR code and the website to access the questionnaire online. Banners have also been put up and the coffee morning has been held in Village Hall, which was very successful. As at 9 October 127 responses have been received. Some residents volunteered to be members on the Steering Group. Residents replied they like to live in Little Hallingbury because of village environment, sense of community, post office, community shop and events that have been organised. Concerns have been raised because of speeding and verges that need to be cleared – but these are Essex Highways responsibility. Further they would like that there was some building control over new developments and that the green spaces are preserved. There is still time for residents to respond so more details will be given at the next meeting.

As speeding seems to be the main concern the possibility of what more the Parish Council can do to help reduce the speeding should be considered.

21.03 – UDC Cllr Geof Driscoll arrived

It was agreed to move the item below to be able to receive report.

23/167. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

UDC Cllr Geof Driscoll reported:

- Local Plan – regulation 18 consultation should be ready at the end of October – beginning of November 2023 and will be open for six weeks. Public and Councils will be able to submit their comments and all points will be reviewed and what can be changed will be changed. Then PINS will look at it and it will be reviewed again.

23/174. FOOTPATHS – P3

Hedges are overgrown on most footpaths as there are no volunteers to maintain footpaths.

23/175. SPEEDWATCH

Eight people are trained, four more are going to attend training. Little Hallingbury is still waiting for response regarding speedwatch gun.

23/176. SURVEY

a) Uttlesford District Council Playing Pitch & Outdoor Sports Strategy Survey

The Council considered to take part in the Uttlesford District Council playing pitch & outdoor sports strategy survey and agreed not to respond.

b) Local Government Boundary Commission for England Customer Insight Survey

The Council considered responding to the Local Government Boundary Commission for England Customer Insight Survey and it was agreed not to respond.

23/177. CONSULTATION

Uttlesford District Council budget 2024/25

The Council considered responding to Uttlesford District Council's spending priorities for 2024/25 consultation and it was agreed that Cllr Sue Meyer and Clerk will respond on behalf of Parish Council. If possible, add that there should be budget for verges to be cleared which was previously done by Rangers.

23/178. FINANCE

a) Payments

The following payments had been made during the period 12 August 2023 to 13 September 2023:

	£
Clerk – salary and expenses August 2023	899.67
Seasons Gardening Services – open spaces maintenance	168.00
M D landscapes (Anglia) Ltd – grass cutting	837.96
Broad Oak Consultants Ltd – Office 356 subscription (1/2)	40.55
RW – Reimbursement	315.00
Seasons Gardening Services – open spaces maintenance	328.00
All received and agreed.	

b) Income

History Society – extension room	
Contribution	£6,000.00
Village Hall – extension room contribution	£6,000.00
Barclays – Bank Interest	£37.09
All received and agreed.	

c) Balances on 13 September 2023

Community Acc.	£15,878.60
Business Premium Acc. (Reserves Acc.)	£13,881.37
Received and agreed.	

d) Bank Reconciliation

Bank reconciliation was received and approved by all and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

The payments were approved and signed by the Chairman.

g) Bank Correspondence

Email informing that we could receive for up to £40,000.00 grants for extension room was sent. No response received, only automated confirmation.

h) Late Finance Matters

None.

23/179. 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/23/0855/FUL	Gaston Cottage, Gaston Green,	Awaiting
UTT/23/0795/LB	Sawbridgeworth Road, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QS	decision

Change of use of existing residential annexe to 1 no. separate dwelling including amendments to site fencing and gate layouts. (Revised scheme to UTT/18/0249/HHF).

(Objections: the application for the annexe UTT/18/0249/HHF was refused last time and it was passed at appeal APP/C1570/D/18/3202890 subject to the annexe not being used as a separate dwelling and there are no grounds to reverse this decision. No proof that the conditions are no longer relevant or reasonable has been submitted.

The building is in Green Belt and separate use would constitute backland development. The common access and parking plan when this was one dwelling will no longer be the case. Access to the proposed separate dwelling is along Back Lane where hard standing is being created. This lane is not suitable for regular vehicle traffic.

If approved as a separate dwelling this development would lead to a greater intensity of use with potential changes to the character and appearance of the site and surroundings.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/0386/FUL	Adj 2 Maltings Farm Cottages, Wrights Green Lane, Little Hallingbury, Hertfordshire	Refused

Proposed new detached 4 bed dwelling with cart lodge and private amenity space.

(Objections: The site is beyond the development limit for Little Hallingbury and in a countryside location. The land is currently a vacant green field behind a beech hedge with a traditional wooden farm gate entrance.

The site is also in Green Belt which should only ever be built on in exceptional circumstance. The impact of this development would be detrimental to the openness of the Green Belt both visually and by way of the size of the proposal.

The neighbouring properties and Church opposite are all listed buildings. The introduction of a new build, no matter how sympathetically designed, in this setting would have a detrimental effect on these heritage assets.

This is an unsuitable development for this location due to its size and scale. The cart lodge to the front of the building is in front of the linear building line along the street scene. There is no height given for this structure which is being built directly behind the hedge and would present a solid wall to the street in the absence of the hedge. Whilst the beech hedge currently obscures the view from the pavement this hedge and its root system could easily be become adversely affected by the building works. It could also be removed by the new owners. The new build property would then be an even more dominant feature in this otherwise historical setting.

There are no designs shown on the plans for an entrance gate. The design of the gate and any change to the boundary hedging would affect the historical street scene.

Without prejudice to the aforementioned points: In the event that this application is considered for approval compensatory improvements, landscape and visual enhancements should be a condition of the approval decision.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1431/HHF	Hollyhocks, Grinstead Lane, Little Hallingbury, Essex, CM22 7QX	Awaiting decision

Replacement garden storage building
(Objections: Overlarge for the shed replacement and a 'backland' development.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1625/HHF	The Hop Poles, Gaston Green, Sawbridgeworth Road, Little Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7QS	Awaiting decision

Replacement of existing driveway gate with a wooden gate of the same dimensions, replacement of existing stile with a wooden pedestrian gate.
(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/1800/HHF	3 Sutton Acres, Little Hallingbury, Essex, CM22 7RZ	Approved

Demolition of existing conservatory. Proposed single storey rear extension, alterations to front facade and new fenestration.
(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2093/FUL	Rear of Branscombe, Dell Lane, Little Hallingbury, Essex, CM22 7SH	Awaiting decision

Erection of 2no. detached dwellings with associated car parking and private garden
(Objections: The erection of 2 no. detached dwellings with associated car parking and private garden at the rear of Branscombe and Dell House, Dell Lane in Little Hallingbury would be building in Green Belt. The core function of the Green Belt is to protect the historical development pattern and prevent the encroachment of unsuitable development in open countryside. Green Belt ensures existing character is not further diminished and should only be built on in exceptional circumstances. The proposed properties are back – land development and would disrupt the linear pattern here in the Village. There will be overlooking and loss of privacy of neighbouring properties and their rear gardens if these were build. The neighbouring properties either side of Branscombe and Dell House would have access roads built alongside their properties and gardens to facilitate vehicle access, eg. deliveries and visitors, thus creating noise and disturbance. Historic England should be consulted as the application could have an impact on the setting of the scheduled monument. The proposed development lies in an area of archaeological potential next to the scheduled monument of Wallbury Camp (SM 1002190) Wallbury Camp is the remains of an Iron Age Oppidum (hillfort) located on the Essex Hertfordshire border. Local drainage and sewerage works are already at capacity. It has been demonstrated that there are a significant number of sewerage overflows into the brook in Little Hallingbury which connects to the river Stort; one of only 200 chalk streams in the world, additional development will exacerbate this problem. This land is under the flight path to Stansted airport No more housing should be put in areas under flights paths if people are to be protected from noise nuisance.

Developments under flight paths fail to be sustainable on this extremely important criterion alone.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2077/HHF	12A Hallingbury Close, Little Hallingbury, Essex, CM22 7PL	Awaiting decision

Demolition of existing single storey garage, proposed replacement single storey side extension, installation of Velux rooflight to existing roof, installation of window at half-landing level to flank elevation and associated landscaping works

(No objections)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/23/2186/HHF	Three Acres, Motts Green Road, Little Hallingbury, Essex, CM22 7RN	Awaiting decision

Conversion of outbuilding to create a residential annexe

(Objections: This outbuilding is in Green Belt and is a back-land development. The core function of the Green Belt is to protect the historical development pattern and prevent the encroachment of unsuitable development in open countryside. Green Belt ensures existing character is not further diminished and should only be built on in exceptional circumstances.

The outbuilding being converted is already in existence. When was this building erected is there a record of its planning approval?)

b) Applications to be dealt with at this meeting:

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/2197/FUL	Horbury, Wrights Green Lane, Little Hallingbury, Essex, CM22 7RL

Demolition of existing detached dwelling and garage. Erection of replacement four-bedroom dwelling

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/2342/HHF	Crouchmead Corner, Lower Road, Little Hallingbury, Essex, CM22 7QX

New carport and conversion of existing garage to games room

Objections: Conversion of the garage to the game room is not a problem, as the dimensions seem to be the same. The carport however is in front of the building line, both to the front and the right-hand side of the property. Planning conditions should not allow outbuildings on land in front of a wall that forms the principal elevation, and it may also obscure the sight views as you approach the main A1060 road junction. It will also mean dismantling of an old air-raid shelter.

Not officially asked to comment by UDC:

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/1913/FUL	Normandale Farm, New Barn Lane, Great Hallingbury, Essex, CM22 7PR

Section 73A Retrospective application for the use of barn as stables

Objections: Highway safety – road is not built for that purpose; traffic generation – it would increase the volume of the traffic on a narrow, single-track road; road access – not suitable for larger vehicles.

c) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 10 October 2023.

<u>Application No.</u>	<u>Site and Development</u>
UTT/23/2476/HHF	The Thatch, Lower Road, Little Hallingbury, Essex, CM22 7RA
UTT/23/2477/LB	

Proposed internal alterations and external fenestration changes to utility, kitchen and office. New flat roof with conservation lantern roof light to raise head height at existing gutter above kitchen.

No objections.

d) Appeal

To receive decision notice APP/C1570/W/22/3310189 - UTT/22/1063/FUL.
Circulated 03.10.2023

23/180. MISCELLANEOUS ITEMS FOR INFORMATION AND NOTING

a) Items received in time for the agenda

- EALC – E bulletins; Police, Fire and Crime e-Bulletins; EALC AGM Announcement 2023 2x; Announcement: Councillor Refresher Course.
- NALC – Newsletters; Chief's executive bulletins.
- Uttlesford District Council –links for agenda for Planning Committee 13 and 27 September 2023; link for minutes for Planning Committee 13 and 27 September 2023.
- Uttlesford District Council, Executive Support Team Leader - Off-airport problem parking summit invitation 2x.
- Uttlesford District Council, Planning and Building Control Registration Team - Weekly List of Planning Applications.
- Essex Police, Local Policing Support Unit, Rural Engagement Team - Rural Engagement Team September 2023 newsletter.
- Uttlesford District Council, Landscape officer - Tree Planting Initiative 2023-24.
- Uttlesford District Council, Democratic Services Officer - Presentation from Local Council Liaison Forum 12 September 2023; Local Council Liaison Forum Minutes 12 September 2023.

All received and noted.

b) Late Items

- EALC – Announcement - Councillor Training Bursary Launch.
Received and noted.
- Stansted Airport Watch - Press Release - 9 October 2023.
Received and noted.
- Essex County Council Councillor - Recycling Centre Bookings
Consultation.
Agreed that Cllr Sue Meyer and Clerk respond on behalf of Parish
Council that people should be taking unwanted items to recycling
centres without booking.

23/181. ITEMS FOR THE NEXT AGENDA AND INFORMATION

- Zebra Crossing on A1060
- Gates signs at the entrance of the village

23/182. NEXT MEETING

The next Parish Council meeting is scheduled to be held in Village Hall
21 November 2023 starting at 20:00.

The meeting ended at 22:01

Signed.....
(Chairman)

Date.....