

GREAT HALLINGBURY PARISH COUNCIL

MRS U. SYDEE
CLERK OF THE COUNCIL

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01 September 2026

Dear Councillor,

The meeting of the Parish Council will be held in the Village Hall on **Monday 07 September 2026**, beginning at **8.00pm**, to consider the items set out in the agenda below, and you are hereby summoned to attend.

Yours sincerely,

Clerk of the Council

AGENDA

26/063. APOLOGIES FOR ABSENCE

To receive apologies for absence.

26/064. DECLARATIONS OF INTEREST

To receive Declarations of Interest by Members.

26/065. PUBLIC PARTICIPATION (limited to 3 minutes per person and not exceeding 15 minutes in total)

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

26/066. MINUTES OF PREVIOUS MEETING

  To approve as a correct record and authorize the Chairman to sign the minutes of the annual Parish Council meeting held on 06 July 2026. Copy attached.

26/067. MATTERS ARISING FROM PREVIOUS MEETING

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

26/068. CHAIRMAN'S COMMUNICATIONS

To receive the Chairman's appointments and communications.

- 26/069. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**
To receive representations and reports from District and County Councillors.
- 26/070. LAND NEXT TO GREAT HALLINGBURY CEMETERY & MEMORIAL GARDEN (Cllr Val Waring)**
To receive a report, discuss and make a decision if appropriate.
- 26/071. HIGHWAYS MATTERS**
To receive a report.
- 26/072. VAS SPEED SIGN START HILL (Cllr Mark Coletta)**
To receive an update from Cllr Mark Coletta.
- 26/073. NOTICEBOARD**
To receive an update from Cllr Mark Coletta.
- 26/074. COMMUNITY SAFETY PARTNERSHIP (Cllr Mark Coletta)**
To receive an update from Cllr Coletta.
- 26/075. HALLINGBURYS' SPEED WATCH GROUP**
To receive an update from Cllr Mark Coletta.
- 26/076. NEIGHBOURHOOD WATCH**
To receive an update from Cllr Mark Coletta.
- 26/077. VILLAGE HALL**
To receive report from Cllr Alan Pinnock.
- 26/078. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN**
To receive an update from Cllr Neil Jackson.
- 26/079. DROP BOX**
To receive an update.
- 26/080. STANSTED AIRPORT**
To consider email received regarding Stansted Airport Forum.
Circulated 28.08.2026
- 26/081. HOUSING NEEDS SURVEY**
To receive an update.
- 26/082. ELECTRONIC DEVICES FOR COUNCILLORS (Cllr Alan Townsend)**
To receive an update.
- 26/083. CONSULTATION**
Local Council Tax Support scheme 2027 / 2028
To consider responding to the UDC's Local Council Tax Support scheme 2027/28
Closing date: 14.09.2026 at 17:00
Circulated 20.07.2026

26/084. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; EALC HR Conference 28.09. 2026 5x; EALC Training E-Bulletins; Notice of AGM 4x; NALC Neighbourhood Planning Survey; UK Honours and Awards; Annual Report 2025 / 2026 2x; 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 – links for agenda for Planning Committee 05 August 2x; 02 September 2026 3x; supplement: "Planning Committee Presentations" to the agenda for Planning Committee 08 June 2026 and 05 August 2026 3x; links for minutes for Planning Committee 08 July and 05 August 2026 2x. Circulated on various dates
- RCCE – Warbler August 2026; Discovery Days; training events. Circulated on various days
- Uttlesford District Council, Democratic Services Officer - Minutes and presentation of the Parish Forum on 29.06.2026. Circulated 13.07.2026
- CouncilWise - Employment Law Update: essential briefing for Councils; Upcoming autumn training sessions; HR Appraisals & Performance Management training for Clerks; Circulated on various dates
- RCCE Community Engagement Team – Free training and events; Community-led housing networking event. Circulated on various dates
- CouncilWise – Employment Law Update course; Basic Tree Survey & Inspection course; Circulated 28.07.2026
- Stansted Airport Community Team - Stansted Airport Community Flyer Summer 2026. Circulated 05.08.2026
- London Stansted Airport - London Stansted Airport Parish Council Forum 22 October 2026. Circulated 19.08.2026
- Uttlesford District Council, Community Development Officer – Parish Forum 23.09.2026. Circulated 27.08.2026
- CouncilWise - Invitation to Chair & Councillor Networking Coffee Morning. Circulated 01.09.2026

b) Late Correspondence

To deal with correspondence received following the publication of this agenda and received before 07 September 2026.

26/085. FINANCE

a) Payments

The following payments had been made during the period 01 June 2026 to 30 June 2026:

	£
HMRC – Tax & NICs May 2026	122.45
NEST – pension	112.43

EALC – Affiliation Fees	324.56
NEST – pension	85.97
Broad Oak Consultants Ltd – ink cartridges	229.82
Lloyds Bank – Service charges	6.75
Great Hallingbury Highlights – summer 2026 edition	700.00

The following payments had been made during the period 01 May 2026 to 29 May 2026:

	£
Clerk – Net salary & expenses June 2026	622.85
NEST – pension	99.20
HMRC – Tax & NICs June 2026	122.45
Gordon Ellis & Co – noticeboard	1,301.10
KR – internal audit	55.00
Lloyds Bank – Service charges	7.75
Clerk – Net salary & expenses July 2026	565.66
Broad Oak Consultants Ltd – office subscription	87.90
Dunmow Training Ltd – course	30.00
HMRC – Tax & NICs July 2026	122.45
LHPC – ½ for laptop	350.00
Dunmow Training Ltd – course	72.00

b) Income

HMRC – tax refund £615.89

c) Balances

Treasurers Account (Lloyds) £14,176.21

Community Account (Barclays) £10.00

d) Bank Reconciliation [👉]

To receive and approve end of year bank reconciliation.

e) Budget Update [📄]

To receive budget update.

f) Approvals [👉]

To approve payments.

g) Shared Equipment with LHPC

To receive an update.

h) Late Financial Matters

To deal with financial matters received following the publication of this agenda and received before 07 September 2026.

26/086. 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/25/2591/FUL	Land Adjacent 10 Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Erection of 5no. dwelling houses

(For information: the land falls within the Public Safety Zones Policy AIR7 and the policy AIR6 Strategic Landscape Areas.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2591/FUL	Land adjacent 10 Start Hill, Great Hallingbury	Awaiting decision
Re-consultation	Erection of 5 no. dwelling houses	

(The land from this development lies within the Local plan 2005 policy Air 7 public safety zone where no residential development is allowed.

Aircraft noise in this location is extreme with aircraft less than 100m overhead.

Quote (Noise Impact Assessment):

4.3 External amenity spaces

- Garden areas have been positioned to the south of the proposed dwellings, so the buildings act as a buffer to the airport noise to the north.

Response to that quote:

Aircraft fly overhead in both directions less than 100m directly overhead. Insulating the properties will not inhibit the extreme level of noise at this location in the gardens or in the summer months when windows and doors will be open.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0300/FUL	Land adjoining Old Tithe Hall, Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Erection of employment building for use within Use Classes B2 (General Industrial), B8 (Storage and Distribution), E(g)(ii) (Research and Development), E(g)(iii) (Industrial Processes), complete with vehicular and pedestrian access from Dunmow Road, parking provision, landscaping and all related infrastructure

(Objections:

B1256 is becoming an industrial corridor

Stansted Distribution Centre approved for an expansion of storage warehousing for B8 and B2 usage (UTT/25/0812/FUL)

Land of Taylors Farm already allocated and approved by the secretary of State's planning inspector under the new Uttlesford Local plan 2026-2041 B2 and B8 usage. Stansted Northside less than a mile away.

Stansted Distribution Centre and Meadway industrial site both have a filter lane implemented for vehicular access.

If the B1256 were to be widened to facilitate a filter lane, this would involve a significant alteration to the existing road and in our view would also mean acquiring third party land for this planning application.

Whether further industrial development is needed in Great Hallingbury must seriously be considered.

We would like to bring to the council's attention the following matters:

Drainage

There is no mains drainage at this location

No foul water or mains sewage.

No watercourses to allow surface water or sewage treated water to discharge (unlike the application form and drainage statements mention).

Being that the development is buildings and a car park how will drainage be adequately and environmentally managed.

Previous applications

UTT/21/3777/OP (This is directly opposite this site)

Essex Highways objected with reasons of the B1256 being too narrow and that pathways and the highway would need to be widened by the applicant, bearing in mind this was for a residential application.

This application shows HGV usage on its street view plan.

How will HGVs get the turning circle into and out of this site without a filter lane? On a 40mph B1256.

This site access to this development also cuts directly across a National Cycle highway No16 or PPROW No.45 this raises safety concerns.

This area is unlit at night pathways are narrow and non-existent at his location, this is a 40mph road with no safe crossing points.

Under this application Uttlesford Council's Environmental Health response showed extreme levels of noise exceeding 55db LAeq. Noise level will exceed 66-69db at this location just 500m from the southern end of Stansted Airport's Runway.

Heritage

This location has a concentrated level of 8 heritage asset surrounding this development. One of them - Thatched Cottage list No. 123889 - appears to be missing from the applicant's heritage statement.

Great Hallingbury End list No.1365615 would have full view of this development from its curtilage and the style and massing of this application would have an impact on its character and that of Thatched Cottage already severely impacted by industrial development and that of planning application UTT/25/0812/FUL (not yet built)

Flitchway

This proposal shows units built right up to the Flitchway which is considered a recognised wildlife corridor. Many previous applications have been refused on their closeness for ecological reasons.

The 2026-2041 emerging local plan

We are weeks away from adopting a new Uttlesford local plan. This site is not one of the allocated sites.

As this application is not one of the allocated sites in the new Local Plan , will it be dealt with under "presumption" rules by any planning hearing. In the alternative, if this planning application was therefore to be decided under the old 2005 local plan then this development falls into the Countryside Protection Zone. It also contravenes the following policies:

S7 and S8 Countryside Protection Zone

ENV2 Development affecting listed buildings

ENV7 ENV8 Protection to the Flitchway

ENV10 Noise Sensitive

GEN5 light pollution (this area is unlit)

GEN4 noise and disturbance to Neighbours

GEN1 safe access and egress to the B1256

With an emerging local plan adoption imminent, great weight should be given under the new local plan.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0530/DFO	Land Adjacent 10 Start Hill, Great Hallingbury, Hertfordshire	Approved

Details following outline application UTT/22/2829/OP for the erection of 2 no. dwellings with new access - details of layout, scale, appearance and landscaping.

(Objections: This is in the public safety zone AIR 7 Air6 flight corridor. The application is for 2 dwellings, and the site plan shows 4. Access and egress are on the crest of a hill on a 40mph unlit road close to the road adjoining Stansted Audi, which has been a location of several bad accidents over the years. There is also extreme aircraft noise less than 100m directly overhead.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0632/FUL	Stable at Lodge Farm, Woodside Green, Great Hallingbury, Hertfordshire	Awaiting decision

Extension and conversion of stable to a dwelling

(No objections as long as it is kept to single storey and in keeping with its original architecture.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0928/FUL	Barn At Lodge Farm, Woodside Green, Great Hallingbury, CM22 7UG	Approved

S73 application to vary condition 5 (materials) of
UTT/25/0486/FUL (conversion of agricultural building into
a pair of semi detached dwellings and associated work -
further to UTT/24/0362/PAQ3)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/1105/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Awaiting decision

S73A retrospective application for internal alterations to
change from a House of Multiple Occupation for 6
households of no more than 6 individuals into a House of
Multiple Occupation for 8 households of no more than 8
individuals.

(Objections:

Great Hallingbury Parish Council objects to this application for the following reasons:-
Back in April 2025 an HMO licence was granted for 6 rooms (our understanding is
that full planning is not required for up to 6 rooms). The planning statement dated 7th
May 2026 states that at a property inspection carried out by the licencing officer it
was agreed that 8 bedrooms could be provided in total and the HMO licence was
then altered to 8. It is our contention that the applicant should have known that 8
rooms were possible. It was back in October 2018 when the minimum size
requirement for a bedroom became 6.51 meters squared. If that was the case, why
wasn't an application for 8 made.

We would also like to point out that there is poor access on a dangerous bend and
the neighbouring Flitch Way, this is potentially dangerous for both vehicles and
pedestrians – there is no pathway and no permitted parking on the road. The site
plan for this S73a Application shows that there are 3 car parking spaces at one side
of the house. The other side it looks like there are 2 spaces for "powered 2 wheelers"
and a secured bicycle store shed. How can it possibly be known that only three
tenants at any one time will have a car. If there are more than three vehicles where
will the remaining cars be parked? To our knowledge, there is no access from the
property to the Flitch Way.

Has there been any historic enforcement notices at this property.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/1143/FUL	Dutch Barn at Lodge Farm, Woodside Green, Great Hallingbury, Hertfordshire	Awaiting decision

Conversion of agricultural building into a pair of
semi-detached dwellings and associated works following
UTT/25/1348/PAQ3

(No objections)

b) Applications to be Dealt with at this Meeting:

b.1) To Retrospectively Agree the Comments on the Following Planning Applications asked officially:

<u>Application No.</u> UTT/26/1626/CLE	<u>Site and Development</u> Annexe at Lindsell Cottage Certificate of Lawfulness for the use of the existing annexe as a separate dwelling
<u>Application No.</u> UTT/26/1788/FUL	<u>Site and Development</u> Hatfield House and Stortford House Proposed single-storey rear extensions to each of the two semi-detached dwellings
<u>Application No.</u> UTT/26/0300/FUL Re-consultation	<u>Site and Development</u> Land adjoining Old Tithe Hall Start Hill Great Hallingbury Erection of employment building for use within Use Classes B2 (General Industrial), B8 (Storage and Distribution), E(g)(ii) (Research and Development), E(g)(iii) (Industrial Processes), complete with vehicular and pedestrian access from Dunmow Road, parking provision, landscaping and all related infrastructure
<u>Application No.</u> UTT/26/1105/FUL	<u>Site and Development</u> Start House, Bedlars Green S73A retrospective application for internal alterations to change from a House of Multiple Occupation for 6 households of no more than 6 individuals into a House of Multiple Occupation for 8 households of no more than 8 individuals.

b.2) To Agree the Comments on the Following Planning Applications:

<u>Application No.</u> UTT/26/1598/FUL	<u>Site and Development</u> Land South of The Street Erection of a self build detached dwelling, stables, garaging and associated work
<u>Application No.</u> UTT/26/2003/FUL	<u>Site and Development</u> Martinside Stud Anvil Cross, Church Road Extension of existing stables to provide rest facilities
<u>Application No.</u> UTT/26/1987/FUL	<u>Site and Development</u> Bishops Stortford Bowling Club, Bowling Lane Installation of 6 no. floodlighting units

c) Enforcement

To receive planning enforcement investigation notification INV/26/0119/C 2x.

Circulated 01.09.2026

d) Late Planning Matters

To deal with Planning Applications and other planning matters received following the publication of this agenda and received before 07 September 2026.

26/087. MEMBERS' REPORTS

To receive Members' reports and representations.

26/088. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

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

26/089. NEXT MEETING

The next meeting of the Parish Council will be held on 09 November 2026 in the Village Hall starting at 20.00.