

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 02 MARCH 2026, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow, Mark Bloomfield, Mark Coletta, Neil Jackson,
Andrew Noble, Alan Pinnock and Val Waring.

ALSO PRESENT: Mrs Freda Townsend (Locum Clerk)
Uttlesford District Council (UDC) Cllrs Geof Driscoll
Essex County Council (ECC) Cllr Susan Barker
Flitch Way Action Group 3 representatives
Bloor Homes Trevor Dodkin
District Councillor for All Saints Ward,
Bishop's Stortford Cllr Chris Wilson
5 members of the public

26/139. APOLOGIES FOR ABSENCE
None.

26/140. DECLARATIONS OF INTEREST
Cllr Mark Coletta expressed an interest UTT/26/0300/FUL.
Cllr Val Waring expressed an interest because of being a Vice - Chair Great
Hallingbury Village Hall Committee.

26/141. PUBLIC PARTICIPATION
The order was swapped.

b) Other representations

Bloor Homes re Beldams Lane development - Trevor Dodkins,
representative of Bloor Homes introduced the scheme briefly and advised
that two weeks consultation had been held. They will look into the possibility
of widening Beldams Lane. They will send an email summarising
presentation.

District Councillor for All Saints Ward, Bishop's Stortford, Cllr Chris Wilson
raised objections re Beldams Lane development: infrastructure – problems
of congestion, particularly Haymeads Lane and Beldams Lane;
development is in Green Belt. Chairman Cllr Alan Townsend the Council
might invite him when planning application is discussed.

a) Representations from members of the public

A member of the public informed / declared? that drains were not emptied
outside their house; up by Gatehouse the ditch water was piped out where
this water also gathered outside their property; there are also potholes; the
litter pick cancellation was mentioned.

Cllr Alan Pinnock advised that the potholes were marked as per today.

26/142. MINUTES OF PREVIOUS MEETING

a) Regular Parish Council Meeting

The minutes of the meeting held on 05 January 2026 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

b) Extraordinary Council Meeting

To be signed.

26/143. FLITCH WAY

The Chair of Flitch Way Action Group said the problem is that Flitch Way doesn't actually connect the towns and they are trying to get connections done. Cllr Mark Coletta advised that Council supports Flitch Way and that four benches were donated. He felt he could be the 'developer lead' re planning proposals. Flooding was pointed out, litter and bike racing. He was wondering how the problems will be managed once connected to Bishop's Stortford. The Flitch Way Action Group Chair, Stuart Withington says that these problems are not local authority, but Highways and others should sort them out. Cllr Alan Pinnock asked if parking on the corner by the bridge could be improved. They will address this in time. Cllr Mark Coletta expressed concerns regarding security.

26/144. MATTERS ARISING FROM PREVIOUS MEETING

None.

26/145. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend attended EALC executive meetings, community initiative fund panel, Essex Health and wellbeing for Uttlesford, met with National Trust at Bedlars Green along with Cllrs Alan Pinnock and David Barlow re parking issues, met with Secretary of UALC, executive meeting with UALC, resigned from EALC.

26/146. VAS SPEED SIGN START HILL (Cllr Mark Coletta)

It is believed that the VAS sign at Start Hill does not work during the night. Could that be tested? The vegetation had grown. Cllr Susan Barker agreed to investigate.

It was agreed to bring forward items 26/153. Village Hall, b) Field adj to the Village Hall.

26/153. VILLAGE HALL

b) Field adj to the Village Hall

Forest Hall Park Football Club is a fairly new club and was struggling to find a suitable field for playing. They would like to use field adj to village hall and car park. Chairman, Cllr Alan Townsend asked Councillors if they have any objections for the club to use the field. No objections were raised. It must be accepted that this an open field and thus open to the public and it also should be liaised with the village hall committee. The Council's groundsman cuts the grass on that field, but the club should cut the grass on the pitch area to the standard they want. Parish Council was in support for the club to

use the field for children's football. To get funding for maintaining the pitch they would need an agreement for the use of the pitch. The Council agreed this is not the problem.

26/147. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

ECC Cllr Susan Barker reported:

- Potholes: one at Leapers Lane and one at Church Lane will be investigated and hopefully repaired
- Water leak at Lewismead will be investigated
- Car park: looks good

UDC Cllr Geof Driscoll reported:

- He has been invited by Bloor Homes but declined to attend
- Meeting 25 March 2026: CIL, (Community Infrastructure Level) applications can be turned down if not on the Local Plan. Parish Council can claim money on houses being built to use on village infrastructure.

Cllr Mark Coletta asked about the speed camera outside new houses on Start Hill. Cllr Geof Driscoll answered that cameras can be installed but Highways have to give permission.

Cllr Geof Driscoll advised Cllr Neil Reeve send apologies as he has a meeting with his own Parish Council.

26/148. HIGHWAYS MATTERS

Nothing to report.

26/149. BEDLARS GREEN

The meeting took place with National Trust. Further action awaiting.

26/150. COMMUNITY SAFETY PARTNERSHIP (Cllr Mark Coletta)

Cllr Mark Coletta reported that he was informed that they are waiting to get speed indicator.

26/151. HALLINGBURYS' SPEED WATCH GROUP

Co-ordinator Janet Wiley will give presentation at APM.

26/152. NEIGHBOURHOOD WATCH

Cllr Mark Coletta reported that Police only respond to situation of imminent death not just for robbery.

26/153. VILLAGE HALL

a) Report

Cllr Alan Pinnock reported that there are problems re cesspit and might consider going on mains drainage.

b) Field adj to the Village Hall

Brought forward.

26/154. NOTICEBOARD

The quotes were received and considered. It was agreed unanimously to accept a quote from geViews. The noticeboard will be installed on B1256 near to Kearsley Airways building.

26/155. LITTER PICK

Cllr Mark Bloomfield reported that litter pick is cancelled due to lack of support and abuse from drivers. If there were more people, they would be on the road for less time. To be reviewed in October 2026.

26/156. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

Cllr Neil Jackson emailed details needed but there was no answer. Chairman, Cllr Alan Townsend suggested that the clerk writes to MP Chris Vince to meet by the post box.

26/157. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

The car park was repaired and lines were made.

26/158. CONSULTATIONS

a) Reducing the prevalence of private estate management arrangements

The Council considered responding to the Government consultation on 'Reducing the prevalence of private estate management arrangements' and agreed there were no comments to be made.

b) Little Hallingbury Neighbourhood Plan

The Council considered responding to UDC's Little Hallingbury Neighbourhood Plan and agreed there were no comments to be made.

26/159. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Training e-bulletins; EALC Final Question Time on Greater Essex LGR Proposals;
- NALC – Chief Executive's bulletin s; newsletter.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – link for agenda for Planning Committee 14 January 2x and 11 February 2026 2x; links for minutes for Planning Committee 14 January and 11 February 2026.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Highways Highlights November / December 2025.
- RCCE, Administrator – Making Plans for a Better Future – Webinar; Membership event.
- Uttlesford District Council - Invitation to Sustainable Uttlesford 1st birthday & AGM 2x.
- RCCE - Essex Health and Wellbeing Strategy 2026–2029; Greener Spaces for Stronger Communities event; Sustainable Essex presentation; Local Nature Recovery and Biodiversity Net Gain webinar details; Water literacy course.

- Creative Arts East, Community Cinema Manager – Community Cinema information.
 - Stansted Airport Community Team - Stansted Airport Community Flyer.
 - Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - the Local Bus Consultation 2025 outcome.
 - Integrated Passenger Transport Unit, Transport Officer - Local on bus consultation for services 315 / 325.
 - Uttlesford District Council, Community Safety Officer - VAS Project -Next Steps.
 - CPRE, Communications Manager - update on our countryside.
 - RCCE, Community Engagement Officer - ECC Climate Action Webinar 23rd February 2026; Government Consultation: Reducing the prevalence of private estate management arrangements; Green Essex Network meeting notes and presentation.
 - Uttlesford District Council, Community Development Officer - Essex Police and CSP Q&A 25th February 2026 2x; Parish Forum 10.03.2026.
 - County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – B1256 through to Latchmore Bank repairs.
 - Thank you letter – Essex Air Ambulance.
- Received and noted.

b) Late Correspondence

None.

26/160. FINANCE

a) Payments

The following payments had been made during the period 01 December 2025 to 23 December 2025:

	£
Uttlesford Foodbank – donation	100.00
HMRC – Tax & NICs November 2025	122.25
Uttlesford Community Travel – donation	150.00
Clerk – Net salary & expenses December 2025	610.89
Essex Air Ambulance – donation	350.00
Great Hallingbury Highlights – winter 2025 edition	700.00
Great Hallingbury Village Hall – donation	1,100.00
HMRC – Tax & NICs December 2025	122.25
Hertfordshire County Council – stationery	88.74
Lloyds Bank – Service charges	5.75
Poppy Appeal – donation	25.00

The following payments had been made during the period 31 December 2025 to 29 January 2026:

	£
DCK Payroll Solutions Limited – payroll admin	127.80
DCK Payroll Solutions Limited – payroll admin	37.80
NEST – pension	112.44
GHPC – transfer to Barclays	10.00

UALC – membership	5.00
Lloyds Bank – Service charges	7.25
UK Potholes Ltd – car park potholes repair	1,800.00
Clerk - net salary & expenses January 2026	730.11
LHPC – return for the book	149.40
Received and agreed.	

b) Income

LHPC – book, ½ SLCC membership	£249.40
Transfer to Barclays bank	£10.00
Received and agreed.	

c) Balances

Treasurers Account (Lloyds)	£15,898.00
Community Account (Barclays)	£10.00
Received and agreed.	

d) Budget Update

Received and agreed.

e) Approvals

e.1) Approvals

The payments were approved and signed by the Chairman.

e.2) Office Equipment

The expenditure for up to £100.00 for document shredder was approved by the Council.

f) Late Financial Matters

The expenditure for up to £60.00 + VAT for Make Your Council Documents Accessible using MS/Word / Creating and Publishing Accessible Documents & Content webinar, delivered by CouncilWise was approved.

26/161. 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/25/1542/FUL	London Stansted Airport, Bassingbourn Road, Stansted, CM24 1QW	Awaiting decision

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period

(Objections: The Council understand that from time to time due to “operational” influences, night-time flight durations are extended or continued through the night. Residents show concerns that the recording of these night-time operational changes are self-monitored and recorded by MAG Stansted. This activity could be seen as inappropriate and unjustified. This should be investigated and managed independently.

Night-time flights are without doubt the biggest issue the residents face living next to one of the UK's busiest airports. During the winter months the damp air sustains the

smell of burnt aviation fuel and rubber sometimes to a coughing point with the need to cover your mouth level. During the summer, the residents endure the intense noise through open windows or when residing in their gardens. Reports from the residents of an oily substance on their parked cars is constantly reported to us.

As a Parish Council we want to see a real commitment from M.A.G. Stansted for what promises on paper to be a benefit to our community but in reality demonstrates negative impacts to our health and wellbeing.

As a message to MAG, we live here!

When you go home after a day's work to relax and recharge for the next day ahead, this is our home, where we reside to, our residents need this too! We ask that you have this as one of your core responsibilities and assurances. Parish Council are very concerned about the risk to health and wellbeing created by excessive noise and night-time sleep disturbance / deprivation.

The promise of more passenger numbers comes with it all the above, with more traffic congestion and fly parking.

M.A.G Stansted airport have a responsibility to ensure they have shown best practice before reaping the benefits of increased revenue. At times of the M11/A120 are congested our local roads become a rat run of now delayed and speeding travellers concerned about missing their flight. We need to see a strategy put in place to control our local roads; Essex Highways constantly report lack of funds to implement speed cameras extra signage and infrastructure. This is certainly an area where MAG Stansted can get involved.

Fly parking is an increasing concern for all areas around the airport. Yellow lining areas really doesn't solve the issue; it will only force travellers outwards risking parking in more dangerous places. The only way to solve this is to make parking affordable on site at Stansted, we can imagine fly parking is an inconvenience to travelling passengers, they would want no more than to park at the airport and fly affordably.

We ask that representatives from MAG Stansted attend at least one Parish Council meeting per year, to hear direct concerns from our residents.

We would like to see some priority given to our residents over employment opportunities at Stansted. To lessen the need for travel from areas outside a 10-mile radius. This must be seen as a positive for Stansted as it would encourage a sense of commitment from them and cohesion with employees promoting a benefit for all local communities.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Awaiting decision
	Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.	

(Objections: Although this development falls into the Parish of Takeley it borders Great Hallingbury Parish.

Our Parish Council were alarmed to see such a catastrophic fire at Cranwellian in May 2023. We understand that fire crews struggled to obtain sufficient water pressure at this location due to the property being at the end of two water supplies (Bishops Stortford and Takeley) this was at approximately 2am on a Sunday morning. Which must of lead to its complete destruction.

This site has a history of contaminated land and serious issues regarding surface and foul water drainage. We are informed senior UDC officers have visited this location previously and are aware of the situation. This site has no mains drainage.

The submitted Drainage plan doesn't appear to demonstrate an adequate capacity to manage the discharge from the foul water treatment plant, this appears to be pumped outside the development to where?

Vehicle access would be immediately onto a junction on the B1256 a 40mph road. Planning application UTT/21/3777/OP just meters from this location had previous objections from ECC Highways regarding access onto the B1256. The proposed development also shares excessive noise (with UTT/21/3777/OP) sharing a close proximity to Stansted Airport and the A120. Excessive noise is constant issue in this area with minimal mitigation available whilst enjoying outside areas, it will have a significant negative impact on occupants' mental health and wellbeing.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL Re- Consultation	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Awaiting decision

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

(No additional comments to submit to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2181/OP	Land at Camps Field, Lower Road, Little Hallingbury	Awaiting decision

Outline planning application, with all matters reserved (except for principal access), for the demolition of existing structures and erection of up to 59 dwellings, including affordable housing, associated green and hard infrastructure, public open space, biodiversity enhancements, and principal access off Lower Road.

(As a neighbouring Parish we would like to point out that this development will curate more access traffic through our village and as such we oppose it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2590/FUL	The Hop Poles, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Refused

S73 application to vary condition 2 (approved plans) of UTT/24/1370/FUL (Conversion and change of use from public house to 1 no. residential dwelling and proposed erection of cartlodge. Proposed construction of 1 no. self-build dwelling in existing car park.) - alterations to external materials, removal of existing external render to original brickwork beneath.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2634/LB	The Hop Poles, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP	Refused

Application to vary condition 2 (approved plans) of UTT/24/1371/LB (Conversion of public house to

residential including alterations to listed building.) - alterations to external materials, removal of existing external render to original brickwork beneath. (Retention of exposed facing brickwork following removal of external render on the listed building.)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1542/FUL (Re-consultation)	London Stansted Airport Bassingbourn Road, Stansted	Awaiting decision

Airfield works comprising construction of a taxiway fillet adjacent to the previously consented Rapid Exit Taxiway to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

(No additional comments to send to UDC.)

<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/25/3006/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL	Approved

S73 application to vary condition 2 (approved plans) of UTT/24/2714/FUL (Conversion and change of use of garages to form tourist accommodation.) - Changes to layout and fenestration of previously approved drawings

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/3007/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL	Approved

S73 to vary condition 2 (approved plans) of UTT/25/1130/FUL (Conversion and change of use of garages to form tourist accommodation) - Changes to layout and fenestration of previously approved drawings

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2857/HHF	Wood End, Bedlars Green, Great Hallingbury, Essex, CM22 7TP	Approved

Part single, part double storey rear extension, enlargement of rear dormer and front dormer.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/3239/HHF	Silver Birches, Church Road, Great Hallingbury, Essex, CM22 7TS	Approved

Creation of a new vehicular access to the existing driveway, including a dropped kerb and associated surfacing works.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/3348/LB	Wallwood, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW	Approved

Re-roofing of main house

(No objections.)
Received and noted.

b) Applications to be Dealt with at this Meeting:

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0089/FUL	1 The Gatehouse, The Street, Great Hallingbury, Essex, CM22 7TR

S73 application to vary condition 2 (approved plans) of UTT/23/0985/FUL (Erection of 1 no. detached dwelling with associated private garden, car parking and landscaping and removal of existing relocatable dwelling)

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2591/FUL	Land adjacent 10 Start Hill, Great Hallingbury
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.

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0131/OP	Land at Latchmore End, Latchmore Bank, Little Hallingbury, Hertfordshire

Outline planning application with all matters reserved except access for the erection of two dwellings and associated works

Objections:

Looking at objections by neighbours, it seems that the arborist's report refers to a tree on the land which belongs to Woodland View – it's a 180 year old oak tree. The property Latchmore Bank is already comprised of a house, an annex in stables and a flat that sits above garages. That triangle of land is not big enough to accommodate two further properties.

It is not clear where the driveways are, an exit onto the A1060: sight line is not good, and cars are speeding up the hill past Pig Lane or down from Little Hallingbury where they have had a straight road. It is difficult getting out of Church Rd between 8.15am – 9am when vehicles have to contend with school run and rush hour – turning left out of the back gives a difficult turn onto the A1060 with severely restricted view of traffic coming from Little Hallingbury and not only vehicles coming from Bishop's Stortford but also those that have made a right hand turn out of Pig Lane. Many accidents happened over the years.

P8 of the planning statement states that the current Local Plan is over 21 years old and out of date, but it seems that this application is made in advance of the new Local Plan being adopted.

The planning statement makes reference to two planning applications which have been granted locally: 4 Houses land north of Bonningtons (opposite George Pub) – this is a far more residential area; 5 Houses Latchmore Bank (opposite Tithe cottages New Barn Lane) – far more residential area only allowed on appeal.

Application No.

UTT/26/0165/FUL

Site and Development

Land North of The Gatehouse, The Street,
Great Hallingbury, Hertfordshire

S73 application to vary condition 2 (approved plans) of UTT/25/2147/FUL (Erection of 2no. detached dwelling houses and related works including; upgraded access, parking, amenity areas and landscaping (alternative to approved scheme at Appeal under application UTT/23/1878/FUL)) -To change the size, design and appearance of the dwelling at Plot 2 from a chalet to a two storey dwelling. To increase the size of private garden areas and alter landscaping.

No objections.

Application No.

UTT/26/0229/LB

Site and Development

Howe Green House School, Howe Green Road,
Great Hallingbury, Essex, CM22 7UF

Installation of fibre broadband cable

No objections.

21:03 Cllr Mark Coletta left the meeting

Application No.

UTT/26/0300/FUL

Site and Development

Land adjoining Old Tithe Hall, Start Hill,
Great Hallingbury, Hertfordshire

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 PPR0W 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.

21:28 Cllr Mark Coletta returned to the meeting

c) Late Planning Matters

Cllr Mark Coletta – UDC’s CIL consultation deadline is 25 March 2026. Cllr Mark Coletta was authorised to draft response on behalf of the Council and email it to the clerk for circulation and submission to UDC. Agreed by the Council.

d) Enforcement

Planning enforcement investigation notification INV/26/0026/C was received and noted.

e) Appeals

Appeal decision APP/C1570/W/25/3374304 - UTT/25/2108/OP and APP/C1570/Z/25/3374480 - UTT/25/1232/AV were received and noted.

f) Address

Existing address letter Existing Address Letter -25/00082/NEWNUM - Lodge Farm, Woodside Green was received and noted.

26/162. MEMBERS’ REPORTS

None.

26/163. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

Meeting with MP re Post Box.

26/164. NEXT MEETING

The APM will be in two weeks’ time.

The next meeting of the Parish Council will be held on 11 May 2026 in the Village Hall starting at 20.00.

The meeting ended at 21.37

Signed.....
(Chairman)

Date.....

Draft