

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 05 JANUARY 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,
Alan Pinnock and Val Waring.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllrs Geof Driscoll

26/108. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Andrew Noble, Uttlesford District Council
Cllr Neil Reeve and Essex County Council Cllr Susan Barker.
All accepted.

26/109. DECLARATIONS OF INTEREST

Cllr Val Waring expressed an interest because of being a Vice - Chair of
Great Hallingbury Village Hall Committee.

26/110. PUBLIC PARTICIPATION

a) Representations from members of the public

None present.

b) Other representations

None present to give representations in regard to Beldams Lane, Bishop's
Stortford.

26/111. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 03 November 2025 were approved as a
correct record of the proceedings and were signed by Chairman, Cllr Alan
Townsend.

26/112. MATTERS ARISING FROM PREVIOUS MEETING

The question of who we want to invite to give a speech at our APM was
raised. UDC Cllr Geof Driscoll offered to provide contact for Essex Traffic
Police and the Council agreed to ask them to come.

26/113. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend attended Remembrance Service, UDC
Waste Journey event in Dunmow, AGM of UALC of which he has been
again elected as a Chairman, met two potential contractors for white lining

of the car park in order to obtain quotes, Christmas Lights Switch On, St Giles Church for the Christmas tree decorations, and Nine Lessons and Carols at St Giles Church.

26/114. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council (UDC) Councillor Geof Driscoll reported:

Bloor Homes: There are now a maximum 10 people allowed to speak at the Planning Committee meeting. If the Council wish to speak at the Planning Committee meeting this should be carefully considered as not to repeat the same items.

Local Plan: A letter from Secretary of State is awaited; once received it should give 80% weight of the local plan, then 85% to 90% when voted in by full Council. Hopefully the 1st stage will be before the end of February 2026.

20.22 UDC Cllr Geof Driscoll left the meeting

26/115. HIGHWAYS MATTERS

It was reported that potholes appeared again and that the signpost opposite Pantiles was knocked down. Cllr Mark Coletta agreed to report all to Highways and to ECC Cllr Susan Barker.

26/116. COMMUNITY SAFETY PARTNERSHIP

Cllr Mark Coletta was in communication with them for additional information. Council considered joining the scheme and concluded there would not be enough benefit and it would take a long time to obtain permission from Highways to install a suitable post. Therefore, it was decided not to join the scheme but express an interest in still being informed. Cllr Mark Coletta agreed to inform them of that.

26/117. HALLINGBURYS' SPEED WATCH GROUP

Cllr Mark Coletta reported that there was no activity due to bad weather. He contacted Speed Watch CSW Co-ordinator regarding school visit with the speed gun about which some concerns were raised so it was agreed that this is not possible. However, the Council still supports for the children to make signs and will consider a little prize that could be won. Chairman, Cllr Alan Townsend will contact the school and inform them of that.

26/118. NEIGHBOURHOOD WATCH

Cllr Mark Coletta reported that there are still issues with report and there was nothing else to report.

26/119. VILLAGE HALL

Cllr Alan Pinnock reported that the Committee will meet soon. The Christmas Lights Switch On celebration was well attended.

26/120. NOTICEBOARD

Cllr Mark Coletta informed the Council that he obtained 3 quotes for the noticeboard on Stane Street (footpath 45) at Flitch Way, which will be emailed to clerk for circulation.

26/121. LITTER PICK

Cllr Mark Bloomfield reported that the turnout of volunteers at the October 2025 event was disappointing. Date for the next litter pick in March 2026 has not been decided yet.

26/122. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

Cllr Neil Jackson reported that he was not contacted by Royal Mail to help them with the location of where the knocked down George VI post box used to be. The clerk agreed to contact Royal Mail again providing Cllr Jackson's contact details.

26/123. FLITCH WAY BENCH

The bench was installed on 27th November 2025 and the Council noted it looks very nice and that the plaque looks good.

26/124. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

Two quotes were received and discussed. The Council chose UK Potholes Ltd to carry out works. All three quotes were approved: two for the surface repair for £1,500.00 + VAT and one for the white lining of the car park for £1,020.00. The clerk to order the works and to arrange the dates and to contact Cllr Susan Barker re applying for grant.

26/125. CHRISTMAS LIGHTS SWITCH ON

A report received in item 16/119.

26/126. CONSULTATIONS

a) Little Hallingbury Neighbourhood Plan – Regulation 14 Consultation

The Council considered responding to the Little Hallingbury Neighbourhood Plan – Regulation 14 Consultation. It was agreed that there is nothing Council wishes to comment on.

b) Local Government Reorganisation Consultation

The Council considered responding to Local Government Reorganisation Consultation and agreed that there are no comments they wish to submit.

c) Uttlesford District Council's Consultation on Proposed Budget for 2026 to 2027

The Council considered responding to UDC's proposed budget for 2026 to 2027 and concluded there are no comments to submit.

26/127. WEBSITE

a) Provider

Current provider does not support gov.uk domain. Three quotes were presented. The Council considered them and decided to try lomart.com which seems to be the best value for money and would require more work

from the clerk. This can be assessed and the provider can be changed in the future, should this not work. The clerk is to try to do this as soon as time permits and is practicable.

b) Domain 'gov.uk'

The Council decided to obtain a 'gov.uk' web domain.

26/128. DROP BOX

The Council considered using drop box for cloud storage documents and agreed to use free version which has limited storage so therefore limited documents will be stored there, and it would require regular monitoring.

26/129. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Training e-bulletins; News on Greater Essex LGR Proposals; Announcement- EALC Annual Elections 2025; News on Greater Essex LGR Proposals 10th December 2025; Essex County Council's Local Government Reorganisation Webinar information.
- NALC – Chief Executive's bulletins.
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – link for agenda for Planning Committee 19 November 2x 2025; links for minutes for Planning Committee 19 November and 17 December 2025.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Highways Highlights September 2025; Grant money; highway authority's response for Land Adjacent 10 Start Hil, which supersedes that previously submitted.
- CHS Healthcare, Community Placements Executive – seeking collaboration to support older individuals / families in finding the care.
- Your Harlow, Editor – invitation to send us any news.
- RCCE, Rural Affordable Housing Team - Help Keep Local People in Your Community.
- Healthwatch Essex, Project Officer - Experiences of Community Pharmacies in West Essex Survey.
- Uttlesford District Council, Business Support Officer - Invitation to Nominate Local Businesses for Uttlesford Business Awards 2026.
- Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Transport Meeting Update.
- UALC - Newsletter December 2025.
- UDC - RSN Rural Funding Digest - December 2025 Edition.
- Uttlesford District Council, Chief Executive – Town & Parish Council briefing; Greater Essex Mayoral Elections.
- London Stansted Airport, Community Engagement Manager - planning approval from Uttlesford District Council (UDC) to increase our annual passenger limit up to 51 million passengers.
- Transport Made Simple Group, Stakeholder Engagement Lead - Essex Love Your Bus funding applications.

- Luminate, Director & Head of Development - Proposals for Beldams Lane, Bishop's Stortford.
- Thank you letters – Uttlesford Foodbank; Great Hallingbury Highlights; Great Hallingbury Village Hall Committee.

All received and noted.

b) Late Correspondence

- Uttlesford District Council – link for agenda for Planning Committee 14 January 2026.

Received and noted.

26/130. FINANCE

a) Payments

The following payments had been made during the period 01 October 2025 to 31 October 2025:

	£
Great Hallingbury Highlights – autumn 2026 edition	630.00
Lloyds Bank – Service charges	6.75
Clerk – Net salary & expenses October 2025	678.20
HMRC – NICs October 2025	36.37
HMRC – Tax October 2025	85.40

The following payments had been made during the period 01 November 2025 to 26 November 2025:

	£
Lloyds Bank – Service charges	6.75
Clerk - net salary & expenses November 2025	824.49

Received and agreed.

b) Income

None for this period

Received and agreed.

c) Balances

Treasurers Account (Lloyds)	£22,003.28
Community Account (Barclays)	£0.00

Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

f.1) Courses

The expenditure of £25.00 + VAT for Understanding the 2025 SAPPP Practitioners Guide & Assertion 10 Compliance and £45.00 + VAT Data Protection – Getting it Right for Clerks, delivered by CouncilWise was approved.

f.2) Payments

The payments were approved and signed by the Chairman.

g) Payroll & Pension

g.1) Update

To receive an update.

g.2) Payroll Admin Costs

The virement of £300.00 from Elections to Payroll Admin was agreed.

h) Budget 2026/2027

The budget was reviewed and it was agreed to add £700.00 to employment.

i) Precept

It was agreed unanimously to raise precept to £17,500.00 for 2026 / 2027.

j) Bank

It was agreed to transfer £10.00 to the Barclays account to keep it open.

k) Late Financial Matters

None.

26/131. 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/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/25/0931/FUL	Atm Start Hill, Stane Street, Great Hallingbury, Essex, CM22 7TA	Approved

Proposed side extension to the existing sales building

(Objections: From the time of the previously approved planning application UTT/23/0957/FUL, this locality has vastly increased in residential developments that are not correctly represented on the maps and diagrams under this application.

We ask that condition 12 of UTT/25/0957/FUL and condition 3 of UTT/19/1096/FUL are upheld with the implementation of these conditions enforced on the charging points also. This is to lessen the light emitting and public noise/nuisance impact to neighbouring residents at such close proximity.

The Council also ask that to prevent unscrupulous activity behind the service station extra security is considered and would like to see how this will be monitored and enforced.

As part of this redevelopment, we would like to see the reinstatement of the protecting bollards at the front of the filling station. This is an accident black spot where these concrete bollards are repeatedly damaged. As soon as they are replaced, they are damaged again. A permanent solution needs to be adopted to prevent injury to pedestrians and possible serious consequences at this fuel filling station, factoring in the locality of a listed building opposite this site.)

<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/25/2147/FUL	Land North of The Gatehouse, The Street, Great Hallingbury, Hertfordshire	Approved

Erection of 2no. detached dwellinghouses and related works including; upgraded access, parking, amenity areas and landscaping (alternative to approved scheme at Appeal under application UTT/23/1878/FUL)

(No objections.)

<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/25/2589/CLE	Harlow Agricultural Merchants Ltd, Latchmore Bank, Little Hallingbury, Essex, CM22 7PJ	Refused

Certificate of lawfulness for the change of use of the land from agricultural/commercial to a sui generis use in association with an arable merchants, equine supplies, domestic pet supplies and rider/outdoor living clothing business and operational development.

(No comments to send to UDC.)

<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	Awaiting decision

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	Awaiting decision

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.

(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/25/2795/HHF	Street Barn, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

Proposed rear extension, new windows, garage conversion, new retaining wall and associated internal alterations.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2796/LB	Street Barn, The Street, Great Hallingbury, Essex, CM22 7TR	Refused

Proposed rear extension, new windows, garage conversion, new retaining wall and associated internal alterations.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2842/FUL	Start House, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH	Approved

S73 application to vary condition 2 (approved plans) of UTT/25/0702/FUL (application to vary condition 2 of UTT/23/2352/FUL approved under appeal ref APP/C1570/W/24/3351924) to make changes to internal layout and external elevations.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2747/HHF	Wallwood, Woodside Green, Great Hallingbury, Essex, CM22 7UW	Refused

Demolition of existing outbuilding and erection of replacement outbuilding

(No objections if it remains an outbuilding and it is not turned into dwelling.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2748/LB	Wallwood, Woodside Green, Great Hallingbury, Essex, CM22 7UW	Approved

Demolition of existing outbuilding

(No objections if it remains an outbuilding and it is not turned into dwelling.)

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/25/3006/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL
	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>
UTT/25/3007/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL
	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.

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

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2857/HHF	Wood End, Bedlars Green, Great Hallingbury, Essex, CM22 7TP
	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>
UTT/25/3239/HHF	Silver Birches, Church Road, Great Hallingbury, Essex, CM22 7TS
	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>
UTT/25/3348/LB	Wallwood, Woodside Green, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7UW
	Re-roofing of main house

No objections.

c) Late Planning Matters

None.

d) Appeal

Appeal notification 25/00060/ENFNOT was received and noted.

26/132. MEMBERS' REPORTS

Cllr Neil Jackson – the number of rubbish bins at Blossom View increased and there are two yellow ones. The clerk to inform enforcement of this.

Cllr Mark Bloomfield – the trees at the Bedlars Green pond need attention, perhaps Council should get a contractor to do this.

Council agreed for Cllr Mark Bloomfield to obtain quotes for this.

There are constant parking issues as people are visiting National Trust land. It was suggested to discuss this with National Trust.

The clerk is to contact the National Trust to arrange meeting on site to discuss this.

26/133. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

None.

26/134. NEXT MEETING

The next meeting of the Parish Council will be held on 02 March 2026 in the Village Hall starting at 20.00.

The APM will be held on 16 March 2026 at 20.00 in the Great Hallingbury Village Hall.

The meeting ended at 21.20

Signed.....
(Chairman)

Date.....