

**MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE
HELD ON**

12 December 2018

7.30 - 8.00 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Jean Clark (Vice-Chair)
Councillor Bob Davis
Councillor Tony Edwards
Councillor Michael Garnett
Councillor Michael Hardware
Councillor Maggie Hulcoop
Councillor Edna Stevens

Officers

Dianne Cooper, Planning and Building Control Manager
Hannah Criddle, Governance Support Officer
Amanda Julian, Legal Service Manager
Mark Philpott, Development Manager
Adam Rees, Governance Support Officer

APOLOGIES

Councillor Sue Livings
Councillor Clive Souter

39. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Sue Livings and Clive Souter.

40. **DECLARATIONS OF INTEREST**

Councillor Michael Garnett declared a non-pecuniary interest in agenda item 7 (Mulberry Green) as an Old Harlow Ward Councillor.

41. **MINUTES**

RESOLVED that the minutes of the meeting held on 17 October 2018 are agreed as a correct record and signed by the Chair subject to the amendment of Minute 36 to change the first word of condition 17 from “at” to “notwithstanding”.

42. **MATTERS ARISING**

None.

43. **WRITTEN QUESTIONS**

None.

44. **PROCEDURE FOR CONSIDERATION OF PLANNING APPLICATIONS**

RESOLVED that the procedure for the conduct of the meeting is noted.

45. **HW/REMPVAR/18/00372: LAND REAR OF 28-32 MULBERRY GREEN**

The committee received a report and application (Ref HW/REMPVAR/18/00372) to vary a condition in relation to planning application HW/FUL/17/00118 for land at the rear of 28-32 Mulberry Green.

The application included increasing the width of the garage at no.32, changing the internal layout of plots 1, 2, 9 and 10, to re-orientate plot 3, to create larger driveways, for minor alterations to the elevations and to remove the cedar and oak trees located between plots 2 and 3.

Presentations were received from an objector. Councillor Joel Charles spoke against the application.

RESOLVED that planning permission is GRANTED subject to the Informative Clauses and Conditions as detailed in the report, but with a condition to require two substantial replacement trees to replace the cedar and oak tree to be removed (shown as 'Trees No 2 & 3' on drawing 18013/SK01F). Condition 6 has therefore been amended, and Informative 5 added, as follows:

Condition 6: A detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with the approved details during the next planting season following completion of the development. The scheme shall include all hard and soft landscaping and details of the boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 5 years following completion of the scheme. The scheme shall include measures for new tree planting and enhancement of trees/vegetation located on the southern boundary. The Oak and Cedar trees identified as 'Trees No 2 & 3' as shown on drawing 18013/SK01F shall be replaced with trees which are substantial in size.

REASON: To ensure satisfactory landscape treatment of the site in the interests of visual amenity and to screen and enhance the development in the interests of visual amenity, in accordance with policy NE11 of the Adopted Replacement Harlow Local Plan 2006.

Informative 5: It is expected that the trees to replace 'Trees No 2 & 3', as specified in Condition 6, shall be planted in the approximate locations of the existing trees and be in semi- or early-maturity, with a stem diameter of at least 15cm, which would reasonably constitute a substantial tree both at the time of transplanting and in the future as the tree matures (i.e. a semi- or early-mature tree with a stem diameter of 15cm would almost certainly have at least a diameter double this in maturity). The height of the replacement trees should be at least 6m at the time of planting, which is reasonably likely to be the case for trees with a stem diameter of 15cm.

46. **REFERENCES FROM OTHER COMMITTEES**

None.

47. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE