

MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE HELD ON

16 January 2019

7.30 - 9.03 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Jean Clark (Vice-Chair)
Councillor Bob Davis
Councillor Tony Edwards
Councillor Michael Hardware
Councillor Sue Livings
Councillor Clive Souter
Councillor Edna Stevens

Officers

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

48. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Michael Garnett and Maggie Hulcoop.

Councillor Simon Carter substituted for Councillor Michael Garnett.

49. DECLARATIONS OF INTEREST

Councillor Sue Livings declared a non-pecuniary interest in agenda item 7 (Gilden Way) as an Old Harlow Ward Councillor.

Councillor Jean Clark declared a non-pecuniary interest in agenda item 8 (Edinburgh Gate) as she lives near the site.

Councillors Tony Edwards and Phil Waite both declared a non-pecuniary interest in agenda item 9 (Northbrooks House) as Toddbrook Ward Councillors.

Councillor Michael Hardware declared a pecuniary interest in agenda item 9 (Northbrooks House) as the applicant is a Client. He said he would leave the room for the consideration of the item.

50. **MINUTES**

RESOLVED that the minutes of the meeting held on 12 December 2018 are agreed as a correct record and signed by the Chair.

51. **MATTERS ARISING**

None.

52. **WRITTEN QUESTIONS**

None.

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

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

54. **HW/FUL/18/00359: GILDEN PARK, GILDEN WAY**

The Committee received a report and application (HW/FUL/18/00359) on the planning permission for a residential development comprising the erection of 592 dwellings with associated access roads, play areas, open space, landscaping and drainage infrastructure as part of the wider development of land north of Gilden Way replacing the approved development of 449 dwellings.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included a further 15 representations from members of the public.

Presentations were heard from the applicant's agent (in support of the application) and two objectors including Ward Councillor Joel Charles.

RESOLVED that planning permission is **GRANTED** subject to the applicant entering into an appropriately worded Legal Agreement and the Conditions and Informative Clauses as detailed in the report.

55. **HW/FUL/18/00144: EDINBURGH GATE CAR PARK, EDINBURGH GATE**

The Committee received a report and application (HW/FUL/18/00144) on the planning application for the redevelopment of the existing car park associated with the former Pearson House for the erection of two blocks of between 2-11 storeys in height comprising of 361 dwellings including ground and first floor car parking together with associated development including podium and ground floor amenity space, landscaping, surface car parking, new pedestrian links, cycle and refuse stores.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information includes a consultation response from the owner of Harlow Exchange/Mill Court in support of the application.

Presentations were received from an objector, supporter and the applicant (in support of the application).

RESOLVED that planning permission is **GRANTED** subject to applicant entering into an appropriately worded Legal Agreement and the Conditions and Informative Clauses as detailed in the report.

56. **HW/FUL/18/00309: NORTHBROOKS HOUSE, NORTHBROOKS**

Councillor Hardware left the room for the consideration of this item.

The Committee received a report and application (Ref HW/FUL/18/00309) on the planning application for the demolition of Northbrooks House, community hall and garage block and the construction of 47 new dwellings including private and affordable homes, car parking and amenity space.

Presentations were heard from the applicant's agent (in support of the application).

RESOLVED that planning permission is **GRANTED** subject to the applicant entering into an appropriately worded Legal Agreement and the Conditions and Informative Clauses detailed in the report but with a condition to require a substantial replacement tree (or trees) to replace the Cedar of Lebanon tree within the site. Condition 8 has therefore been amended, and Informative 11 added, as follows:

Condition 8: Notwithstanding the approved plans, prior to construction works above ground level a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all hard and soft landscaping; details of boundary treatments; details of log piles and bird and bat boxes which shall be installed on site and wildlife friendly planting. The Cedar of Lebanon tree (shown as T6 within the Arboricultural Impact Assessment) shall be replaced with a tree (or trees) which is (are) substantial in size. 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 be implemented in accordance with the approved details during the next planting season following completion of the development.

REASON: To provide satisfactory landscaping in the interests of the character and appearance of the area and to promote habitats for wildlife in accordance with policies NE12 and NE20 of the Adopted Replacement Harlow Local Plan.

Informative 11: To satisfy the requirement for replacement of the Cedar of Lebanon tree, as specified in Condition 8, it is recommended that the Metasequoia (shown as T2 on Softscape Plan HTA-L_DR_1902 Rev A) is a semi-mature tree with a stem girth of 25-30cm and the Pine (shown as T7 on Softscape Plan HTA-L_DR_1902 Rev A) is an extra-heavy standard tree of 18-20cm.

57. **REFERENCES FROM OTHER COMMITTEES**

None.

58. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE