

**SUPPLEMENTARY DOCUMENTS FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Tuesday 17 December 2019 at 7.30 pm
Council Chamber - Civic Centre**

The attached documents are due to be considered at the meeting listed above and were unavailable for circulation when the agenda for the meeting was published. The agenda item to which the documents relate are noted below.

AGENDA

7. HW/HSE/19/00363 - 34 Sheldon Close (Page 2)
8. HW/FUL/19/00387 - 66A Shawbridge (Page 3)
9. HW/FUL/19/00388 - 14 Pear Tree Mead (Page 4)

Committee Update - HW/HSE/19/00363 - 34 Sheldon Close, Harlow, Essex, CM17 9QR

Further comments have been received from a neighbour who had previously objected to the application. The correspondence states that construction work has commenced on the site, which includes digging into the ground and laying footings. The correspondence also refers to Building Regulations inspections regarding the works that have been undertaken, including the works being near to sewer drains, and the Party Wall Act due to the proximity of works to neighbouring property.

Officer Comment: Until a more advance stage of the construction is reached, it is impossible for the Council to judge whether there is any breach of planning control. Furthermore, the applicant already has planning permission to erect a single storey extension within the property and has permitted development rights to undertake construction work. Building Regulations and Party Wall Act matters are not relevant as there are not material planning considerations under the Town and Country Planning Act 1990.

In addition, since the publication of the agenda, for completeness, the Council requested that the applicant update the drawings to include a drawing of the existing side elevation of the application dwelling. The drawing has now been received.

Consequently the recommended approved plans condition (number 3) needs to be updated.

Recommendation: that Condition 3 of HW/HSE/19/00363 is amended to the following:

3. The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

REASON: For the avoidance of doubt and in the interests of proper planning.

Plan Reference	Version No.	Plan Type	Date Received
190206-FR2		Proposed Floor Plans	09.09.2019
190206-FR3a	Rev A	Existing and Proposed Elevations	09.12.2019
190206-F04		Existing and Proposed Side (R) Elevations	09.12.2019

**Committee Update - HW/FUL/19/00387 - Land north-east of 66A Shawbridge;
Shawbridge; Harlow; CM19 4NN**

As specified in the Committee Report, a re-consultation was undertaken due to an amendment to the proposal to provide larger parking bays. The consultation period closed on 12th December. No additional representations were received.

In addition, the applicant has confirmed the parking spaces would be unallocated for use by the general public.

Committee Update - HW/FUL/19/00388 - Land south-west of 14 Pear Tree Mead, Pear Tree Mead; Harlow; CM18 7BY

As specified in the Committee Report, a re-consultation was undertaken due to an amendment to the proposal to provide larger parking bays. The consultation period closed on 13th December. No additional representations were received.

In addition, the Highway Authority has confirmed it has no objection to the proposal.

Also, the applicant has confirmed that the parking spaces would be unallocated for use by the general public.