

**SUPPLEMENTARY DOCUMENTS FOR  
DEVELOPMENT MANAGEMENT COMMITTEE  
Wednesday 14 October 2020 at 7.30 pm  
Zoom - Online**

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 items to which the documents relate is noted below.

**AGENDA**

3. Minutes (Pages 2 - 4)
7. HW/FUL/19/00290 - Part Of Terminus Street Car Park And Land South Of The Car Park, Velizy Avenue, Harlow (Pages 5 - 18)
10. HW/HSE/20/00363 - 12 Brickcroft Hoppit, New Hall, Harlow (Page 19)

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

30 September 2020

7.30 - 8.45 pm

**PRESENT**

**Committee Members**

Councillor Phil Waite (Chair)

Councillor Jean Clark

Councillor Mike Danvers

Councillor Bob Davis

Councillor Jodi Dunne (as substitute for Councillor Nancy Watson)

Councillor Michael Garnett

Councillor Michael Hardware

Councillor Maggie Hulcoop

Councillor Sue Livings

Councillor Clive Souter

**Officers**

Andrew Bramidge, Head of Environment and Planning

Alex Chrusciak, Interim Planning and Building Control Manager

Jade Clifton-Brown, Principal Planning Officer

Emma Crouch, Corporate Support Officer

Julie Galvin, Legal Services Manager

Mitch Kitts, Principal Planning Officer

Adam Rees, Governance Support Officer

64. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Nancy Watson.  
Councillor Jodi Dunne was in attendance as her substitute.

65. **DECLARATIONS OF INTEREST**

Councillor Michael Hardware declared a non-pecuniary interest in agenda item 8 as a Staple Tye Ward Councillor.

66. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 2 September 2020 are agreed as a correct record and signed by the Chair.

67. **MATTERS ARISING**

None.

68. **WRITTEN QUESTIONS**

None.

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

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

70. **HW/FUL/20/00161 - NORTH OF AYLMER HOUSE, KITSON WAY, HARLOW**

The Committee received a report and application (HW/FUL/20/00161) on the erection of a residential building ranging between 7 and 9 storeys providing 49 flats, associated parking, amenity areas and other associated works on land North of Aylmer House, Kitson Way, Harlow.

Representations were heard from an objector and the applicant's agent.

As Councillor Jean Clark had joined the meeting following the Officer's presentation she did not take part in the vote.

**RESOLVED** that planning permission is **GRANTED** subject to:

- A** The conditions detailed in the report and the amended condition 16 set out in the supplementary report; and
- B** A section 106 agreement to secure the Head of Terms detailed within the report with the amendments concerning affordable housing set out in the supplementary report.

Should the S106 agreement not be signed by the applicant by 30 December 2020 (3 months from the date of Development Management Committee), powers are delegated to the Head of Planning to refuse the planning application, if appropriate, for the reason set out below:

*Suitable provision for affordable housing, public transport improvements and outdoor space improvements has not been secured. The application therefore fails to adequately address the affordable housing, public transport and open space requirements arising as a consequence of the proposed form of development and is contrary to the requirements of the NPPF and adopted and emerging Local Plan Policies.*

71. **HW/FUL/18/00064 - ENTERPRISE HOUSE, PERRY ROAD, HARLOW**

The Committee received a report and application (HW/FUL/18/00064) for a change of use from B8 Storage and Distribution to Sui Generis (Use

Class E and Storage and Distribution) at Enterprise House, Perry Road, Harlow.  
Representations were heard from an objector, three supporters and the applicant.

**RESOLVED** that planning permission is **GRANTED** subject to:

**A** The conditions detailed in the report;

**B** The amendment to the description of development; and

**C** The amended condition 1 set out in the supplementary report.

72. **REFERENCES FROM OTHER COMMITTEES**

None.

73. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE

**Committee Update - HW/FUL/19/00290 – Part of Terminus Street Car Park and Land South of the Car Park, Velizy Avenue, Harlow**

**Further correspondence:**

We have received comments from the applicants in relation to the Officer Report to Committee as follows:

*Please see below our comments on the Crown Gate Place Committee Report:*

- *The Report makes inconsistent references to the affordable housing provision; referenced as 7.4% in the Proposed Development section; 7% and 7.4% in the Affordable Housing section; and 7.7% in the Planning Balance section. Please can you ensure the affordable housing provision is presented on the basis of habitable rooms as 7.79% throughout the Report. Or clarify that the affordable housing provision equates to 7.79% in your update note?*
- *The Report fails to reference the updated comments issued by Essex CC Place Services. The Report relates only to the informal comments issued via email and not the comments contained within the letter dated 15/09/20. The last paragraph in the Place Services (Comments following revision) concludes Place Services would not support the scheme on the basis of the missing information and clear narrative to design and architecture within the current context. However, the comments dated 15/09/20 explicitly state "...we are confident that the Applicant and the team are able to easily provide and justify their approach in regard to design and its response to Harlow". The third paragraph in the Design and Its Impact on the Character and Appearance of the Local Area also fails to pick up Essex CC's updated comments dated 15/09/20. The update note should explicitly set out:*
  - *That Essex CC prepared updated comments dated 15/09/20 which concluded that they were confident the Applicant and the team are able to easily provide and justify their approach in regard to design and its response to Harlow; and*
  - *The Applicant provided a comprehensive response to Essex CC's comments to justify the architectural approach.*

**Officer Response:**

In relation to the affordable housing figure – confusion has arisen due to the applicant's use of both a unit percentage and a habitable room percentage in respect of the affordable housing provision. The revised development would provide 150 dwellings; the affordable offer is 11 dwellings. As a percentage of the revised scheme total no. of units this would be **7.4%** (rounded up); nonetheless, this does not significantly alter the relative shortfall in the achievement of the expected baseline of 30% affordable dwellings, nor the conclusions reached in the report in relation to provision of affordable housing.

The applicants have indicated on a habitable rooms basis, e.g., based on no.s of living rooms and bedrooms within the allocated affordable housing units that the percentage is 7.79%, however Policy H5 of the adopted Plan (and Policy H8 of the emerging Local Plan) do not refer to habitable rooms in either the policy or reasoned justification as being an appropriate/acceptable measure for consideration of the provision of affordable housing.

## Design:

The Officer Report does not specifically reference all comments received from Place Services or the applicant's response to those comments. Place Services final comments added in that they considered justification would be possible. Comments from the applicants are included at Appendix A.

The Officer Report concludes that the scheme is acceptable in terms of its design and layout, the initial comments by Place Services re lack of justification have not resulted in the scheme being considered to be unacceptable on this ground, however it is recognised that this additional sentence is more positive than the initial comments received from Place Services.

Comments received from the applicants in response to Place Services comments do not alter the proposal and do not therefore require any additional consideration bearing in mind that the Officer Report concluded that the scheme is acceptable in terms of its impact.

However, the emerging Local Plan now has significant weight and it is suggested, in line with emerging Policy H5 (as proposed to be amended In the Major Modifications document) that wheelchair housing should be provided in line with the latest SHMA. The latest SHMA is dated 2015 and at paragraph 6.34 this indicates that "*The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 [Part M M4(3) of the Building Regulations] requirements*". The applicants have offered to provide all housing across the site as adaptable (within Part M4(2) of the Building Regulations) with 10% wheelchair (including 2 of the 11 affordable housing units – 18%). Officers consider that the proposal would provide sufficient adaptable and wheelchair housing provision to be acceptable and therefore propose the following additional condition:

*"Prior to first occupation of the dwellings hereby approved, the wheelchair adaptable (Part M4(2) and wheelchair-accessible housing (Part M4(3) shall be implemented in accordance with the approved plans  
Reason: To accord with the NPPF and the emerging Local Plan Policy H5 of the Local Plan (as amended by the Major Modifications Document)"*

Also, additional proposed conditions relating to climate, as follows:

"The proposal shall be built in accordance with the climate measures proposed within the submitted Energy Statement and shown on the approved plans; such implemented measures shall be retained and maintained.

"Reason: To ensure that the proposal is provided in accordance with climate reducing measures in accordance with the NPPF and emerging policy PL3 of the Local Plan"

"Prior to occupation, the proposed electric vehicle parking provision shall be implemented in accordance with the approved plans and thereafter they shall be retained and maintained solely for use by electrical vehicles.

Reason: In the interests of reducing reliance on petrol/diesel fuels in accordance with the NPPF and Policy IN1 of the emerging Local Plan."

**Alteration to recommendation:**

It is proposed to the wording of the recommendation (set out on page 24 of the published agenda pack).

It is should now read as follows:

*That Committee resolve to **GRANT PLANNING PERMISSION** subject to:*

- i. The applicant entering into an appropriately worded Section 106 Legal Agreement to secure the proposed 7.4% affordable housing and a viability review mechanism; AND*
- ii. Delegated Authority being given to the Planning and Building Control Manager to negotiate a suitable viability review mechanism/claw-back mechanism to be secured within the S106 agreement. This delegated authority shall extend to the prioritisation and allocation of any funds secured in subsequent reviews to the infrastructure contributions requested during the consideration of this application. AND*
- iii. The conditions (Numbers 1 to 14) as set out in the published committee report, and the additional conditions sent out above.*

Appendix A:

Patricia Coyle  
Development Management  
Harlow Council  
Civic Centre  
The Water Gardens  
Harlow  
Essex  
CM20 1WG

**Date:** 16 September 2020  
**Our ref:** 16638/01/BK/LH/  
**Harlow BC ref:** HW/FUL/19/00290

Dear Patricia

### **Crown Gate Place Ref. HW/FUL/19/00290: Response to Essex CC Place Services Comments**

On behalf of our client, IPE Harlow, please find enclosed a response to the consultation comments received from Essex CC Place Services (dated 16/09/2020) in relation to the revised Crown Gate Place planning application (ref. HW/FUL/19/00290). We note that Essex CC support the overall height, scale and massing of the proposed development and conclude they are confident the Applicant and team can justify the approach to the proposed architectural style and concept. This response has been prepared to address the comments in advance of the Planning Committee on the 30<sup>th</sup> September 2020. We trust that the Applicant's response will be addressed in the Committee Report and relayed to Members.

The revised design has been informed by extensive contextual analysis of Harlow Town Centre, pre-application and post-submission discussions with Harlow BC and Essex CC. The proposals takes design cues from the existing positive attributes of Harlow Town Centre in line with the Draft Harlow Town Centre AAP (2019) to enhance the townscape of the area in accordance with Policies BE1 and RTCS3 of the Adopted Replacement Harlow Local Plan (2006).

The following design and architectural features have been incorporated into the proposed development in reference to the existing local vernacular:

- 1 The formal composition of long simple and repeated rectilinear forms and horizontal emphasis ensure the proposed development provides key frontages along the newly created area of public realm, Terminus Street and Velizy Avenue. The provision of long elevations, set perpendicular to one another, to define key street frontages has been influenced by the form of existing buildings set around Market Square (i.e. Market House and Adam House) and Broad Walk. The proposed arrangement will sensitively continue the evolution of Gibberd’s plan aesthetic whilst improving the eastern edge of the Town Centre in line with the Draft Harlow Town Centre AAP (2019).

**Design Cue**



**Adam House (Source: GoogleMaps 2020) – Linear built form.**

**Proposal**



**Proposed Eastern Elevation – Provides a continuous linear frontage providing definition to the southern edge of Terminus Street.**

- 2 The strong grid forms of existing buildings within the Town Centre (such as Adam House and Terminus House) have been incorporated, in a modern contemporary manner, into the proposed facades. A strong horizontal and vertical grid form is present across Blocks A, B and C. Strong vertical articulation is achieved across the elevations via the grid placement of fenestration and arrangement of protruding/inset features – such articulation is encouraged by the Draft Harlow Town Centre AAP (2019) (Paragraph 5.142).

Design Cue	Proposal
 <p data-bbox="204 1025 662 1059">Adam House (Source: GoogleMaps 2018)</p>	 <p data-bbox="826 1176 1141 1209">Block A – Western Elevation</p>
 <p data-bbox="204 1395 614 1429">Terminus House (GoogleMaps 2019)</p>	 <p data-bbox="826 1995 1117 2029">Block C- Eastern Elevation</p>

- 3 Horizontal openings are incorporated within the proposed elevations. The proposed scheme seeks to re-create the horizontal openings associated with existing buildings within the Town Centre (East Gate) through the proposed placement of windows and the arrangements of balconies. For example balconies and windows are grouped to read as a horizontal opening. The repetition of such features, arranged in general geometric shapes (rectangles), establishes a sense of rhythm across the elevations. This accords with Draft Policy HTC5 and Paragraph 5.142 of the Harlow Town Centre AAP (2019).

Design Cue	Proposal
 <p data-bbox="204 813 624 842">East Gate (Source: GoogleMaps 2018)</p>  <p data-bbox="204 1010 676 1039">Market House (Source: GoogleMaps 2018)</p>	 <p data-bbox="826 1084 1139 1113">Block C – Western Elevation</p>

- 4 The proposed development incorporates a variety of balcony forms; including protruding and inset balconies. Within Harlow Town Centre there are examples of both protruding and inset balconies, which are typically defined by thin railings. The proposed variation and materiality of balconies takes direct influence from existing buildings within Harlow Town Centre. The balconies are set within the established grid form of the elevations to add depth and dimensional articulation to the façade.

Design Cue	Proposal
 <p data-bbox="204 958 678 987">Market House (Source: GoogleMaps 2018)</p>	 <p data-bbox="828 1048 1141 1077">Block C – Western Elevation</p>
 <p data-bbox="204 1361 624 1391">East Gate (Source: GoogleMaps 2018)</p>	 <p data-bbox="828 1451 1129 1480">Block C – Eastern Elevation</p>
	 <p data-bbox="828 2002 1141 2031">Block A – Western Elevation</p>

- 5 The flat roof form of Blocks A and B is defined by a white horizontal band creating a strong upper termination to the composition. The change in materiality from the main building elevation takes influence from Adam House and Terminus House and adds a sense of visual interest to effectively define the upper extent of the building.

Design Cue	Proposal
 <p data-bbox="204 741 660 768">Adam House (Source: GoogleMaps 2018)</p>  <p data-bbox="204 1095 699 1122">Terminus House (Source: GoogleMaps 2018)</p>	 <p data-bbox="831 882 1150 909">Block A – Western Elevation</p>

- 6 The proposed signage reflects the typography of signage across the Town Centre (Terminus House, Market House and Adam House). The font is a contrasting colour to the signage background and is arranged to be legible, clear and visually appealing.

Design Cue	Proposal
 <p data-bbox="204 900 699 929">Terminus House (Source: GoogleMaps 2018)</p>	 <p data-bbox="826 900 917 929">Block A</p>
 <p data-bbox="204 1108 676 1137">Market House (Source: GoogleMaps 2018)</p>	 <p data-bbox="826 1232 917 1261">Block A</p>
 <p data-bbox="204 1348 660 1377">Adam House (Source: GoogleMaps 2018)</p>	
 <p data-bbox="204 1590 692 1619">Beaufort House (Source: GoogleMaps 2018)</p>	

- 7 The proposed flexible A1/A3/A4/B1/D1 floorspace is effectively defined within the elevations through the provision of glazing, signage, horizontal banding and changes in materiality. This arrangement provides active frontages to Terminus Street, the new area of public realm and Velizy Avenue and takes direct design cues from Harlow Town Centre.

**Design Cue**



**East Gate (GoogleMaps 2018)**



**Broadwalk (Source: GoogleMaps 2018)**



**The Water Gardens (Source: GoogleMaps 2018)**

**Proposal**



**Block C Eastern Elevation**



**Block A Western Elevation**

- 8 The materiality of existing buildings within the Town Centre is varied. Buildings associated with the original Gibberd masterplan typically comprise of a brick base (for example Adam House and Broad Walk). The proposed materiality of the development will enhance the local townscape and ensure the development sensitively integrates into the surrounding context. The tone of the brick colours proposed varies suitably to provide a sense of texture across the elevations. Blocks A and B, adjacent to the Holiday Inn Express (red brick), comprise of red brick. Block C closest to Terminus House comprises buff brick to complement the tone and appearance of Terminus House.

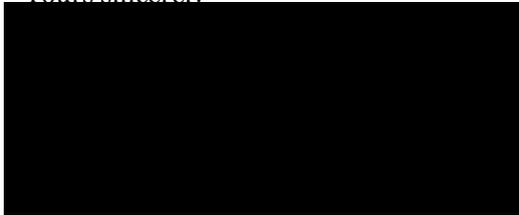
Design Cue	Proposal
	
<p><b>Market House (Source: GoogleMaps 2018)</b></p>	<p><b>Block A and B</b></p>
	
<p><b>Adam House (Source: GoogleMaps 2018)</b></p>	<p><b>Block C</b></p>

**Summary and Conclusion**

In summary, the proposed contemporary approach to the design of Crown Gate Place has been heavily influenced by the positive attributes of Harlow Town Centre and Gibberd's Masterplan. The architectural style, features and materiality will ensure the development sensitively integrates within Harlow Town Centre whilst improving the character and appearance of Velizy Avenue and Terminus Street.

We trust this response provides sufficient justification for the adopted design approach to address the comments received from Essex CC Place Services. Please ensure this analysis and justification are addressed in the Committee Report in advance of the forthcoming Committee meeting on 30<sup>th</sup> September 2020. Should you have any questions or require additional information, please do not hesitate to contact me.

Yours sincerely



**Lorna Heslop**  
Senior Planner and Urban Designer

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**Committee Update - HW/HSE/20/00363 - 12 Brickcroft Hoppit, Newhall**

A small alteration is proposed to the wording of the recommendation (set out on page 60 of the published agenda pack).

It should now read as follows:

***That Committee resolve to Grant Planning Permission subject to the following conditions:***