

**SUPPLEMENTARY DOCUMENTS FOR  
DEVELOPMENT MANAGEMENT COMMITTEE  
Wednesday 17 March 2021 at 7.30pm  
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**

9. HW/FUL/21/00001 - Sainsbury's Good on line facility (Pages 2 - 4)
10. HW/HSE/21/00003 - 3 East End Cottages (Page 5)

**Item 9 - HW/FUL/21/00001 - J Sainsbury's, Fifth Avenue, Harlow**

**Consultations**

An objection from Harlow Civic Society has been received. The section addresses each objection in turn:

- 1) Little or no consideration for pedestrian customers has been taken in this scheme - Request further details of the footpath such as signage, lighting and width;

**Officer response**

It is presumed lighting will “spill” from the petrol station and the new goods-online facility. To address the impact the applicants have indicated a willingness to accept a condition requiring the installation of an agreed lighting scheme.

Given the location of the footpath, signage is not considered necessary.

The width of the footpath has been confirmed to be 1.7m wide at its narrowest point. This is considered to be sufficiently wide for pedestrians.

- 2) We do not think that a close boarded fence 2.4M high is inconsistent with customer safety – it should be “see through”;

**Officer response**

The primary function of the proposed fence located between the GOL facility and the service road is to mitigate noise transmission. Thusly whilst creating gaps within the fence may increase customer safety it will defeat its primary function. However there is merit that the fence on the eastern boundary is “see through”. The applicant has agreed to a condition that will ensure that the eastern boundary consists of a chain link fence.

- 3) No facilities are indicated on the document for the possibility of electric vehicles being used for home delivery; and

**Officer Response**

Policy IN1 which speaks to matters on sustainable transport relies on national guidance. National guidance is currently out to consultation on matters relating to electric charging points. As such no adopted requirement for electric charging points exist. That said the agent has indicated that Sainsburys aim to switch to electric vehicles by 2025. Therefore “infrastructure” such as electric charging points are likely to be provided at that time.

- 4) We do not think that the walking route to and from the store entrance to the northern stairs has been sufficiently considered – walkers will have to contend with ; normal parking, vehicles attending the proposed “click & collect” facility, delivery vans entering and leaving the home delivery compound and vehicles visiting the recycling facility. All of the above compressed into a small area. A recipe for conflict.

## Officer Response

At the moment the footpath comprises two flights of steps and then goes onto the car park. The proposed scheme provides for a “segregated” footpath, i.e. separated from vehicular traffic, apart from where it crosses the entrance to the GOL facility where a zebra crossing will be provided.

It is not considered the present size of the facility will cause unacceptable risk and the provision of the GOL facility will mean less people will come to the supermarket by car, reducing accident risk both in the car park and on public roads.

## Proposal

Amended Plans and Further information have been received from the applicant

### 1. Clarification of hours of operation

The proposed operating hours for the goods-online facility will be 6.00 am to 11pm.

### 2. Amended Plans

These change the 2.4 timber fence to a dark green. The metal fence on the northern boundary has been replaced with a 2.4 metres dark green wooden fence.

The plans clarify that the footpath between the good online facility (GOL) and the petrol station will be a minimum 1.7 metres.

The list of recommended conditions should now read:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
**REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2 Prior to the first use of the proposed goods-online facility, the footpath along its eastern boundary shall be constructed as shown on the approved plans. Thereafter it shall be permanently maintained in use.  
**REASON: To provide pedestrian access to the existing supermarket from the north in accordance with policy PL3 of the Harlow Local Development Plan 2020.**
- 3 Prior to the first use of the proposed goods-online facility the wooden fence along its northern boundary shall be constructed as shown on the approved plans and thereafter permanently maintained.  
**REASON: To protect the amenity of nearby residents in accordance with policy PL2 of the Harlow Local Development Plan 2020**

- 4 The fencing along the eastern boundary of the goods-online facility shall be of open form so people using the adjacent footpath can be readily seen and any replacement fencing shall similarly be of open form.  
**REASON: To make users of the adjacent footpath visible to protect their safety in accordance with policy PL1 of the Harlow Local Development Plan (2020)**
- 5 The proposed goods-online facility shall only operate between the hours of 6am and 11pm – 7 days a week. Delivery schedules shall be so organised that vans would in the normal course of events be expected to return to the facility by the closing times. Records relating to this shall be kept for at least three months and made available to the Local Planning Authority if requested. In the event of a circumstance such as vehicle breakdown or unusual congestion and a van arrives at the facility at a later time than this it shall only be parked and not unloaded.  
**REASON: To protect the amenity of nearby residents in accordance with policy PL2 of the Harlow Local Development Plan 2020.**
- 6 No van reversing alarms shall be used on the site before 7.30am (8.30 am on Sundays) and after 8pm.  
**REASON: To protect the amenity of nearby residents in accordance with policy PL2 of the Harlow Local Development Plan 2020.**
- 7 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
PL-A-2001	--	Location Plan	04.01.2021
PL-A-2002	--	Existing Site Plan	04.01.2021
PL-A-2003	Store	Existing Plans	04.01.2021
PL-A-2004	--	Existing Roof Plan	04.01.2021
PL-A-2005	--	Existing Elevations	04.01.2021
PL-A-2009	B	Proposed Elevations	16.03.2021
PL-A-2006	B	Proposed Site Plan	08.03.2021
PL-A-2007	C Store	Proposed Plans	16.03.2021
PL-A-2010	B Detailed	Proposed Elevations	16.03.2021
PL-A-2011	A Click & Collect	Proposed Elevations	16.02.2021

- 8 Demolition or construction works associated with this permission shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.  
**REASON: To protect the amenity of nearby residents in accordance with policy PL2 of the Harlow Local Development Plan 2020.**

**Item 10 - HW/HSE/21/00003**

**3 East End Cottages, Roydon Road, Harlow, Essex, CM19 5DS**

**Additional Consultee Response**

Comments have been received from the Council's Tree Officer which are as follows –

Following a site visit to assess any potential arboricultural constraints on 16th March 2021, it is evident that the proposed development will not have an impact upon adjacent trees and other vegetation. Therefore, the proposed development can be considered for consent without further arboricultural involvement.

**Officer Response**

It is agreed that as suggested in the proposals, that a tree planted within the landscaping should be adhered to, thus providing a better finished landscaped site. There is some restriction on rooting area, but it appears that enough space remains for the proposed small tree to be planted within the front garden space behind the car parking.