

**SUPPLEMENTARY DOCUMENTS FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Wednesday 17 August 2022 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 items to which the documents relate is noted below.

AGENDA

7. HW/FUL/22/00001 - 25 Jerounds, Harlow (Page 2)
8. HW/S106/22/00217 - 15-29 West Gate, Harlow (Page 3)
9. HW/FUL/22/00223 - Land North of Tye Green Lodge, Tye Green Village, Harlow (Pages 4 - 5)
10. HW/FUL/22/00237 - Land to the West of Staple Tye Depot, Perry Road, Harlow (Page 6)

Agenda Item 7

Item 7 - HW/FUL/22/00001– 25 Jerounds

Minor changes to the report and informatives are set out below.

Officers' Report

(page 10) Summary of Representations Received

~~Delete as follows: The representation raised a query relating to a fence height and asked about the impact on horse chestnut tree on the site. {Officer Comment: the query regarding the fence height was clarified as was the point that there is no horse chestnut on the site.}~~

Replace as follows: A representation was received regarding the height of the fencing at the rear of the site and whether the Horse Chestnut would be affected by the development,

{Officer Comment: The submitted plans show the height of the fence at the rear as being 2.5 metres. This is not correct. However, as no changes are proposed to the existing fencing there is no need to amend the plans. An informative has been proposed to make it clear that the proposal does not involve works to existing fencing.

The Horse Chestnut in the garden of 25 Jerounds will be retained. The arboricultural assessment set out in the report covers this issue and condition 3 covers this issue.}

Changes to informatives:

1. ~~Delete informative 2 (page 17) as covered by condition 7. Acceptable construction hours are between 8.00 and 18.30 on Mondays to Fridays and 8.00 and 13.00 on Saturdays. No construction work should take place or plant operated outside these hours~~
2. Add new informative to replace informative 2 as follows: "This decision does not grant permission for any changes to the existing boundary treatment."

Item 8 - HW/S106/22/00217– 15 - 29 West Gate

Update to Planning permissions / applications (page 23)

New application submitted on the site to vary the approved plans:

HW/REMPVAR/22/00361 -Variation of Condition 18 (Approved Plans) of planning application HW/FUL/19/00291 – submitted 9th August 2022.

This is to primarily amend the permitted ground floor commercial space to accommodate ancillary residential amenity space.

Agenda Item 9 - HW/FUL/22/00223 - Land North Of Tye Green Lodge, Tye Green Village, Harlow, Essex

Minor changes to the Officers' report including conditions and informatives are set out below.

Officers' report

(Page 92) Add new paragraph to the Energy and Sustainability assessment of the report as follows:

The Harlow & Gilston Garden Town Sustainability Checklist applies to all Council led housing schemes. A Sustainability Checklist has been submitted that demonstrates that Environmental Sustainability and Socio-Economic Sustainability issues have been adequately considered. However, in order to fully demonstrate this and provide additional information on some matters not covered in the submission such as the Circular Economy, a condition is recommended that requires the submission of a completed Sustainability Checklist for the development prior to works commencing, alongside any further additional information necessary to demonstrate the scores allocated within the completed checklist. On this basis, the development is considered to meet the requirements of policy PL3 of the HLDP.

Changes to the proposed conditions and Informatives:

1. Informative 2 (page 98) is to be deleted and replaced by a new condition **17** for controls on hours of construction, to read as follows:

"No construction works involving heavy machinery shall take place on the premises outside the hours of 8am and 6pm on weekdays and 9am and 1pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

REASON: In the interests of the amenity of adjoining residents, in accordance with policies PL2 and PL10 of the Harlow Local Development Plan, December 2020."

2. A new condition (18) will also be added that requires the Electric Vehicle Charging Points (ECVP) as shown on the approved plans to be installed and be operational prior to first occupation of the building, and maintained as such for the lifespan of the development. The condition shall read as follows:

"Prior to first occupation of the development, the Electric Vehicle Charging Points (ECVP) as shown on the approved plans shall be installed and be fully operational, and maintained as such for the lifespan of the development.

Reason: In the interests of encouraging more sustainable forms of travel in the District, in accordance with policy IN1 of the Harlow Local Development Plan 2020."

3. A new condition (19) will be added regarding the submission of the sustainability checklist:

"Prior to the commencement of all works on site, a completed Harlow & Gilston Garden Town Sustainability Checklist for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, alongside any additional information necessary to demonstrate the scores indicated within the completed checklist.

Reason: To fully detail the sustainability credentials of the development, in accordance with policy PL3 of the Harlow Local Development Plan 2020.”

The current approved plans condition shall become condition 20.

Item 10 - HW/FUL/22/00237 - Land To The West Of Staple Tye Shopping Centre Perry Road Harlow Essex

Minor changes to the Officers' report including conditions and informatives are set out below.

Officers' report

(Page 122) Add new paragraph to the Energy and Sustainability assessment of the report as follows:

The Harlow & Gilston Garden Town Sustainability Checklist applies to all Council led housing schemes. A Sustainability Checklist has been submitted that demonstrates that Environmental Sustainability and Socio-Economic Sustainability issues have been adequately considered. However, in order to fully demonstrate this and provide additional information on some matters not covered in the submission such as the Circular Economy, a condition is recommended that requires the submission of a completed Sustainability Checklist for the development prior to works commencing, alongside any further additional information necessary to demonstrate the scores allocated within the completed checklist. On this basis, the development is considered to meet the requirements of policy PL3 of the HLDP.

Changes to the proposed conditions and Informatives:

- 1. New Condition 23** - *Prior to the commencement of all works on site, a completed Harlow & Gilston Garden Town Sustainability Checklist for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, alongside any additional information necessary to demonstrate the scores indicated within the completed checklist*
Reason: To fully detail the sustainability credentials of the development, in accordance with policy PL3 of the Harlow Local Development Plan 2020

- 2. Informative 4** (page 131) is to be deleted and replaced by new condition 24 for controls on hours of construction, to read as follows:

"No construction works involving heavy machinery shall take place on the premises outside the hours of 8am and 6pm on weekdays and 9am and 1pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

REASON: In the interests of the amenity of adjoining residents, in accordance with policies PL2 and PL10 of the Harlow Local Development Plan, December 2020."

- 3,** A new condition (25) will also be added that requires the Electric Vehicle Charging Points (ECVP) as shown on the approved plans to be installed and operational prior to first use/occupation of the building, and maintained as such for the lifespan of the development. The condition shall read as follows:

"Prior to first use/occupation of the development, the Electric Vehicle Charging Points (ECVP) as shown on the approved plans shall be installed and be fully operational, and maintained as such for the lifespan of the development.

Reason: In the interests of encouraging more sustainable forms of travel in the District, in accordance with policy IN1 of the Harlow Local Development Plan 2020."

Approved plans condition will become condition 26