

**SUPPLEMENTARY DOCUMENTS FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Wednesday 6 December 2023 at 7.30pm
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 is noted below.

AGENDA

8. HW/FUL/22/00547 - Land East of Windmill Fields, Moor Hall Road, Harlow (Page 2)
10. HW/FUL/23/00036 - 96 Potter Street, Harlow (Page 3)

AGENDA ITEM 8 – Land East of Windmill Fields, Moor Hall Road, Harlow

Under the mix of housing section, the table sets out that there are 22 market and 16 affordable, which I believe should read 26 market and 12 affordable.

The number of affordable houses is also incorrect under the case for the development within the 3rd paragraph at the beginning of the report, which should read seven homes for affordable rent, two shared ownership and three first homes.

Updated response from Essex County Council

Acknowledges that further discussions have taken place and the applicant has provided additional information in order to assess various concerns previously raised, including prematurity

Understand that the applicant has in principle agreed to providing additional financial contribution, at a pro rata basis, towards relevant schemes in the HGGT Infrastructure Delivery Plan (IDP) which sets out the strategic infrastructure requirements for respective allocations across the HGGT.

Taking in to account relevant local plan requirements and HGGT objectives and guidance, and site specific considerations, ECC considers that the submitted application together with emerging additional infrastructure contributions, subject to the following details, could make the proposed development acceptable in planning terms, and will not prejudice the delivery of the wider East of Harlow allocation.

Strategic infrastructure requirements needed to make the application acceptable in planning terms:

- That sufficient school and library contributions are provided (please see appendix A for details)
- That relevant specific highway requirements are satisfied (please see appendix B for details)
- To avoid prejudicing future walking and cycling connection between Harlow town and the East of Harlow allocation, the applicant will need to deliver suitable walking and cycling provision as follow:
 - a. Suitable walking and cycling provision across the full length of the northern boundary of the site alongside Moor Hall road. It is expected that, upon completion and relevant approval process, the walking and cycling provision alongside Moor Hall road will be adopted as public highway in order to maintain future public access to the provision. (shown on highway connectivity plan)
 - b. Suitable financial contribute of circa £400,000 toward enhancement of walking and cycling provision between the site and Harlow town. The could be, but not limited to, extension of the LCWIP 4 route, and linkages to the East – West STC that will ultimately go through the East Harlow and provide fast sustainable travel linkage between the East Harlow allocation and Harlow Town Centre. (To be included within S106)
 - c. Suitable walking and cycling provision within the site and allowing possible future extension of the walking / cycling links with the wider East Harlow allocation. (Included within plans).

On the basis that the above requirements are satisfied, ECC will not be objecting to the planning application.



POTTER STREET, HARLOW, ESSEX, CM17 9AQ

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Dear Planning Committee

As requested by Mr Gavin I am writing on behalf of Potter Street Community Association, in relation to the planning application HW/FUL/23/00036.

We would like to thank you for the opportunity to comment on the application and do so as below. The points we highlight are issues which we feel should be addressed in order that all involved will benefit fully from the conversion.

1. Sound Proofing.

As you may be aware, the community centre is used extensively for external party hires, Zumba classes, community shows and performing arts classes. Our entertainment license permits the playing of music until 24.00hrs. There are also dance classes until 9.45pm on several nights and at weekends. Although this has never been an issue in the 67 years since PSCA was formed, we do feel that having residential accommodation sharing a party wall with the main hall could well lead to complaints from our new neighbours. The community centre is entirely reliant on these hires and classes for its income and could not maintain the facilities it provides to the local community and groups without them. We do, however, have no doubts that modern sound proofing techniques could be employed to alleviate any such issues and strongly suggest that they form part of the design plan.

2. Car Parking

The additional spaces in the car parking plans submitted would be greatly welcomed by PSCA as the current space is clearly inadequate. In your plans, we would request that the car park is not chargeable. Any such arrangement, including an initial free period system, would severely impact on the practical, day to day, use of the spaces by both PSCA hirers and residents. We would also request that a height restriction bar be installed to prevent the parking of large commercial vehicles. This is also significant problem in the Prentice place shoppers' car park.

3. Decommissioning of Old Services

We are pleased to see that the plans show a section of the property that will become a part of PSCA building. Please can the committee be given confirmation that the necessary making good works, including the removal of the existing heating equipment, will be carried out as part of the project?

We would like to state that, subject to the modest conditions above, we are in full support of this scheme. The adaption of a hitherto vacant building to the changing needs of local people is to be commended.

Thank you, once more, for giving PSCA a voice, it is much appreciated, and we look forward to hearing from you further.

Yours Sincerely

Scott Simpson
PSCA CHAIR