

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

17 April 2019

7.30 - 8.15 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Jean Clark (Vice-Chair)
Councillor Bob Davis
Councillor Tony Edwards
Councillor Michael Garnett
Councillor Michael Hardware
Councillor Maggie Hulcoop
Councillor Sue Livings
Councillor Clive Souter
Councillor Edna Stevens

Officers

Andrew Bramidge, Project Director - Enterprise Zone and Interim Head of Planning
Hannah Criddle, Governance Support Officer
Amanda Julian, Legal Service Manager

Also Present

Dianne Cooper, Consultant to Harlow Council

80. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None.

81. **DECLARATIONS OF INTEREST**

Councillor Davis declared a non-pecuniary interest in agenda item 7 (Service Industry Bays, The Stow) as The Stow Ward Councillor.
Councillor Garnett declared a non-pecuniary interest in agenda item 7 (Service Industry Bays, The Stow) as The Stow Essex County Council Ward Councillor.

82. **MINUTES**

RESOLVED that the minutes of the meeting held on 20 March 2019 are agreed as a correct record and signed by the Chair.

83. **MATTERS ARISING**

None.

84. **WRITTEN QUESTIONS**

None.

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

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

86. **HW/FUL/17/00370 - SERVICE INDUSTRY BAYS, THE STOW**

The Committee received a report and application (HW/FUL/17/00370) on the planning permission for the redevelopment of existing service bays into a mixed use development comprising of 87 no. 1 and 2 bedroom apartments, 11 no. live/work units and 559sqm of B1 use. The proposal also incorporated undercroft car parking, mews courtyard and residential gardens.

Presentations were heard from two objectors and the agent.

RESOLVED that planning permission is **REFUSED** for the following reason:

1. The proposed development, by virtue of its density and close proximity to St Andrew's Methodist Church, constitutes over-development of the application site, and would enclose, result in a loss of light and be overbearing to the Church. The proposal therefore fails to respect and be compatible with the character and appearance of the area, and thus does not strengthen, protect or enhance local character, contrary to policies BE1, BE2, BE3 and RTCS16 of the Adopted Replacement Harlow Local Plan 2006, and the Harlow Design Guide Supplementary Planning Document 2011.

87. **HW/FUL/18/00548 - PLOT 17, HARLOW BUSINESS PARK**

The applicant had withdrawn the application so it was not heard by the Committee.

88. **REFERENCES FROM OTHER COMMITTEES**

None.

89. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE