

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

13 January 2021

7.30 - 9.38 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Nancy Watson (Vice-Chair)
Councillor Jean Clark
Councillor Mike Danvers
Councillor Bob Davis
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
Patricia Coyle, Principal Planning Officer
Emma Crouch, Corporate Support Officer
Julie Galvin, Legal Services Manager
Adam Rees, Governance Support Officer
Tanusha Waters, Planning and Building Control Manager

Also Present

Councillor Simon Carter
Councillor Andrew Johnson

114. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None.

115. **DECLARATIONS OF INTEREST**

Councillor Bob Davis declared a non-pecuniary interest in Item 7 as a Mark Hall Ward Councillor.

Councillor Mike Garnett declared non-pecuniary interests in Items 7 and 11 as Essex County Councillor for Harlow North.

Councillor Clive Souter declared non-pecuniary interests in Items 8 and 9 as an Essex County Councillor for Harlow West.

Councillor Jean Clark declared non-pecuniary interest in Items 8 and 9 as a Little Pardon and Hare Street Ward Councillor.

Councillor Maggie Hulcoop declared a non-pecuniary interest in Item 10 as a Harlow Common Ward Councillor.

116. **MINUTES**

RESOLVED that the minutes of the meeting held on 16 December 2020 are agreed as a correct record and signed by the Chair.

117. **MATTERS ARISING**

None.

118. **WRITTEN QUESTIONS**

None.

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

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

120. **HW/FUL/18/00553 - PROPOSED 1A, QUEENSGATE CENTRE, EDINBURGH WAY, HARLOW**

The Committee received a report and application HW/FUL/18/00553 for minor external alterations to elevations of Unit 1A to accommodate a food store (Class A1) and reconfiguration of car parking.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda.

Presentations were here from an objector, a supporter and the applicant's agent.

RESOLVED that planning permission is **GRANTED** subject to the conditions set out in the report.

121. **HW/REM/20/00459 - ICON HARLOW, THIRD AVENUE, HARLOW**

The Committee received a report and application HW/REM/20/00459, a reserved matters applications following permission HW/REMPVAR/18/00364 (an approved variation to HW/OUTAM/17/00246) for approval of details relating to access (internal access), appearance, landscaping, layout and scale for proposed Building D within sub-plot 4.3.

A presentation was heard from the applicant's agent.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the main published agenda, the supplementary agenda and the following additional condition.

- A** Prior to the occupation of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the building (Building E) including sound insulation against internally generated noise. The development shall thereafter be carried out in accordance with those approved details.

REASON: In the interests of the amenities of the occupants of nearby premises (primarily the occupiers of no.47-59 Byngams) in accordance with policy PL2 of the Harlow Local Development Plan 2020.

122. **HW/REM/20/00460 - ICON HARLOW, THIRD AVENUE, HARLOW**

The Committee received a report and application HW/REM/20/00460, a reserved matters applications following permission HW/REMPVAR/18/00364 (an approved variation to HW/OUTAM/17/00246) for approval of details relating to access (internal access), appearance, landscaping, layout and scale for proposed Building E within sub-plot 4.1.

A presentation was heard from the applicant's agent.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the main published agenda, the supplementary agenda and the following additional condition:

- A** Prior to the occupation of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the building (Building E) including sound insulation against internally generated noise. The development shall thereafter be carried out in accordance with those approved details.

REASON: In the interests of the amenities of the occupants of nearby premises (primarily the occupiers of no.47-59 Byngams) in accordance with policy PL2 of the Harlow Local Development Plan 2020.

123. **HW/OASMR/20/00437 - PROPOSED DEVELOPMENT AT 14 KINGSDON LANE, KINGSDON LANE, HARLOW**

The Committee received a report and application HW/OASMR/20/00437 for outline planning permission for the erection of three detached dwellings with landscaping matters reserved.

Presentations were heard from two objectors, Councillor Andrew Johnson, and the applicant's agent.

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

The proposed infill development fails to respond to the prevailing character and appearance of the surrounding area. The proposal fails to protect mature hedging and vegetation around the site which would be removed to facilitate the development proposed to detriment of the visual amenity of the area. The proposal represents an overdevelopment the site evidenced by the design approach of angling the properties which would be uncharacteristic of the surrounding pattern of development. The close proximity and layout of the proposed units to existing dwellings would adversely impact upon the amenity of surrounding residents by introducing unacceptable levels of overlooking, overshadowing and being overbearing within their outlook, creating a perception of enclosure. The application is therefore found to be contrary to Policies PL1, PL2 and H2 of the Harlow Local Plan 2020 and DG28 of the Harlow Design Guide SPD 2011.

With the consent of the meeting, it was agreed to suspend Council Procedure Rule 9.1 and that the meeting would continue until the remaining business had been considered.

124. **HW/HSE/20/00418 - 19 MARK HALL MOORS, HARLOW**

The Committee received a report and application HW/HSE/20/00418 for a proposed single storey extension.

RESOLVED that the application is **GRANTED** subject to the conditions set out in the report.

125. **REFERENCES FROM OTHER COMMITTEES**

None.

126. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE