

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

17 March 2021

7.30 - 9.05 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Bob Davis (Vice-Chair)
Councillor Nancy Watson
Councillor Jean Clark
Councillor Mike Danvers
Councillor Michael Garnett
Councillor Michael Hardware
Councillor Maggie Hulcoop
Councillor Sue Livings
Councillor Clive Souter

Officers

Julie Galvin, Legal Services Manager
Gavin Cooper, Development Manager
Hannah Criddle, Governance Support Officer
Emma Crouch, Corporate Support Officer
Tanusha Waters, Planning and Building Control Manager

139. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None.

140. **DECLARATIONS OF INTEREST**

Councillor Clive Souter declared a non-pecuniary interest in Items 9 and 10 as an Essex County Councillor for Harlow West and Item 11 as a Sumners and Kingsmoor Ward Councillor.

Councillor Jean Clark declared a non-pecuniary interest in Items 9 and 10 as a Little Parndon and Hare Street Ward Councillor.

Councillor Mike Garnett declared a non-pecuniary interest in Items 7 and 8 as an Essex County Councillor for Harlow North.

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

141. **MINUTES**

RESOLVED that the minutes of the meeting held on 16 February 2021 as agreed as a correct record and signed by the Chair.

142. **MATTERS ARISING**

None.

143. **WRITTEN QUESTIONS**

None.

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

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

145. **HW/HSE/20/00578- 97 GLEBELANDS**

The Committee received a report and application (HW/HSE/20/00578) on the planning permission for a single storey rear extension.

Councillor Mike Garnett proposed (seconded by Councillor Sue Livings) a condition to ensure that the materials matched the existing materials. The amendment was carried.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the report and the following additional condition:

All new external work shall be carried out in materials of such colour or texture and with architectural detailing to match the existing facing work of the building.

REASON: In the interest of visual amenity and to accord with policy PL1 of the Harlow Local Development Plan, December 2020.

146. **HW/REMPVAR/20/00593 - LAND TO THE REAR OF 8 THE DRIVE**

The Committee received a report and application (HW/REMPVAR/20/00593) for the variation of condition 2 (approved plans) of planning permission HW/FUL/18/00398 (APP/N1540/W/19/3225381) to allow the increase in roof ridge heights by 1.2m and inclusion of rooflights on the front and rear elevations to accommodate new bedrooms with ensuites in each house (HW/FUL/18/00398).

Presentations were heard from one objector and the applicant's agent.

Councillor Mike Garnett proposed (seconded by Councillor Jean Clark) an additional condition on working hours. The amendment was carried.

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

The proposal by reason of increased height and design with two extra bedrooms would result in the overdevelopment of the property to the detriment of the character and appearance of the area. The proposal would therefore be contrary to policies PL1 and H2 of the Harlow Local Development Plan 2020.

147. **HW/FUL/21/00001 - SAINSBURY'S GOOD ON LINE FACILITY**

The Committee received a report and application (HW/FUL/21/00001) on the erection of a Goods Online (GOL) facility (Use Class B8) with associated loading and servicing area and Click and Collect bays, alteration to layout of car park.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. This included an additional consultee response received.

Presentations were heard from one objector and the applicant.

Councillor Mike Garnett proposed (seconded by Councillor Maggie Hulcoop) an additional condition for lighting and CCTV. The amendment was carried.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the report and the following additional condition:

Prior to the click and collect and Good on line facility opening, a detailed lighting scheme include locations of CCTV should be submitted to and approved by the Local Planning Authority. The approved details shall thereby be retained.

REASON: To protect the amenities of adjoining residents and the users of the footpath to the residential area to the North of the facility in accordance with policy PL2 of the Harlow Local Development Plan 2020.

148. **HW/HSE/21/00003 - 3 EAST END COTTAGES**

The Committee received a report and application (HW/HSE/21/00003) on the excavation of the front garden embankment and erection of masonry retaining walls to form area for the movement and parking of vehicles visiting the existing residential premises.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. This included an additional consultee response received.

Presentations were heard from one objector and the applicant's agent.

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

The proposal by reason of the loss of the layby which provides access to 3 and 4 East End Cottages and loss of the front boundary hedge would be detrimental to the character and appearance of the area. The proposal would therefore be contrary to policies H2, PL1 and PL7 of the Harlow Local Development Plan 2020.

149. **HW/HSE/21/00022 - 16 BURNETT PARK**

The Committee received a report and application (HW/HSE/21/00022) on a retrospective application for installation of juliette balconies.

Presentations were heard from one objector and the applicant.

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

150. **REFERENCES FROM OTHER COMMITTEES**

None.

151. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE