

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

14 April 2021

7.30 - 8.31 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  
Jade Clifton-Brown, Principal Planning Officer  
Gavin Cooper, Development Manager  
Hannah Criddle, Governance Support Officer  
Lisa Thornett, Corporate Governance Support Officer  
Tanusha Waters, Planning and Building Control Manager

152. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None.

153. **DECLARATIONS OF INTEREST**

Councillor Mike Garnett declared a non-pecuniary interest in Item 7 as an Essex County Councillor for Harlow North. Councillor Garnett also declared a personal interest in Item 8 and confirmed he would withdraw from the debate.

Councillor Michael Hardware declared a non-pecuniary interest in Item 9 a Staple Tye Ward Councillor.

Councillor Sue Livings declared a personal interest in Item 8 and confirmed she would withdraw from the debate.

Councillor Clive Souter declared a non-pecuniary interest in Item 9 as an Essex County Councillor for Harlow West.

154. **MINUTES**

**RESOLVED** that the minutes for the meeting held on 17 March 2021 were agreed as a correct record and signed by the Chair.

155. **MATTERS ARISING**

None.

156. **WRITTEN QUESTIONS**

None.

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

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

158. **HW/FUL/20/00378 - NETTESWELL HALL, PARK LANE, HARLOW**

The Committee received a report and application (HW/FUL/20/00378) on the erection of 20 dwellings (incl. 4 no flats formed through conversion) and associated parking and landscaping (Amended Description).

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.

A presentation was heard from the applicant's agent.

Councillor Mike Garnett (seconded by Councillor Sue Livings) proposed a further condition for details relating to the renovation of Nettleswell Hall to protect the character of the property. The amendment was carried.

**RESOLVED** that Committee **AGREED** to delegate the decision to the Head of Environment and Planning to **GRANT** planning permission subject to the applicant entering into an appropriately worded Section 106 Legal Agreement, the conditions in the report (with the removal of condition 14) and the following additional condition:

Prior to works commencing on the site, details of the works to convert Nettleswell Hall to four residential units should be submitted to and approved in writing by the Local Planning Authority. These details shall include: a full structural survey, construction details involving the works to ensure that the building is protected during the conversion works, details and sections of the proposed external windows and doors at a scale of not less than 1:20 and details of the materials to be used to reinstate elevations and repair the

building. The development shall be implemented in accordance with the approved details.

**REASON: To ensure that Netteswell Hall is protected during the conversion works and the conversion enhances and retains the non-designated Heritage asset in accordance with policy PL12 of the Harlow Local Development Plan, December 2020.**

159. **HW/FUL/20/00611 - 47 HART ROAD, HARLOW**

*Councillors Mike Garnett and Sue Livings withdrew from the meeting for this item.*

The Committee received a report and application (HW/FUL/20/00611) on the proposed demolition of existing bungalow and the erection of a replacement dwelling house.

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

Presentations were heard from two supporters and the applicant.

Councillor Jean Clark (seconded by Councillor Clive Souter) proposed an additional condition for the working hours and a construction method statement. The amendment was carried.

**RESOLVED** that planning permission is **GRANTED** subject to the revised condition 2 in the supplementary report, the remaining conditions as set out in the main published report and the additional following conditions:

No development, including site clearance, tree works, demolition or any other works, shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The plan shall provide for the following all clear of the highway:

Safe access into the site

The parking of vehicles of site operatives and visitors

Loading and unloading of plant and materials

Storage of plant and materials used in constructing the development

Wheel and underbody washing facilities

A scheme to minimise the risk of offsite flooding caused by surface water runoff and groundwater during construction;

Measures to demonstrate how noise will be mitigated during the permitted working hours of the demolition and construction process;

Measures to demonstrate how dust production during the demolition and construction process is kept to a minimum.

**REASON:** In the interest of neighbouring amenity and to ensure that on-street parking of vehicles in the adjoining streets does not occur, to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety, and to ensure that noise and dust are controlled during demolition and construction in accordance with policies PL2 and IN2 of the Harlow Local Development Plan 2020. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

No construction work shall be carried out on the site at any time on Sundays or public holidays, or before 8am or after 7pm on Mondays to Friday, or before 8am or after 1pm on Saturdays.

**REASON:** To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents, in accordance with policy PL2 of the Harlow Local Development Plan 2020.

160. **HW/FUL/21/00009 - PINK COTTAGE, COMMONSIDE ROAD, HARLOW**

*Councillors Mike Garnett and Sue Livings returned to the meeting.*

The Committee received a report and application (HW/FUL/12/00009) on the change of use and division of existing restaurant/takeaway into two units. One unit to be used as a takeaway and other to be a retail shop (Class E) with ancillary cycle and refuse storage.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. This included an update for condition 5.

A presentation was heard from the applicant.

Councillor Phil Waite (seconded by Councillor Jean Clark) proposed an additional condition for a delivery service plan to be submitted to the Council. The amendment was carried.

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

Prior to works commencing a Delivery and servicing management plan (DSMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**REASON: To ensure delivery and servicing can be undertaken appropriately and in the interests of highway safety and impact on local residents in accordance with policy PL2 and IN1 of the Harlow Local Development Plan, December 2020.**

161. **REFERENCES FROM OTHER COMMITTEES**

None.

162. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE