

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

15 September 2021

7.30 - 9.18 pm

**PRESENT**

**Committee Members**

Councillor Michael Garnett (Chair)  
Councillor Sue Livings (Vice-Chair)  
Councillor Jean Clark  
Councillor Maggie Hulcoop (as substitute for Councillor Bob Davis)  
Councillor James Leppard  
Councillor Ash Malik  
Councillor Nicky Purse

**Officers**

Gavin Cooper, Development Manager  
Hannah Criddle, Governance Support Officer  
Tanusha Waters, Planning and Building Control Manager  
Simon Hill, Head of Governance

23. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Mike Danvers and Bob Davis. Councillor Maggie Hulcoop attended as a substitute for Councillor Bob Davis.

24. **DECLARATIONS OF INTEREST**

Councillors Maggie Hulcoop and James Leppard raised a non-pecuniary interest in item 8 (HW/FUL/21/00320) as Harlow Common Ward Councillors.

25. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 7 July 2021 were agreed as a correct record and signed by the Chair.

26. **MATTERS ARISING**

None.

27. **WRITTEN QUESTIONS**

None.

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

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

29. **HW/FUL/21/00181 - 4 WYCH ELM, HARLOW, ESSEX, CM20 1QP**

The Committee received a report and application (HW/FUL/21/00181) on the demolition of the existing building and erection of building ranging between 6 and 15 storeys comprising 82 residential flats (Class C3) and flexible commercial floorspace (Class E), communal amenity space, with associated parking, waste/recycling storage and other associated works.

Presentations were heard from three objectors, Councillor Chris Vince and the applicant's agent.

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

1. The proposal by reason of the lack of provision for local infrastructure including schools, sustainable transport measures and doctor's surgeries would be unacceptable in planning terms with inadequate mitigation of the impact of the development. The proposal would therefore be overdevelopment and would be contrary to policy IN6 of the Harlow Local Development Plan 2020.
2. The proposal by reason of the lack of car parking and servicing results in overdevelopment which would give rise to parking issues on Wych Elm and the wider area contrary to policies IN2 and IN3 of the Harlow Local Development Plan 2020.

30. **HW/FUL/21/00320 - THREE HORSESHOES PUBLIC HOUSE, THREE HORSESHOES ROAD, HARLOW, ESSEX, CM19 4HB**

The Committee received a report and application (HW/FUL/21/00320) on a new timber framed pergola with shingle felt roof, festoon lighting and heat lamps to existing patio area. Repositioning of the existing smoking shelter along with the removal of the drinks shelf to the existing smoking area.

Presentations were heard from one objector and Councillor David Carter.

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

31. **HW/FUL/21/00330 - LAND WEST OF 66 RADBURN CLOSE, RADBURN CLOSE, HARLOW, ESSEX**

The Committee received a report and application (HW/FUL/21/00330) on the change of use of public land to private land for extension of the rear garden of 66 Radburn Close.

Presentations were heard from one objector and the applicant.

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

32. **REFERENCES FROM OTHER COMMITTEES**

None.

33. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE