

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

20 March 2019

7.30 - 8.20 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Jean Clark (Vice-Chair)
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
Amanda Julian, Legal Service Manager
Mark Philpott, Development Manager
Adam Rees, Governance Support Officer

70. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Bob Davis.

71. **DECLARATIONS OF INTEREST**

Councillors Mike Garnett and Sue Livings both declared a non-pecuniary interest in Item 7 (Newhall) as Old Harlow Ward Councillors.

Councillor Jean Clark declared a non-pecuniary interest in Item 8 (Wych Elm House) as a Little Parndon and Hare Street Ward Councillor.

72. **MINUTES**

RESOLVED that the minutes of the meeting held on 27 February 2019 are agreed as a correct record and signed by the Chair.

73. **MATTERS ARISING**

None.

74. **WRITTEN QUESTIONS**

None.

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

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

76. **HW/FUL/18/00433 - NEWHALL**

The Committee received a report and application (HW/FUL/18/00433) on the planning permission for the erection of 163 residential dwellings in Newhall.

Presentations were heard from the agent.

RESOLVED that planning permission is GRANTED subject to the Informative Clauses and Conditions as detailed in the report subject to the amendment to Condition 6 detailed in the supplementary report.

77. **HW/FUL/18/00269 - WYCH ELM HOUSE**

The Committee received a report and application (HW/FUL/18/00269) on the planning permission for the demolition of existing buildings and the erection of a 2-10 storey building comprising of 102 residential units and 780 sq. m of ground floor commercial space together with associated works and public realm improvements.

RESOLVED that planning permission is REFUSED for the following reason:

1. The proposed development is not in compliance with the Local Planning Authority's current and emerging policies on the provision of affordable housing, contrary to policy H5 of the Adopted Replacement Harlow Local Plan (July 2006) and policy H8 of the Harlow Local Plan Pre-Submission Publication (May 2018); and would fail to provide contributions towards the additional primary school places and primary healthcare provision that would be required to meet the needs arising from the development, contrary to policies CP1 and IMP1 of the Adopted Replacement Harlow Local Plan (July 2006) and policy IN6 of the Harlow Local Plan Pre-Submission Publication (May 2018).

78. **REFERENCES FROM OTHER COMMITTEES**

None.

79. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE