

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

5 June 2019

7.30 - 8.43 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)

Councillor Nancy Watson (Vice-Chair)

Councillor Jean Clark

Councillor Tony Edwards (substitute for Councillor Stefan Mullard)

Councillor Bob Davis

Councillor Michael Garnett

Councillor Michael Hardware

Councillor Maggie Hulcoop

Officers

Andrew Bramidge, Project Director - Enterprise Zone and Interim Head of Planning

Hannah Criddle, Governance Support Officer

Simon Hill, Head of Governance

Mark Philpott, Development Manager

1. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Sue Livings, Stefan Mullard and Clive Souter.

Councillor Tony Edwards substituted for Councillor Stefan Mullard.

2. **DECLARATIONS OF INTEREST**

Councillors Tony Edwards and Phil Waite both declared a non-pecuniary interest in agenda item 7 (Former Passmores School Site) as a Toddbrook Ward Councillors.

Councillor Jean Clark declared a non-pecuniary interest in agenda item 8 (Plot 17, Harlow Business Park) as a Little Parndon and Hare Street Ward Councillor.

3. **MINUTES**

RESOLVED that the minutes of the meeting held on 17 April 2019 are agreed as a correct record and signed by the Chair subject to the amendment of minute 87 to read "the application had been with withdrawn from the agenda so it was not heard by the Committee".

4. **MATTERS ARISING**

None.

5. **WRITTEN QUESTIONS**

None.

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

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

7. **HW/FUL/19/00058: FORMER PASSMORES SCHOOL SITE**

The Committee received a report and application (HW/FUL/19/00058) on the planning permission for the construction of a new 1,700 place school building over three storeys, a new sports block, an all weather floodlit hockey pitch, a MUGA, football and rugby pitches and playing fields.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included a further three representations which had been received. Additional conditions 16 to 19 were recommended to be attached to any grant of planning permission and also condition 15 was recommended to be amended.

Presentations were heard from two objectors and the applicant's agent.

Councillor Mike Garnett (seconded by Councillor Maggie Hulcoop) proposed an additional condition to review the impact of the flood lighting. The amendment was carried.

The Committee approved an amendment to condition 18 for the Travel Plan to be reviewed for the impact on the highway to be assessed.

RESOLVED that planning permission is **GRANTED** subject to the applicant entering into an appropriately worded Section 106 Agreement and the Conditions and Informatives as detailed in the report, as updated by the supplementary report, in addition to the following:

A The amendment of condition 18 to read:

Prior to the first occupation of the development the developer shall submit a Travel Plan for approval in writing by the Local Planning Authority. Notwithstanding the approved plans and the requirements of Conditions 15 and 16, the Travel Plan shall incorporate provisions for its review throughout the life of the school and for mitigation, including where necessary

amendments to the vehicle areas within the site, to be made following the Travel Plan reviews. The Travel Plan shall be implemented, reviewed and any required mitigation identified shall be made in accordance with the approved details.

REASON: To ensure the proposal is accessible by more sustainable modes of transport such as public transport, cycling and walking and to mitigate the impacts on the highway in accordance with policy T4 of the Adopted Replacement Harlow Local Plan.

B The addition of condition 20 as follows:

Details of any flood lighting to the sports pitches shall be submitted to and approved in writing by the Local Planning Authority. The flood lighting shall be installed as approved and retained in that form thereafter.

REASON: To mitigate the impacts on residential amenity in accordance with policy BE16 of the Adopted Replacement Harlow Local Plan.

8. **HW/FUL/18/00548: PLOT 17, HARLOW BUSINESS PARK**

The Committee received a report and application (HW/FUL/18/00548) on the planning permission for the erection of two new industrial buildings, subdivided into five units, to provide 2,607 sq.m of B1c, B2 and B8 use, together with access, parking and landscaping.

The Committee also received a supplementary report updating the recommendation. Additional condition 17 was recommended to be attached to any grant of planning permission and also conditions 5 and 15 were recommended to be amended.

Presentations were heard from the agent.

RESOLVED that planning permission is **GRANTED** subject to the applicant entering into an appropriately worded Legal Agreement and the Conditions and Informatives as detailed in the report.

9. **HW/REMPVAR/18/00480: 5 THE OAKS RETAIL PARK**

The Committee received a report and application (HW/REMPVAR/18/00480) on the variation of condition 3 (goods restriction) of planning permission HLW/342/88 (dated 14 March 1989) (to enable sale of food and drink and ancillary comparison goods).

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included objections received from Aldi and Lidl.

Presentations were heard from the applicant's agent.

RESOLVED that Condition 3 of HLW/342/88 shall be **VARIED** as detailed within the report and subject to the Informatives as detailed in the report.

10. **REFERENCES FROM OTHER COMMITTEES**

None.

11. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE