

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

1 July 2020

7.30 - 9.16 pm

PRESENT

Committee Members

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

Officers

Alex Chrusciak, Interim Planning and Building Control Manager
Patricia Coyle, Senior Planning Officer
Hannah Criddle, Governance Support Officer
Julie Galvin, Legal Services Manager
Nicholas Fu, Senior Planning Officer
Sangeeta Ratna, Senior Planning Officer
Patricia Coyle, Principal Planning Officer

26. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Michael Hardware and Maggie Hulcoop. Councillor Jodi Dunne attended as a substitute for Councillor Maggie Hulcoop.

27. **DECLARATIONS OF INTEREST**

Councillor Mike Garnett declared a non-pecuniary interest in agenda items 7 and 11 as Harlow North County Councillor. Councillor Garnett also declared a prejudicial interest in agenda item 10 and confirmed he would withdraw from the debate for this item.

Councillor Clive Souter declared a non-pecuniary interest in agenda items 8 and 9 as Harlow West County Councillor.

Councillor Sue Livings declared a non-pecuniary interest in agenda items 7 and 10 as an Old Harlow Ward Councillor.

Councillor Bob Davis declared a non-pecuniary interest in agenda item 11 as a Mark Hall Ward Councillor.

28. **MINUTES**

RESOLVED that the minutes of the meeting held on 3 June 2020 are agreed as a correct record and signed by the Chair.

29. **MATTERS ARISING**

None.

30. **WRITTEN QUESTIONS**

None.

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

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

32. **HW/REM/19/00323 - SECTOR V, PHASE 2B NEWHALL PROJECT, REDWING WAY, NEWHALL**

The Committee received a report and application (HW/REM/19/00323) on the approval of reserved matters (access, appearance, landscaping, layout and scale) relating to the development of the site to provide 49 residential units (use class C3) and associated car parking and infrastructure works associated with approved application HW/PL/04/00302 Phase 2 New Hall.

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

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

33. **HW/FUL/19/00431 - CAR PARK REAR OF MARKET HOUSE AND MOBILITY HOUSE, STONE CROSS, HARLOW**

The Committee received a report and application (HW/FUL/19/00431) on the demolition of existing garages and A1 unit, erection of an 8 storey residential block of 33 flats with replacement A1 unit at ground floor and creation of a communal roof garden at the 1st floor connecting to Market House.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included revised conditions 8 and 10 and an additional condition in relation to parking.

A verbal update was also given to the Committee. This set out a further additional condition:

No development shall commence until a Ventilation and Extraction Strategy relating to the adjacent commercial units has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall detail all necessary measures required to mitigate any potential impacts from extraction and ventilation systems within close proximity of the site, to ensure adequate protection for the residential amenity of future occupants from odour. No occupation of the residential development hereby permitted shall occur until such time as all the measures set out within the approved Ventilation and Extraction Strategy have been implemented in full.

REASON: To ensure that fumes associated with the commercial unit do not result in detrimental impacts to the amenity of the occupiers of the development and to maintain the commercial units in the interest of the vitality and viability of the Town Centre and to accord with policy BE2 and RTCS3 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

Presentations were heard from Councillor Tony Edwards in support of the application and the applicant.

RESOLVED that planning permission is **GRANTED** subject to the Applicant entering into an appropriately worded Section 106 Legal Agreement, the revised conditions 8 and 10 and additional condition in relation to parking as set out in the supplementary report, the additional condition addressing Ventilation and Extraction as presented in the officers verbal update and the remaining conditions as set out in the published report.

34. **HW/FUL/20/00036 - KINGS ACRE, THIRD AVENUE, HARLOW**

The Committee received a report and application (HW/FUL/20/00036) on the change of use and extension to existing bungalow (use class C3) to a rehabilitation centre.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included additional representations received from the applicant, the revised description and revised conditions 2 and 3.

Presentations were heard from Councillors David Carter and Tony Edwards, both in support of the application, and the applicant.

RESOLVED that planning permission was **GRANTED** subject to the revision to the description of the development, revised conditions 2 and 3 as set out in the supplementary report and the remaining conditions as set out in the published report.

35. **HW/FUL/20/00107 - 4 THE HILL, HARLOW**

The Committee received a report and application (HW/FUL/20/00107) on the demolition of 4 The Hill and development of 2 no. affordable homes comprising of 1 no. 2 bedroom and 1 no. 3 bedroom semi-detached houses (amended description).

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included an additional representation received from a member of the public.

Councillor Mike Garnett withdrew from the debate and vote on this item.

Presentation was heard from the applicant's agent.

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

36. **HW/HSE/20/00172 - 66 MARK HALL MOORS, HARLOW**

The Committee received a report and application (HW/HSE/20/00172) on a two storey rear extension with adjacent single storey extension to the rear and side.

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

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

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

No construction work shall be carried out or plant operated other than between the following hours: 08:00 hours to 18:30 hours on Mondays to Fridays; and between 08:00 hours to 13:00 hours on Saturdays. No construction work shall take place on Sundays, Bank Holidays or Public Holidays.

Reason: in the interest of residential amenity of neighbours and to accord with policy BE1 of the adopted replacement Harlow Local Plan, July 2006

37. **REFERENCES FROM OTHER COMMITTEES**

None.

38. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE