

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

19 August 2020

7.30 - 9.25 pm

PRESENT

Committee Members

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

Officers

Alex Chrusciak, Interim Planning and Building Control Manager
Patricia Coyle, Principal Planning Officer
Emma Crouch, Corporate Support Officer
Nicholas Fu, Senior Planning Officer
Julie Galvin, Legal Services Manager
Sangeeta Ratna, Senior Planning Officer
Adam Rees, Governance Support Officer

39. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Mike Danvers.

40. **DECLARATIONS OF INTEREST**

Councillor Clive Souter declared non-pecuniary interests in agenda items 7, 8, 9 and 10 as Harlow West County Councillor, and items 9 and 10 as a Sumners and Kingsmoor Ward Councillor.

Councillor Mike Garnett declared a non-pecuniary interest in agenda item 11 as Harlow North County Councillor.

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

Councillor Jean Clark declared non-pecuniary interests in agenda items 7 and 8 as Little Parndon and Hare Street Ward Councillor.

41. **MINUTES**

RESOLVED that the minutes of the meeting held on 1 July 2020 are agreed as correct record and signed by the Chair.

42. **MATTERS ARISING**

None.

43. **WRITTEN QUESTIONS**

None.

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

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

45. **HW/FUL/18/00103 - SHIELD HOUSE, ELIZABETH WAY**

The Committee received a report and application (HW/FUL/18/00103) on the proposed erection of a part two storey, and part three storey extension comprised of 27 flats.

The Committee also received a supplementary report containing additional information and an additional condition.

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

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

1. The design and appearance of the proposed development fails to appropriately reflect the residential use of the building. As a consequence the proposal fails to represent good design that is specific to the site and its use, contrary to Policy BE1 of the Adopted Replacement Harlow Local Plan (2006).
2. The proposed development would increase the level of residential accommodation within the allocated Pinnacles Employment Area. This is considered to be an inappropriate location for increased residential development and does not promote the improvement of quality of life and wellbeing for the prospective occupiers. It contradicts with saved policies SD3 and SD5, and the aspirations underpinning Policies ER5 and ER6 of the Adopted Replacement Harlow Local Plan (2006).
3. The proposed development fails to make adequate on-site provision for child play space and residential amenity space to the detriment of the quality of life and wellbeing for the

prospective occupiers. It therefore fails to meet the requirements of Policy L2 of the Adopted Replacement Harlow Local Plan (2006).

4. The proposed development fails to provide sufficient on-site car parking provision in an area without suitable alternative sustainable travel options and remote from shops and community facilities. The application is therefore found to be contrary to Policy T9 of the Adopted Replacement Harlow Local Plan (2006) and the adopted Vehicle Parking Standards.

46. **HW/FUL/20/00135 - PROPOSED DEVELOPMENT AT LAND ADJACENT TO PARNDON LODGE, PARNDON MILL LANE**

The Committee received a report and application (HW/FUL/10/00135) for the erection of nine dwellings, alterations to access road and associated works.

A presentation was heard from the applicant's agent.

Councillor Maggie Hulcoop (seconded by Councillor Mike Garnett) proposed an amendment to condition 6 to protect the listed wall on site. The amendment was carried.

RESOLVED that planning permission is **GRANTED** subject to the conditions as detailed in the report, and an amended condition 6 to read as follows:

6. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with St Mary's Church, Little Parndon, Harlow.

The plan shall provide for the following all clear of the highway:

- Safe access into the site, ensuring adjacent properties and features are protected from construction traffic using the access lane
- 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
- A suitable and sufficient wheel wash is on site and that all vehicles exiting the site make use of it in order to minimise dust production and mud

The CMP shall also include details to confirm how the management of the works will secure the following:

- No construction work that involves the production of noise capable of being heard beyond the property boundary is conducted outside of the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on a Saturday. No works to be carried out on a Sunday or public/bank holiday
- Dust production is kept to a minimum which may need the utilisation of water damping measures being employed.
- Bonfires are not to be held on site

The approved CMP shall be adhered to throughout the construction period.

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety. To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents

47. **HW/FUL/20/00227 - 5 BURNETT PARK, HARLOW**

The Committee received a report and application (HW/FUL/20/00227) for a proposed new detached chalet bungalow with garage, off-street car parking, private amenity space and new highway access.

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

48. **HW/FUL/20/00198 - 15 BURNETT PARK, HARLOW**

The Committee received a report and application (HW/FUL/20/00198) for the proposed erection of one dwelling with integral garage on land adjacent to 15 Burnett Park.

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

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

49. **HW/HSE/20/00174 - 25 COOKS SPINNEY, HARLOW**

The Committee received a report and application (HW/HSE/20/00174) for a proposed two storey rear infill extension and raising of height of existing flat roof over rear extension by 0.15 metres.

The Committee also received a supplementary report containing an additional condition.

Presentations were heard from an objector and the applicant.

RESOLVED that planning permission is **GRANTED** subject to the conditions detailed in the published report and the additional condition set out in the supplementary report.

50. **REFERENCES FROM OTHER COMMITTEES**

None.

51. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE