

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

2 September 2020

7.30 - 9.15 pm

**PRESENT**

**Committee Members**

Councillor Phil Waite (Chair)  
Councillor Nancy Watson (Vice-Chair)  
Councillor Jean Clark  
Councillor Mike Danvers  
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  
Hannah Criddle, Governance Support Officer  
Emma Crouch, Corporate Support Officer  
Nicholas Fu, Senior Planning Officer  
Julie Galvin, Legal Services Manager  
John Harrison, Senior Development Management Officer

52. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Bob Davis.

53. **DECLARATIONS OF INTEREST**

Councillor Mike Garnett declared a non-pecuniary interest in agenda item 7 as an Old Harlow Ward Councillor and Harlow North County Councillor and in agenda item 10 as Harlow North County Councillor.

Councillor Michael Hardware declared a non-pecuniary interest in agenda item 8 as Harlow West County Councillor.

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

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

Councillor Phil Waite declared a non-pecuniary interest in agenda item 8 as a Toddbrook Ward Councillor.

Councillor Nancy Watson declared a non-pecuniary interest in agenda item 10 as a Netteswell Ward Councillor.

54. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 19 August 2020 are agreed as a correct record and signed by the Chair.

55. **MATTERS ARISING**

None.

56. **WRITTEN QUESTIONS**

None.

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

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

58. **HW/REM/20/00085 - PHASE 3A COUNTRYSIDE, HIGH CHASE, NEWHALL**

The Committee received a report and application (HW/REM/20/00085) on the planning permission and approval of some reserved matters (appearance, landscaping, layout and scale) relating to the development of the 3A site to provide 109 residential units (use class C3) and associated car parking and infrastructure works associated with the approved outline applications (HW/PL/04/00302 Phase 2, Newhall).

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.

Presentations were heard from the applicant's agent.

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

59. **HW/FUL/20/00209 - LAND SOUTH OF BARN MEAD, PARTRIDGE ROAD, HARLOW**

The Committee received a report and application (HW/FUL/20/00209) on the planning permission for the installation of 9 car parking spaces, including 1 no. disabled parking bay and proposed knee-rail fence along the parameter of the existing green.

Presentations were heard from two objectors and Councillor Frances Mason.

Councillor Maggie Hulcoop (seconded by Councillor Michael Hardware) proposed that planning permission is deferred to allow officers to raise points on disabled parking and the materials being used with the Applicant to secure alterations and to allow for further consultation with Councillors.

**RESOLVED** that planning permission is **DEFERRED**.

The Deferment is to allow officers to raise the following points with the Applicant with a view to securing alterations to the proposal:

- (i) Investigate the provision for disabled parking
- (ii) Consider whether parking can be accommodated on the adjacent green space
- (iii) Undertake full consultation with the Ward and County Cllrs
- (iv) Review the materials being used

60. **HW/HSE/20/00175 - 11 GREAT LEYLANDS, HARLOW**

The Committee received a report and application (HW/HSE/20/00175) on the planning permission for the demolition of an existing outbuilding and erection of a two-storey side and single-storey front extension.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included the "impact on neighbours" section which had been omitted from the original report.

Presentations were heard from one objector.

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

*The extension is disproportionate in size. It fails to be subservient to the existing property creating the appearance of a terrace which is out of character with the local area, contrary to Policy BE1 of the Adopted Replacement Harlow Local Plan (2006) and the Harlow Design Guide Supplementary Planning Document Adopted October 2011.*

61. **HW/FUL/20/00151 - 97-126, THE HIDES, HARLOW**

The Committee received a report and application (HW/FUL/20/00151) on the planning permission for the renovation of the facades and roofs of the existing 3 storey block of 30 no. flats, including new windows, doors, site lighting, surface materials to external walkways, stairs, soffits, external insulations, renders, new soft and hard landscaping, new external

boundary walls and metalwork fencing, including amendments to the main landscape space, new 11 car parking spaces off the main street, new signage, access control, bin stores, and other miscellaneous and associated alterations.

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. The information included the “conclusion” section which was corrupted in the original report.

Presentations were heard from three objectors.

Councillor Mike Danvers (seconded by Councillor Clive Souter) proposed that the substantive part of the application be agreed and amendments be made to the application in respect of the green area to the front, the car parking and cycle rack parking and brought back to the Committee.

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

**RESOLVED** to delegate powers to the Planning and Building Control Manager to APPROVE the application subject to:

- (i) The Applicant agreeing to amending the description of development and to withdraw from the application any proposals for:
  - the positioning of the fence on the green/public space and the proportion of green space to be fenced off,
  - car parking, and
  - the cycle rack
- (ii) Work with the Applicant to review the proposals for the excluded elements with a view that they would come forward in a separate future application.
- (iii) The addition of the following informative on working hours:

*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.*

## 62. **REFERENCES FROM OTHER COMMITTEES**

None.

63. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE