

## MINUTES OF THE DEVELOPMENT MANAGEMENT COMMITTEE HELD ON

30 September 2020

7.30 - 8.45 pm

### PRESENT

#### Committee Members

Councillor Phil Waite (Chair)

Councillor Jean Clark

Councillor Mike Danvers

Councillor Bob Davis

Councillor Jodi Dunne (as substitute for Councillor Nancy Watson)

Councillor Michael Garnett

Councillor Michael Hardware

Councillor Maggie Hulcoop

Councillor Sue Livings

Councillor Clive Souter

#### Officers

Andrew Bramidge, Head of Environment and Planning

Alex Chrusciak, Interim Planning and Building Control Manager

Jade Clifton-Brown, Principal Planning Officer

Emma Crouch, Corporate Support Officer

Julie Galvin, Legal Services Manager

Mitch Kitts, Principal Planning Officer

Adam Rees, Governance Support Officer

#### 64. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Nancy Watson.  
Councillor Jodi Dunne was in attendance as her substitute.

#### 65. DECLARATIONS OF INTEREST

Councillor Michael Hardware declared a non-pecuniary interest in agenda item 8 as a Staple Tye Ward Councillor.

#### 66. MINUTES

**RESOLVED** that the minutes of the meeting held on 2 September 2020 are agreed as a correct record and signed by the Chair.

#### 67. MATTERS ARISING

None.

68. **WRITTEN QUESTIONS**

None.

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

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

70. **HW/FUL/20/00161 - NORTH OF AYLMER HOUSE, KITSON WAY, HARLOW**

The Committee received a report and application (HW/FUL/20/00161) on the erection of a residential building ranging between 7 and 9 storeys providing 49 flats, associated parking, amenity areas and other associated works on land North of Aylmer House, Kitson Way, Harlow.

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

As Councillor Jean Clark had joined the meeting following the Officer's presentation she did not take part in the vote.

**RESOLVED** that planning permission is **GRANTED** subject to:

- A** The conditions detailed in the report and the amended condition 16 set out in the supplementary report; and
- B** A section 106 agreement to secure the Head of Terms detailed within the report with the amendments concerning affordable housing set out in the supplementary report.

Should the S106 agreement not be signed by the applicant by 30 December 2020 (3 months from the date of Development Management Committee), powers are delegated to the Head of Planning to refuse the planning application, if appropriate, for the reason set out below:

*Suitable provision for affordable housing, public transport improvements and outdoor space improvements has not been secured. The application therefore fails to adequately address the affordable housing, public transport and open space requirements arising as a consequence of the proposed form of development and is contrary to the requirements of the NPPF and adopted and emerging Local Plan Policies.*

71. **HW/FUL/18/00064 - ENTERPRISE HOUSE, PERRY ROAD, HARLOW**

The Committee received a report and application (HW/FUL/18/00064) for a change of use from B8 Storage and Distribution to Sui Generis (Use

Class E and Storage and Distribution) at Enterprise House, Perry Road, Harlow.  
Representations were heard from an objector, three supporters and the applicant.

**RESOLVED** that planning permission is **GRANTED** subject to:

**A** The conditions detailed in the report;

**B** The amendment to the description of development; and

**C** The amended condition 1 set out in the supplementary report.

72. **REFERENCES FROM OTHER COMMITTEES**

None.

73. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE