

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

14 October 2020

7.30 - 9.34 pm

PRESENT

Committee Members

Councillor Phil Waite (Chair)
Councillor Nancy Watson (Vice-Chair)
Councillor Simon Carter (as substitute for Councillor Sue Livings)
Councillor Jean Clark
Councillor Mike Danvers
Councillor Bob Davis
Councillor Michael Garnett
Councillor Michael Hardware
Councillor Maggie Hulcoop
Councillor Clive Souter

Officers

Andrew Bramidge, Head of Environment and Planning
Alex Chrusciak, Interim Planning and Building Control Manager
Hannah Criddle, Governance Support Officer
Patricia Coyle, Principal Planning Officer
Nicholas Fu, Senior Planning Officer
Julie Galvin, Legal Services Manager
John Harrison, Senior Development Management Officer
Sangeeta Ratna, Senior Planning Officer
Lisa Thornett, Corporate Governance Support Officer

74. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Sue Livings.
Councillor Simon Carter was in attendance as her substitute.

75. **DECLARATIONS OF INTEREST**

Councillor Simon Carter declared a non-pecuniary interest in agenda item 10 as a Church Langley Ward Councillor. Councillor Simon Carter also declared a non-pecuniary interest in agenda item 9 as, although the application site is not in his ward, the objectors are from the Church Langley ward.

Councillor Jean Clark declared a non-pecuniary interest in agenda item 11 as a Little Parndon and Hare Street Ward Councillor.

Councillor Mike Danvers declared a non-pecuniary interest in agenda item 11 as a Netteswell Ward Councillor.

Councillor Michael Garnett declared a non-pecuniary interest in agenda items 8, 9 and 10 as Old Harlow Ward Councillor and Harlow North County Councillor.

76. **MINUTES**

RESOLVED that the minutes of the meeting held on 30 September 2020 are agreed as a correct record and signed by the Chair.

77. **MATTERS ARISING**

None.

78. **WRITTEN QUESTIONS**

None.

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

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

80. **HW/FUL/19/00290 - PART OF TERMINUS STREET CAR PARK AND LAND SOUTH OF THE CAR PARK, VELIZY AVENUE, HARLOW**

The Committee received a report and application (HW/FUL/19/00290) on the partial demolition of the existing car park and redevelopment of the site for a mixed-use development comprising a part 9, part 10 and part 11 storey building, providing 150 residential dwellings, 1,808.7 sqm of commercial floor space in flexible A1/A3/A4/B1/D1 use, a re-configured car parking layout, cycle parking and storage and refuse stores. Plus public realm improvements and the creation of a new landscaped pedestrian and cyclist entrance to the Town Centre.

Representations were heard from the applicant's agent.

RESOLVED that consideration of this planning application 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) Explanation of viability and the proposed claw back mechanism
- ii) Consideration of conditions to control working hours and the means to safeguard pedestrians during construction works
- iii) Explanation of the use and management of the podium open space area

- iv) Explanation of the impacts on the access road for to the college and the implications of the scheme for the students coming past the site
- v) Dispersal of affordable housing through the building (pepper potting)

81. **HW/FUL/20/00121 - 7 GARDEN TERRACE ROAD, HARLOW**

The Committee received a report and application (HW/FUL/20/00121) on the change of use to convert redundant launderette into a daycare nursery.

Representations were heard from three supporters and the applicant's agent.

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

82. **HW/REMPVAR/20/00358 - PROPOSED JUNCTION OF LONDON ROAD AT LINK ROAD AND ASSOCIATED ROAD WORKS, LONDON ROAD, HARLOW**

The Committee received a report and application (HW/REMPVAR/20/00358) on the variation of condition 5 of planning permission HW/FUL/17/00130 to delay the implementation of the bus gate prior to the occupation of the 767th residential unit to the 917th residential unit.

Presentations were heard from the applicant's agent.

RESOLVED that the Committee **APPROVE** subject to the conditions in the report.

83. **HW/HSE/20/00363 - 12 BRICKCROFT HOPPIT, NEW HALL, HARLOW**

The Committee received a report and application (HW/HSE/20/00363) on the installation of a roof terrace (5m x 5m) and external stairs.

Presentations were heard from the applicant.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the published report, the supplementary agenda and the addition of a reason to Condition 2 as set out in the officer's verbal presentation to the committee.

84. **HW/HSE/20/00360 - 16 KINGSMOOR ROAD, HARLOW**

The Committee received a report and application (HW/HSE/20/00360) on a two storey side and rear extensions.

Presentations were heard from two objectors.

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

85. **REFERENCES FROM OTHER COMMITTEES**

None.

86. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE