

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

7 July 2021

7.30 - 7.47 pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Simon Carter (as substitute for Councillor Sue Livings)
Councillor Maggie Hulcoop (as substitute for Councillor Jean Clark)
Councillor Ash Malik
Councillor Nicky Purse

Officers

Gavin Cooper, Development Manager
Julie Galvin, Legal Services Manager
Tanusha Waters, Planning and Building Control Manager
Lisa Thornett, Corporate Governance Support Officer

13. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Jean Clark, Mike Danvers, James Leppard and Sue Livings.

Councillor Simon Carter attended as a substitute for Councillor Sue Livings and Councillor Maggie Hulcoop attended as a substitute for Councillor Jean Clark.

14. **DECLARATIONS OF INTEREST**

Councillor Michael Garnett declared a non-pecuniary interest in item 7 (HW/FUL/21/00231) as an Old Harlow Ward Councillor and Harlow North County Councillor.

15. **MINUTES**

RESOLVED that the minutes of the meeting held on 8 June 2021 were agreed as a correct record and signed by the Chair.

16. **MATTERS ARISING**

None.

17. **WRITTEN QUESTIONS**

None.

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

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

19. **HW/FUL/21/00231 - 20 RODEN CLOSE, HARLOW, ESSEX, CM17 0LE**

The Committee received a report and application (HW/FUL/21/00231) on the demolition of the existing detached bungalow and garage and the erection of one pair of semi-detached dwellings.

The Committee also received a supplementary report which contained further information from the Applicant and a proposed amendment to Condition 5.

Councillor Michael Garnett (seconded by Councillor Maggie Hulcoop) proposed an amendment to Condition 5 (as set out in the supplementary agenda). The amendment was carried.

Councillor Simon Carter (seconded by Councillor Ash Malik) proposed an additional condition for details on the finished floor levels. The amendment was carried.

Councillor Nicky Purse (seconded by Councillor Simon Carter) proposed an amendment to Condition 2. The amendment was carried.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the report, the amendment to Condition 5 as detailed in the supplementary agenda, the following amendment to Condition 2 (materials) and the following additional amendment:

2. Prior to the commencement of development, comprehensive details of all the external materials shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, walls, roof, windows, doors, soffits, guttering, mortar mix and the hard landscaping of the front garden. Where appropriate, a sample panel of a minimum 1m² shall be erected on site to demonstrate the use of materials proposed. The development shall thereafter be carried out in strict accordance with the approved details.

REASON: In the interest of visual amenity and to accord with policy PL1 of the Harlow Local Development Plan, December 2020.

Additional Condition - NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels,

eaves and ridge heights of surrounding property. The development shall be carried out as approved.

REASON: To ensure that the development would not harm the character and appearance of the street scene in accordance with policy PL1 of the Harlow Local Development Plan 2020.

20. **HW/HSE/21/00212 - 18 WHIELDON GRANGE, HARLOW, ESSEX, CM17 9WG**

The Committee received a report and application (HW/HSE/21/00212) on a first floor side extension over existing garage.

The Committee also received a supplementary report which contained further representations received.

Councillor Nicky Purse (seconded by Councillor Simon Carter) proposed an additional condition for the working hours. The amendment was carried.

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

No construction works or any other associated works, including any machinery operations, in connection with the development shall take place outside the hours of 0800-1800 on weekdays and 0800-1300 on Saturdays. No works shall take place on Sundays or bank Holidays.

REASON: To minimise disruption to neighbours and obstruction of the highway in light of Policies PL2 and IN2 of the Harlow Local Development Plan, December 2020.

21. **REFERENCES FROM OTHER COMMITTEES**

None.

22. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE