

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

8 December 2021

7.30 - 9.36 pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Sue Livings (Vice-Chair)
Councillor Jean Clark
Councillor Bob Davis
Councillor Mike Danvers
Councillor James Leppard
Councillor Nicky Purse

Officers

Gavin Cooper, Development Manager
Patricia Coyle, Principal Planning Officer
Julie Galvin, Legal Services Manager
Hannah Criddle, Governance Support Officer
Tanusha Waters, Planning and Building Control Manager

45. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Ash Malik. Councillor Clive Souter attended as a substitute for Councillor Ash Malik.

46. **DECLARATIONS OF INTEREST**

Councillor Bob Davis declared a non-pecuniary interest in items 10 (HW/FUL/12/00501) and 12 (HW/HSE/21/00540) as a Mark Hall Ward Councillor.

Councillor Clive Souter declared a non-pecuniary interest in items 9 (HW/FUL/21/00586), 10 (HW/FUL/12/00501) and 11 (HW/FUL/19/00520) as an Essex County Councillor for Harlow West.

Councillor Mike Garnett declared a non-pecuniary interest in items 7 (HW/FUL/19/00321) and 8 (HW/REM/19/00322) as an Old Harlow Ward Councillor and in items 7 (HW/FUL/19/00321), 8 (HW/REM/19/00322), 10 (HW/FUL/12/00501), 11 (HW/FUL/19/00520) and 12 (HW/HSE/21/0054) as an Essex County Councillor for Harlow North.

47. **MINUTES**

RESOLVED that the minutes of the meeting held on 13 October 2021 were agreed as a correct record and signed by the Chair.

48. **MATTERS ARISING**

None.

49. **WRITTEN QUESTIONS**

None.

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

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

51. **HW/FUL/19/00321 - LOCAL CENTRE PHASE 1, BRIDGE STREET, NEW HALL**

The Committee received a report and application (HW/FUL/19/00321) on the full planning application for the development of 38 residential units (Use Class C3), 199 sqm. of flexible commercial space (Use Class E (a), (b), (c) and (g)) and associated car parking, landscaping and infrastructure works (amended description).

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. This included additional representations which had been received and amended conditions.

Presentations were heard from two objectors and the applicant's agent.

Councillor Sue Livings proposed (seconded by Councillor Nicky Purse) that a service management plan be included for concerns raised about the waste contract.

Councillor Bob Davis proposed (seconded by Councillor Mike Danvers) that a parking plan be included.

RESOLVED that planning permission is **GRANTED** subject to the applicant entering into an appropriately worded Section 106 Legal Agreement, the conditions as set out in the report, the amended conditions as set out in the supplementary agenda pack, the following additional condition 22 and amended condition 16:

22. Details of a Servicing Management Plan shall be submitted to the Local Planning Authority prior to the first use of any of the commercial units or occupation of the residential properties hereby approved. Once approved, the details shall be implemented and retained in perpetuity.

Reason: To ensure that servicing of the commercial units is undertaken appropriately in accordance with Policy PL2 of the Harlow Local Development Plan, Dec 2020

16. Prior to works commencing, excluding ground and preparation works (unless required under other conditions), a revised parking plan shall be submitted showing disabled parking spaces in accordance with the Essex Parking Standards. Once approved, the access arrangements, vehicle/cycle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out prior to the first occupation of the development. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

Reason: To ensure that appropriate access, parking and turning is provided.

52. **HW/REM/19/00322 - LOCAL CENTRE PHASE 2, BRIDGE STREET, NEW HALL**

The Committee received a report and application (HW/REM/19/00322) on the approval of reserved matters (access, appearance, landscaping, layout and scale) relating to the development of the site to provide 26 residential units (use class C3) and associated car parking and infrastructure works associated with approved application 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. This included an additional representation received and amendments to the committee report.

A presentation was made by the applicant's agent.

Councillor Bob Davis proposed (seconded by Councillor Clive Souter) that a parking plan be included.

RESOLVED that it is **AGREED** that authority is delegated to Officers to agree a Unilateral Undertaking in relation to cross-boundary works and that planning permission is **GRANTED** subject to the conditions in the report and amended condition 3:

3. Prior to works commencing, excluding ground and preparation works (unless required under other conditions), a revised parking plan shall be submitted showing disabled parking spaces in accordance with the Essex Parking Standards. Once approved, the access arrangements, vehicle/cycle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out prior to the first occupation of the

development. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

Reason: To ensure that appropriate access, parking and turning is provided.

53. **HW/FUL/21/00486 - TELECOMMUNICATION MAST, NORTH EAST OF KATHERINES ROUNDABOUT, KATHERINE'S WAY**

The Committee received a report and application (HW/FUL/21/00486) on the proposed upgrade to an existing base station consisting of the replacement of a 20.0m monopole with a 20m monopole, internal works to the existing cabinets addition together with ancillary works.

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

54. **HW/FUL/21/00501 - 3A - 3B QUEENSGATE CENTRE, EDINBURGH WAY, HARLOW**

The Committee received a report and application (HW/FUL/21/00501) on the external alterations associated with the amalgamation of Units 3A and 3B, reinstatement of garden centre, continued use of the combined unit for Class E and to allow for the sale of food (up to 10% of GIA), drink (up to 5% of GIA), toiletries (up to 5% of GIA) and other associated works.

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

55. **HW/FUL/19/00520 - INCLUSIVE PLAY AREA, TOWN PARK, PARK LANE, HARLOW**

The Committee received a report and application (HW/FUL/19/00520) on the retrospective application for an inclusive play area (amended description removing fence from proposal).

The Committee also received a supplementary report containing information which had been received after the publication of the agenda. This included further information to be added to the officer's report.

A presentation was heard from one objector.

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

56. **HW/HSE/21/00540 - 17 MARK HALL MOORS, HARLOW**

The Committee received a report and application (HW/HSE/21/00540) on replacing white uPVC windows with grey uPVC windows.

A presentation was heard from Councillor Simon Carter.

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

57. **REFERENCES FROM OTHER COMMITTEES**

None.

58. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE