

**SUPPLEMENTARY DOCUMENT FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Wednesday 13 November 2019 at 7.30 pm
Council Chamber - Civic Centre**

The attached document is due to be considered at the meeting listed above and was unavailable for circulation when the agenda for the meeting was published. The agenda item to which the document relates is noted below.

AGENDA

7. HW/FUL/19/00291 - 15 - 29 West Gate (Pages 2 - 4)

Agenda Item 7

Development Management Committee – 13 November 2019

Update – 12/11/2019

HW/FUL/19/00291 – 15 – 29 Westgate

Clarification on parking figures:

The Access, Parking, Highways and Serving section of the Committee Report states that “the approved scheme provided 52% of the standard parking spaces and no visitor parking spaces”, however, it is now apparent that this percentage also included disabled spaces.

To clarify, the approved scheme (HW/FUL/17/00097) actually provided 49% of the standard vehicle parking requirement. As stated within the report, the proposed scheme provides 32% of the standard vehicle parking requirement.

Amendments to conditions:

Since the publication of the agenda, the case officer and applicants have discussed the wording of the recommended conditions.

It is considered appropriate to amend the trigger point for Condition 2 (Materials) to require details to be approved prior to the construction of any external walls (rather than prior to construction work above ground level) as details of the materials would not be required until the point that the external walls needed to be constructed.

The applicant wishes to use one of the commercial units as a temporary sales and marketing suite to facilitate the sale of the residential units. Condition 4 (Ground Floor Uses) is recommended to be amended to facilitate this.

The majority of the landscaping is to be provided on the roof of the building and as such it is not necessary to see details of the landscaping until before the building is first occupied. Condition 12 (Landscaping) is recommended to be amended accordingly.

It is considered appropriate to allow demolition to be undertaken prior to the approval of the drainage maintenance plan required by Condition 17 (Maintenance Plan) to match the trigger point for the approval of Condition 16 (Surface Water Drainage Scheme) upon which the Maintenance Plan is dependent.

Sustainable Transport Corridor contribution:

The Council has determined that it is appropriate to set the contribution level for the Sustainable Transport Corridors to £7516 per dwelling.

This represents an “interim approach” as it is acknowledged that policy and guidance relevant to the Sustainable Transport Corridors is emerging, however, it is felt that evidence exists to set the contribution at this level as this is the amount identified within the Garden Town Infrastructure Delivery Plan as being required per dwelling for the emerging allocated strategic housing sites (including the proposed Princess Alexandra Hospital site). It is considered that residents in the town centre will have a similar level of reliance on the corridors as the strategic sites to get to the train station and employment areas, for example.

The total Sustainable Transport Corridor contribution for the development would be £1,225,108 index linked (£7516 x 163 units).

The applicant has agreed to the figure on the basis that the contribution, like all of the other contributions, is subject to the clawback mechanism identified within the report i.e. that the contribution would only be payable if the viability of the scheme improves sufficiently to do so. This is agreed as the position on viability has been confirmed by the council.

The applicant also notes that they reserve the right to negotiate and interrogate the nature of contributions to the Sustainable Transport Corridors and how the figures are calculated when it comes to applying it to a planning application for Phase 2 of the scheme (i.e. the rest of the redevelopment site).

Recommendation:

It is recommended that the figure of £1,225,108 for the Sustainable Transport Corridor is included within the clawback mechanism and Conditions 2, 4, 12 and 17 are amended as follows:

Condition 2:

Prior to the construction of any external walls, comprehensive details of all the materials to be used in the external surfaces of the development, including samples, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include walls, roof, windows, doors, soffits, guttering and mortar mix. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan 2006.

Condition 4:

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the uses of the units shown at ground floor level shall be those identified on drawing HTC-HLM-04-00-DR-A-00608 or as a temporary sales and marketing suite only and the units shall be used for no other purposes whatsoever.

REASON: To protect the vitality and viability of the Town Centre in accordance with policy SD4 of the Adopted Replacement Harlow Local Plan 2006.

Condition 12:

Prior to first occupation of the development a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for new tree planting and enhancement of trees and vegetation. The scheme shall include details of all hard and soft landscaping and details of boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 5 years following completion of the scheme. The scheme shall be implemented in accordance with the approved details during the next planting season following completion of the first phase of the development. Any trees which within a period of five years from planting are removed, die or become seriously damaged/diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure satisfactory landscape treatment of the site in the interests of the character and appearance of the area, that waste collections can be undertaken appropriately, biodiversity net gain is achieved and to ensure the provision of open space in accordance with policies NE12 and L2 of the Adopted Replacement Harlow Local Plan 2006.

Condition 17:

No works except demolition shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage scheme and the maintenance activities/frequencies has been submitted to and approved in writing by the Local Planning Authority. Should any part of the surface water drainage system be maintainable by a maintenance company, details of long term funding arrangements shall be provided. The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with the approved Maintenance Plan. These shall be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage scheme to be maintained in accordance with policy CP12 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.