

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

12 April 2023

7:30 – 9:03pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Sue Livings (Vice-Chair)
Councillor Simon Carter (substitute for Councillor James Leppard)
Councillor Jean Clark
Councillor Bob Davis
Councillor Nicky Purse
Councillor Clive Souter (substitute for Councillor Stacy Seales)
Councillor Nancy Watson

Officers

Gavin Cooper, Development Manager
Pauline Elliott, Head of Planning and Building Control
Julie Galvin, Legal Services Manager
Nicole Parker, Admin Assistant

100. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors James Leppard and Stacy Seales.

Councillor Simon Carter attended as a substitute for Councillor James Leppard and Councillor Clive Souter attended as a substitute for Councillor Stacy Seales.

101. **DECLARATIONS OF INTEREST**

Councillor Sue Livings declared a non-pecuniary interest in agenda items 7 (HW/FUL/19/00321) and 8 (HW/REM/19/00322) as a Ward Councillor for Old Harlow.

Councillor Nicky Purse declared a non-pecuniary interest in agenda item 9 (HW/HSE/22/00325) as a Ward Councillor for Church Langley and, as a resident of Coalport Close, she advised that she would leave the meeting whilst this item was considered.

Councillor Simon Carter declared a non-pecuniary interest in agenda item 9 (HW/HSE/22/00325) as a Ward Councillor for Church Langley and for agenda item 12 (HW/FUL/23/00015) as he had previously had an informal discussion about the application with the owner. Councillor Carter advised that he would leave the meeting whilst this item was considered.

Councillor Jean Clark declared a non-pecuniary interest in agenda item 10 (HW/FUL/22/00525) as a Ward Councillor for Little Parndon and Hare Street.

Councillor Michael Garnett declared a non-pecuniary interest in agenda items 7 (HW/FUL/19/00321) and 8 (HW/REM/19/00322) as a Ward Councillor for Old Harlow and in agenda item 11 (HW/FUL/23/00010) as an Essex County Councillor for Harlow North.

Councillor Clive Souter declared a non-pecuniary interest in agenda item 10 (HW/FUL/22/00525) as an Essex County Councillor for Harlow West.

102. **MATTERS ARISING**

The Committee agreed to discuss agenda item 7 (HW/FUL/00015) first.

103. **MINUTES**

RESOLVED that the minutes of the meeting held on 22 February 2023 are agreed and signed as a correct record by the Chair.

104. **WRITTEN QUESTIONS**

None.

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

RESOLVED that the procedure for the meeting be noted.

106. **HW/FUL/23/00015 - 7 POTTER STREET, HARLOW**

Councillor Simon Carter left the room for the consideration of this item.

The Committee received report and application (HW/FUL/23/00015) for external works (part implemented) consisting of partial demolition and realignment of south elevation with insertion of 2 new windows and new door, new sliding entrance doors and new window to west (front) elevation, internal blocking up of some windows, these works to facilitate change of use within Use Class E to a supermarket and office spaces. New side access and rear car parking area created.

The Committee also received a supplementary report which included additional information received.

Councillor Clive Souter proposed (seconded by Councillor Sue Livings) that this application be deferred to allow officers to take legal advice due to receiving late paperwork for this item.

RESOLVED that the application be **DEFERRED**.

Councillor Simon Carter returned to the meeting.

107. **HW/FUL/19/00321 - LOCAL CENTRE PHASE 1, BRIDGE STREET, NEWHALL, HARLOW**

The Committee received a report and full planning application (HW/FUL/19/00321) 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).

Representations were heard from the agent.

Councillor Bob Davis proposed (seconded by Councillor Simon Carter) that an amendment was made to the heads of terms for the Section 106 legal agreement so that the restriction on occupation of the development would be amended from being the final 10 market sale dwellings to 20 dwellings; the Committee agreed to the amendment.

RESOLVED that the application be **APPROVED** subject to the conditions in the report and an amendment the proposed heads of terms for the Section 106 Legal Agreement.

108. **HW/REM/19/00322 - LOCAL PHASE 2, BRIDGE STREET, NEWHALL, HARLOW**

The Committee received a report and application (HW/REM/19/00322) for 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). (Amended Description)

Representations were heard from the agent.

RESOLVED that the application be **APPROVED** subject to the conditions in the report.

109. **HW/HSE/22/00325 - 217 COALPORT CLOSE**

Councillor Nicky Purse left the room for the consideration of this item.

The Committee received a report and application (HW/HSE/22/00325) for retrospective planning consent for the erection of a 1.8m high fence.

The Committee also received a supplementary report which included an additional representation received.

Representations were heard from one objector, two supporters and the applicant.

RESOLVED that the application be **APPROVED** subject to the conditions in the report.

Councillor Nicky Purse returned to the meeting.

110. **HW/FUL/22/00525 - SOLAR ELECTRICAL CABLE, ROYDON ROAD, HARLOW**

The Committee received a report and application (HW/FUL/22/00525) for Installation of an underground high voltage (33 kV) electrical cable and associated works to facilitate the East End Solar Farm.

The Committee also received a supplementary report which included additional information submitted by the applicant.

Representations were heard from the agent.

RESOLVED that the application be **APPROVED** subject to the conditions in the report.

111. **HW/FUL/23/00010 - 137 ARKWRIGHTS, HARLOW**

The Committee received a report and application (HW/FUL/23/00010) for construction of 3 bedroom 5 person detached dwelling on land adjacent to 137 Arkwrights.

The Committee also received a supplementary report which included additional consultation responses which had been received.

Representations were heard from one objector.

RESOLVED that the application be **APPROVED** subject to the completion of a legal agreement to secure a contribution of £1,252.80 towards off-site biodiversity gain and the conditions in the report.

112. **REFERENCES FROM OTHER COMMITTEES**

None.

113. **MATTERS OF URGENT BUSINESS**

Councillor Michael Garnett thanked Councillors Jean Clark and Bob Davis for their contributions to the Development Management Committee over the years and wished them luck in their retirement.

CHAIR OF THE COMMITTEE