

Item 7

HW/FUL/22/00106 – Sherards House, Three Horseshoes Road, Harlow

Updates to Officer's Report and Recommendations

Two additional third-party comments have been received.

One is raising a question regarding the number of spaces on the site and the other raising concerns over the lack of a site visit and offering such again. This communication also provided photographs of trees.

Officer Comments:

Plan reference HD21019 102 Rev B details the parking provision on the site. The plans show a total of 29 spaces of which six are shown as visitor spaces, representing an increase in two visitor spaces. The previous plan (reference 102 Rev A) made provision for 27 spaces.

Revised Plans

Update plans have been received from the applicant to increase the level of parking on the site. These are included in a revised plans pack to Members and include nine unallocated spaces on the site, seven of which are accessed off Jerounds.

Condition 19

A checklist was received and therefore the condition should be amended to read:

The development hereby approved shall be carried out in accordance with the Sustainability Checklist prepared by DW Design dated March 2021.

Additional Conditions:

23. No development shall commence until a scheme to restrict on street parking on the access from Jerounds has been submitted and agreed in writing by the local planning authority. The scheme shall be implemented as per the agreed details before any beneficial occupation of the dwellings hereby approved and retained in such form.

Reason: To ensure the safe passage of vehicles to the site including refuse and emergency vehicles.

24. No development shall take place until a revised waste tracking plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there is sufficient ability for refuse vehicles to manoeuvre within the site.