

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

13 February 2024

7.30 - 9.01 pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Simon Carter (as substitute for Councillor Sue Livings)
Councillor Maggie Hulcoop
Councillor James Leppard
Councillor Kay Morrison
Councillor Clive Souter (as substitute for Councillor Nicky Purse)
Councillor John Steer

Officers

Elizabeth Beighton, Development Manager
Pauline Elliott, Interim Head of Planning and Building Control
Julie Galvin, Legal Services Manager
Hannah Marriott, Governance Support Officer
Ross Brereton, Principal Planning Officer
Amanda Lucas, Graphic Designer

209. **WEBCAST INTRODUCTION**

The Chair said that the meeting was being webcast live and would be available for repeated viewing after the meeting had ended. By continuing to attend the meeting, you were consenting to being filmed and to appearing in the webcast.

210. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Sue Livings and Nicky Purse.

Councillors Simon Carter and Clive Souter were in attendance as substitutes for Councillors Livings and Purse.

211. **DECLARATIONS OF INTEREST**

Councillor Maggie Hulcoop raised non-pecuniary interests in agenda items 7 (HW/FUL/23/00346) and 10 (HW/FUL/21/00251) as a Little Parndon and Hare Street Ward Councillor.

212. **MINUTES**

RESOLVED that the minutes of the meeting held on 10 January 2024 be agreed and signed as a correct record by the Chair.

213. **MATTERS ARISING**

None.

214. **WRITTEN QUESTIONS**

None.

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

RESOLVED that the procedure for the meeting be noted.

216. **HW/FUL/23/00346 - 5 WYCH ELM, HARLOW**

The Committee received a report and application (HW/FUL/23/00346) on the demolition of existing building and erection of ground plus 11 storey building comprising 53no. residential dwellings (Use Class C3), communal amenity space, associated cycle parking, waste/recycling storage, plant and equipment, and other ancillary works.

The Committee also received a supplementary report which contained clarification from officers.

Representations were heard from the agent.

RESOLVED that planning permission is **GRANTED** subject to the conditions in the report and a Section 106 agreement to secure the Heads of Terms detailed in the report.

217. **HW/FUL/23/00462 - 92 - 109 BISHOPSFIELD, HARLOW**

The Committee received a report and application (HW/FUL/23/00462) on the replacement of an externally fixed steel framed and glazed curtain walling system. Replacement works will be a new recessed uPVC framed window system. The system will expose the concrete slabs and dividing party walls which will have rendered remedial works. The proposal includes the replacement of the existing 2-storey curtain walling system with a new internally framed uPVC system to enhance both Tenant comfort and thermal efficiency. The new system will include toughened glass at low level to all windows.

Representations were heard from one objector and Councillor Tony Edwards.

Councillor Mike Garnett proposed (seconded by Councillor James Leppard) that an additional condition be included regarding working hours.

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

- A** The development to which this permission relates shall be carried out only between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 on Saturdays. For the avoidance of doubt, no development shall take place on Sundays or public holidays.

REASON: In the interests of the living conditions of neighbouring occupiers and to accord with Policy PL2 of the Harlow Local Development Plan 2020.

218. **HW/HSE/23/00447 - 286B FOLD CROFT, HARLOW**

The Committee received a report and application (HW/HSE/23/00447) on a loft conversion with 4 velux to front.

Councillor Mike Garnett proposed (seconded by Councillor James Leppard) that an additional condition be included regarding working hours.

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

- A** The development to which this permission relates shall be carried out only between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 on Saturdays. For the avoidance of doubt, no development shall take place on Sundays or public holidays.

REASON: In the interests of the living conditions of neighbouring occupiers and to accord with Policy PL2 of the Harlow Local Development Plan 2020.

219. **HW/FUL/21/00251 - STRAWBERRY STAR, REDEVELOPMENT OF LAND AT HARVEY CENTRE AT WEST GATE, ON MARKET SQUARE, BROAD WALK, WEST GATE, HARLOW, ESSEX**

The Committee received a report and application (HW/FUL/22/00251) on the redevelopment of Land at Harvey Centre at West Gate, on Market Square, Broad Walk, West Gate, Harlow Essex Hybrid planning application to demolish the existing buildings and provide a comprehensive re-development of the site with a mixed-use development comprising up to 578 residential units, up to 3,000sqm (GEA) flexible retail / drinking establishment / leisure /community / commercial space (Use Classes E and sui generis), communal residential amenity space, a new pedestrian boulevard, public realm improvements, car and cycle parking with associated plant and hard/soft landscaping. All matters are reserved for Blocks B, C2 and C3. Blocks A and C1 and associated public realm is submitted in detail.

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

Representations were heard from Councillor Tony Edwards.

RESOLVED that planning permission is **GRANTED** subject to the conditions listed in Appendix One (no changes proposed) and the signed Section 106 Agreement (unchanged from previous resolution).

220. **REFERENCES FROM OTHER COMMITTEES**

None.

221. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE