

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

7 August 2024

7.00pm – 8.59pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Sue Livings (Vice-Chair)
Councillor Dr. Emma Ghaffari
Councillor Kay Morrison
Councillor Nancy Watson
Councillor Matthew Saggars
Councillor Clive Souter (as a substitute for Councillor Danielle Brown)
Councillor Jake Shepherd

Officers

Elizabeth Beighton, Development Manager
Julie Galvin, Legal Services Manager
Tanusha Waters, Assistant Director - Planning and Building Control
Ross Brereton, Principal Planning Officer
Nicole Parker, Corporate Support Officer
Amanda Lucas, Graphic Designer

13. **WEBCAST INTRODUCTION**

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

14. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Danielle Brown and Maggie Hulcoop. Councillor Clive Souter was in attendance as a substitute for Councillor Danielle Brown.

15. **DECLARATIONS OF INTEREST**

Councillors Mike Garnett and Sue Living both declared non-pecuniary interests in applications HW/FUL/22/00301 and HW/LBC/22/00302 as Old Harlow Ward Councillors.

Councillor Jake Shepherd declared a non-pecuniary interest in applications HW/FUL/22/00406 and HW/FUL/24/00038.

16. **MINUTES**

The Committee recommended an amendment to the minutes due to an error with the application number on item 10 on the previous agenda. The application number should read HW/LBC/23/00490 and not HW/FUL/23/00470.

RESOLVED that the minutes of the meeting held on 10 July 2024 be agreed and signed as a correct record by the Chair subject to the above amendment.

17. **MATTERS ARISING**

None.

18. **WRITTEN QUESTIONS**

None.

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

RESOLVED that the procedure for the meeting be noted.

20. **HW/FUL/22/00301 - CHANTRY HOUSE, CHURCHGATE STREET**

The Committee received a report and application HW/FUL/22/00301 for the conversion of the Hotel at Chantry House into 11 residential flats, and the erection of four single-storey dwellings within the site to the rear. The proposal includes a series of internal and external alterations to the listed building, landscaping, along with the installation of refuse and cycle stores.

The Committee also received a supplementary report which included an amendment to informative 2.

Representations were heard from three objectors.

RESOLVED that planning permission be **REFUSED**.

21. **HW/LBC/22/00302 - CHANTRY HOUSE, CHURCHGATE STREET**

The Committee received a report and application HW/LBC/22/00302 for listed building consent for the conversion of the Hotel at Chantry House into 11 residential flats, and the erection of four single-storey dwellings within the site to the rear. The proposal includes a series of internal and external alterations to the listed building, landscaping, along with the installation of refuse and cycle stores.

The Committee also received a supplementary report which included an amendment to condition 2.

Representations were heard from three objectors.

Councillor Kay Morrison proposed (seconded by Councillor Mike Garnett) an additional condition be included regarding the design and plans of the rooflights.

RESOLVED that listed building consent be **GRANTED** subject to the conditions in the report and the additional condition:

A Additional condition: Notwithstanding Condition 3, amended proposed elevation and proposed roof plan drawings shall be submitted to and approved in writing by the local planning authority which are consistent with the proposed second floor plan. Rooflights shall be of conservation design type only.

REASON: To protect the significance of the listed building and to comply with Policy PL12 of the Harlow Local Development Plan 2020.

22. **HW/FUL/22/00096 - NEW FRONTIERS LEISURE CLUB, PARINGDON ROAD**

The Committee received a report and application HW/FUL/22/00096 for the refurbishment of the existing building with a replacement double storey extension to the front elevation and new single and double storey extensions to the rear elevation, and additional storey added to the west side and part rear elevation and new fenestration and existing brickwork to receive rendered finish.

Representations were heard from one supporter.

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

23. **HW/FUL/22/00406 - 4 WYCH ELM**

Councillor Jake Shepherd left the meeting.

The Committee received a report and application HW/FUL/22/00406 for the demolition of the existing building and erection of building ranging between 6 and 15 storeys comprising 84 residential flats (Use Class C3) and flexible commercial floorspace (Use Class E), communal amenity space, with associated parking, waste/recycling storage and other associated works.

The Committee also received a supplementary report containing an additional letter of objection received (from an existing objector).

Representations were heard from one objector and the agent.

RESOLVED that planning permission be **GRANTED** subject to conditions listed below and a Section 106 Agreement to secure the Heads of Terms detailed within the report.

24. **HW/FUL/24/00038 - FORMER GARAGE SITE ADJACENT TO 64 LOWER MEADOW**

Councillor Jake Shepherd re-entered the meeting.

The Committee received a report and application HW/FUL/24/00038 for the construction of 8 modular residential dwellings with associated hard landscaping and infrastructure.

The Committee also received a supplementary report containing a letter from the agent and additional conditions.

Representations were heard from the agent.

RESOLVED that the application be **APPROVED** subject to the conditions in the report and the additional conditions:

- A** Additional condition: Before development commences other than for investigative work:
 - i.** Using the information already submitted in the Phase 1 Preliminary Contamination Risk Assessment prepared by Reports 4 Planning (ref: 21CLR5127CW, dated 9 February 2020), an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - ii.** The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
 - iii.** Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out.

- iv. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with Policy PL10 of the Harlow Local Development Plan 2020.

- B Additional condition: If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with NPPF Paragraph 189.

- C Additional condition: Prior to the commencement of all work on site, an inspection of the site by a qualified ecologist to verify if there are any bat roosts or breeding bird potential shall be 7 Agenda Item 12 undertaken. A report shall then be submitted to the Local Planning Authority confirming the findings. If the report indicates bat roosts or breeding birds exist, or there is a likelihood they exist, it should also include mitigation measures be taken, licensing arrangements, or further survey work to be carried out for approval by the Local Planning Authority. Prior to construction work commencing, these measures having been agreed by the Local Planning Authority under the terms of this condition, shall be implemented in full.

REASON: To minimise the risk of harm to bat and bird habitats and to ensure compliance with Policy PL9 of the Harlow Local Development Plan, December 2020

25. **REFERENCES FROM OTHER COMMITTEES**

None.

26. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE