

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

11 September 2024

7.00 - 8.49 pm

PRESENT

Committee Members

Councillor Michael Garnett (Chair)
Councillor Sue Livings (Vice-Chair)
Councillor Danielle Brown
Councillor Dr. Emma Ghaffari
Councillor Maggie Hulcoop
Councillor Kay Morrison
Councillor Nancy Watson
Councillor Matthew Saggars
Councillor Jake Shepherd

Officers

Elizabeth Beighton, Development Manager
Nicole Parker, Corporate Support Officer
Tanusha Waters, Assistant Director - Planning and Building Control
Maisy Treacher, Trainee Assistant CILEx/Solicitor/Barrister (Development Post)

Also Present

Wayne Beglan, Barrister – Cornerstone Barristers

27. **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.

28. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

None.

29. **DECLARATIONS OF INTEREST**

Councillor Maggie Hulcoop declared a non-pecuniary interest in application HW/FUL/24/00190 as she resides in Carters Mead.

Councillor Jake Shepherd declared a non-pecuniary interest in application HW/FUL/24/00190 as he had received documentation from residents of Potter Street regarding this application.

Councillor Danielle Brown declared a pecuniary interest in application HW/FUL/24/00283 as herself, her company and her students use this car park.

30. **MINUTES**

RESOLVED that the minutes of the meeting held on 7 August 2024 be agreed and signed as a correct record by the Chair.

31. **MATTERS ARISING**

None.

32. **WRITTEN QUESTIONS**

None.

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

RESOLVED that the procedure for the meeting be noted.

34. **HW/FUL/24/00190 - 155 POTTER STREET**

The Committee received a report and application HW/FUL/24/00190 for the change of use from use class A4 (Public House) to use class F1 (Multi-faith Cultural Centre) along with the retention of first floor flat and the removal of existing front porch.

The Committee also received a supplementary report which included information on further representations received since publication of the report.

Representations were heard from three objectors, three supporters and the agent.

RESOLVED that planning permission be **REFUSED** for the reasons set out in the officers report.

35. **HW/FUL/24/00162 - CRABBE FARMHOUSE, CRABBE FARM, LATTON COMMON ROAD**

The Committee received a report and application HW/FUL/24/00162 for the change of use of residential dwelling and outbuilding from Use Class C3 (Residential Dwelling) to Use Class C2 (Residential Care Home for up to six children/young persons between the ages of 13-18 years of age) along with retrospective planning consent sort for the installation of replacement sash windows.

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

Representations were heard from two objectors and a written statement from the agent representing the applicant was read out.

RESOLVED that planning permission be **GRANTED** subject to the conditions in the report and the additional informative:

A Additional informative: There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss.

36. **HW/LBC/24/00155 - CRABBE FARMHOUSE, CRABBE FARM, LATTON COMMON ROAD**

The Committee received a report and application HW/LBC/24/00155 for listed building consent and to the change of use of residential dwelling and outbuilding from Use Class C3 (Residential Dwelling) to Use Class C2 (Residential Care Home for up to six children/young persons between the ages of 13-18 years of age) along with retrospective planning consent for the installation of replacement sash windows.

Representations were heard from one objector.

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

37. **HW/FUL/24/00283 - POST OFFICE ROAD CAR PARK, POST OFFICE ROAD**

Councillor Danielle Brown left the meeting.

The Committee received a report and application HW/FUL/24/00283 for the alteration of the existing Post Office Road Car Park to form temporary bus station that will host 8 no. bus bays during the length of the construction of the 'Harlow Sustainable Transport Hub and Interchange' approved under planning reference HW/REM/23/00272.

The Committee also received a supplementary report with a consultation response, amendments to condition 3, a new condition and an additional informative.

Councillor Emma Ghaffari (seconded by Councillor Sue Livings) proposed to add a condition for a lighting plan to be provided.

RESOLVED that planning permission be **GRANTED** subject to the conditions in the report and the following amended conditions, additional conditions and additional informative:

A Amend condition 3 to read: Prior to commencement of operation of the facility a Biodiversity Enhancement Layout for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to commencement of operation of the facility and all features shall be retained as approved thereafter

REASON: To enhance protected and Priority species and habitats and to comply with guidance in the NPPF 2023 and Policy PL9 of the Harlow Local Development Plan 2020.

B Amend condition 3 to read: Prior to first use of the development the cycle parking for 40 cycle spaces as shown on plan reference HART-MCB-POR-00-DR-A-102-S2-P04 shall be available for use and retained for such purpose as such for the lifetime of the development.

REASON: To ensure that appropriate cycle parking is provided to provide a sustainable transport option and to comply with Policy IN3 of the Harlow Local Development Plan 2020.

C Additional condition 5: The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

REASON: For the avoidance of doubt and in the interests of proper planning.

D Additional condition 6: No external lighting shall be installed unless otherwise approved in writing by the local planning authority and shall be retained in its approved form

REASON: To ensure that appropriate lighting of the site is provided in the interests of safety, security and amenity.

E Additional informative: All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to

the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

38. **REFERENCES FROM OTHER COMMITTEES**

Councillor Danielle Brown entered the meeting.

None.

39. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE