

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

4 December 2024

7.00 - 7.43 pm

**PRESENT**

**Committee Members**

Councillor Michael Garnett (Chair)  
Councillor Sue Livings (Vice-Chair)  
Councillor Maggie Hulcoop  
Councillor James Leppard  
Councillor Kay Morrison  
Councillor Matthew Sagers  
Councillor Clive Souter (as a substitute for Councillor Emma Ghaffari)  
Councillor Nancy Watson  
Councillor Jake Shepherd

**Officers**

Elizabeth Beighton, Development Manager  
Amanda Lucas, Graphic Designer  
Nicole Parker, Corporate Support Officer  
Chris Walter, Planning Officer  
Tanusha Waters, Assistant Director - Planning and Building Control

**Other Attendees**

Sarah King, Legal Counsel

62. **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.

63. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Emma Ghaffari. Councillor Clive Souter attended as a substitute.

64. **DECLARATIONS OF INTEREST**

Councillor Maggie Hulcoop declared a non-pecuniary interest in agenda item HW/REMPAR/24/00307 as a Little Parndon and Town Centre Ward Councillor.

Councillor Clive Souter declared a non-pecuniary interest in agenda item HW/HSE/24/00369 as a Sumners and Kingsmoor Ward Councillor and as an Essex County Councillor for the Harlow West Division.

Councillor Michael Garnett declared a non-pecuniary interest in agenda item HW/FUL/24/00217 as an Essex County Councillor for Harlow North Division.

Councillor Nancy Watson declared a non-pecuniary interest in agenda item HW/FUL/24/00217 as a Netteswell Ward Councillor.

65. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 6 November 2024 be agreed and signed as a correct record by the Chair.

66. **MATTERS ARISING**

None.

67. **WRITTEN QUESTIONS**

None.

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

**RESOLVED** that the procedure for the meeting be noted.

69. **HW/FUL/24/00217 - FLATS 1-14 AND 15-22 AND 23-26 AMBERRY COURT, HARLOW**

The Committee received a report and application HW/FUL/24/00217 for addition of cycle parking provision to communal external areas.

The Committee also received a supplementary report which included notification of two additional letters of objection and the matters contained within and the amendment to condition 4.

Representations were heard from one objector.

Councillor Sue Livings proposed (seconded by Councillor Kay Morrison) that the planning application be deferred to enable officers to check whether the correct certificate of ownership had been submitted with the application.

**RESOLVED** that planning permission be **DEFERRED**.

70. **HW/HSE/24/00369 - 17 WATERSMEET, HARLOW**

The Committee received a report and application HW/HSE/24/00369 for the erection of a side extension to the existing building.

Representations were heard from two objectors and the applicant.

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

71. **HW/REMPVAR/24/00307 - REDEVELOPMENT OF HARLOW BUS STATION AND ADJACANT LAND, TERMINUS STREET, HARLOW**

The Committee received a report and application HW/REMPVAR/24/00307 for the application for variation to condition 6 (Approved Plans) of planning permission HW/REM/23/00272 for proposed alterations to the footprint, size, and number of canopies to rationalise the arrangement while retaining cover over the bus waiting bays, including repositioning columns to suit. Changes to the materiality of the canopy roof. Alterations to the transport hub building to reduce the glazing height and the introduction of metal cladding on upper part of facade. In addition, the inclusion of expressed curtain wall mullion framing to meet fire performance requirements. Changes to the pattern and extent of hard landscaping to rationalise appearance of paving, and alterations to the height and appearance of bus waiting bay screens for proposed redevelopment of Harlow Bus Station, Including a Transport Hub and Interchange.

Councillor Clive Souter proposed (seconded by Councillor James Leppard) that an additional informative clause is added to advise the applicants of a preferable material to be used in the works.

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

**A** Additional informative: The applicants are advised that granite would be a preferable material to that proposed and encourage discussions with the Council on matters of materials.

72. **REFERENCES FROM OTHER COMMITTEES**

None.

73. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE COMMITTEE