

Agenda Item 9

Flat Blocks 1-14 And 15-22 And 23-36, Amberly Court, Harlow, Essex

Application Reference: HW/FUL/24/00217

Addition of cycle parking provision to communal external areas

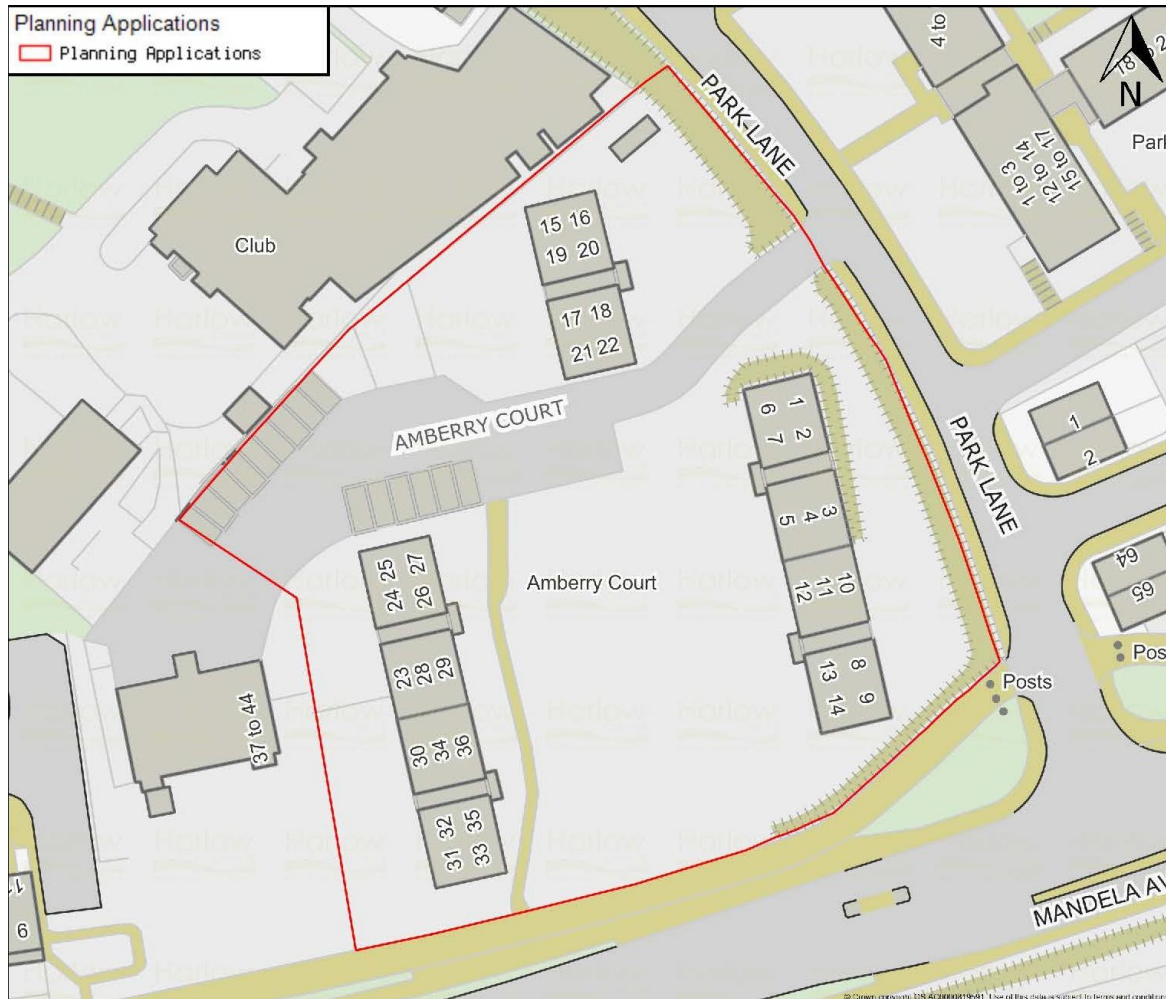
Application Details

- Provision of 45 cycle storage stands
- Secure, drum style enclosure with green finish
- Each drum stores up to five cycles (three units in each location)
- Located on edges of central amenity space

HW/PANDBF/24/00035 and HW/FUL/24/00036 currently pending decision at appeal (two additional floors of accommodation and parking and cycle storage)

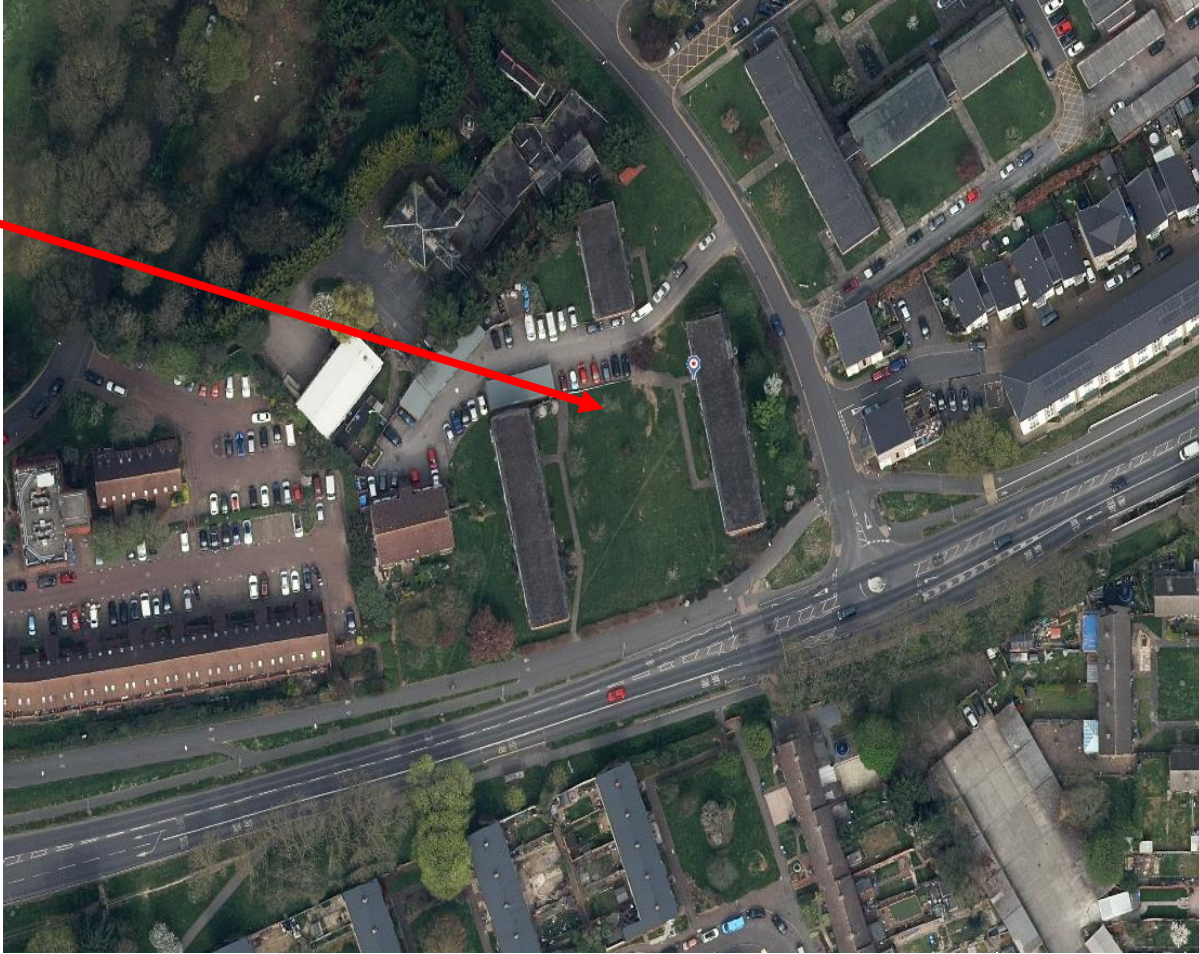
Application deferred Planning Committee 5 December 2024 to allow the applicant to serve correct land certificate notices. No further representations received since December Committee.

Location Plan



Aerial Image

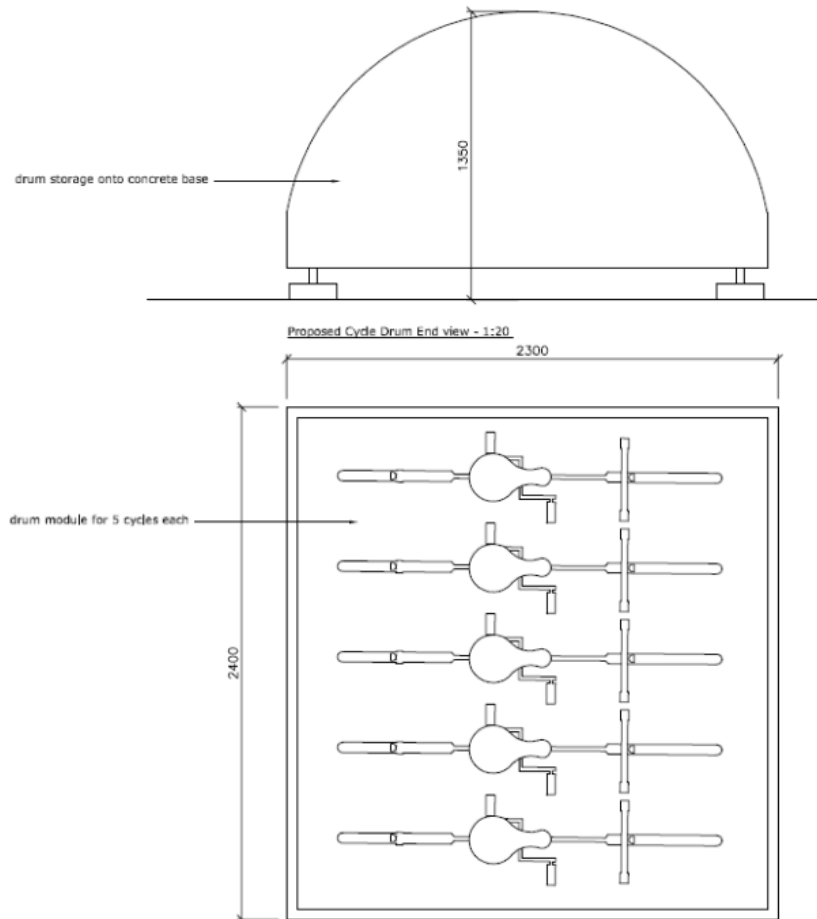
Site



Cycle Storage Location Plan



Cycle Storage Drum Dimensions



Barrell Style Cycle storage (green finish)

Site Photos

A



B



Site Photos

C



Site Photos



D



E



Key Issues

The key planning matters are:

- Principle of Development

Siting and scale of cycle storage would not compromise “Other Open Space” – Policy PL6 compliant

- Urban Design

Accessible, conveniently located and secure cycle storage

- Highways and Parking

Deliver and exceed Essex Parking Standards (one cycle space per dwelling)

Encourage modal shift and sustainable transport choices

Matters in relation to need is not a material planning consideration

- Trees

Arboriculture Consultant advises submission of AMS (agreed by applicant)

Tree on site removed – not protected by Conservation Area status or TPO

- Residential Amenity

No unacceptable impacts

Recommendation

Grant planning permission subject to the conditions outlined in the report, namely:

1. Time Condition – three years
2. Submission of an AMS pre-commencement
3. Work Hours
4. Approved Plans