

## MINUTES OF THE PLANNING COMMITTEE HELD ON

1 December 2009

8:00pm – 8:59pm

### PRESENT

### COUNCILLORS

Mike Garnett (Chairman)

David Carter

Jean Clark

Lee Dangerfield

Sue Livings

Eleanor Macy

Chris Millington

Edna Stevens

### APOLOGIES

Joshua Jolles  
(Vice Chairman)

Shona Johnson

Lesley Rideout

### SUBSTITUTES

Sarah Dangerfield (for Shona Johnson)

Patrick McClarnon (for Joshua Jolles)

#### 49. IAN TREMAYNE

The Committee noted the recent death of Ian Tremayne, Acting Development Control Manager and passed on its condolences to his family at this sad time.

#### 50. DECLARATIONS OF INTEREST

##### Agenda Items 8 & 9 – Station Road

Councillors Mike Garnett and Sue Livings both declared a personal interest in agenda items 8 and 9, Station Road, as both were Ward Councillors for the area.

##### Agenda Item 10 – Maunds Hatch

Councillor Sarah Dangerfield declared a personal interest in agenda item 10 as the Ward Councillor for the area.

Councillor Lee Dangerfield declared a prejudicial interest in agenda item 10 as he had attended public meetings to discuss the proposals. He withdrew from the meeting during consideration of the item and did not vote.

51. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 3 November 2009 be agreed as a correct record and signed by the Chairman, subject to the correct spelling of Sherards House in Minute 45.

52. **MATTERS ARISING**

None.

53. **WRITTEN QUESTIONS AND PETITIONS**

None.

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

**RESOLVED** that the procedure for the consideration of planning applications be noted.

55. **HW/PL/09/00246**  
**10 Cecil Court, Pegrams Road, Harlow**

The Committee received a report seeking permission for the variation of Condition 2 to extend opening hours for pizza preparation and delivery service to 2am Monday to Sunday.

The Committee discussed the proposals at length and expressed concern about the extension of opening hours to 2am in a residential area and indicated that an earlier time may be more acceptable if the application was resubmitted.

**RESOLVED** to refuse planning permission on the grounds that to allow extended opening hours till 02.00am Mondays to Sundays would unduly harm the amenities enjoyed by the occupiers of the surrounding residential properties contrary to policy BE17 of the Adopted replacement Harlow Local Plan, July 2006.

56. **HW/PL/09/00192 & 00249**  
**Land Fronting, Station Road, Harlow**

The Committee received two reports seeking (1) planning consent for the the proposed demolition of an existing garage block and erection of a restaurant with 7 No. flats and associated parking/landscaping (2) Conservation Area Consent for the mixed use redevelopment of the site at Station Road, Harlow.

The Committee discussed the applications and raised concerns about the:-

- (1) over development of the small site;
- (2) detrimental impact of the development in a conservation area;
- (3) poor design and small size of the proposed flats;
- (4) sustainability of the proposed restaurant in the locality;
- (5) possible road safety issues in relation to traffic entering and leaving the proposed parking area.

**RESOLVED** to refuse planning permission on the grounds that the:-

- (a) appearance of the proposed building at the edge of the Old Harlow conservation area would be inappropriate and as such contrary to policies BE1 and BE10 of the Adopted Replacement Harlow Local Plan, July 2006.
- (b) proposed development would result in the loss of a convenient rear access servicing facility, thereby prejudicing the continuing vitality and viability of the Old Harlow neighbourhood centre, contrary to policy RTCS14 of the Adopted Replacement Harlow Local Plan, July 2006.

57. **HW/PL/09/00226**  
**Common Room, Maunds Hatch, Harlow**

The Committee received a report on the proposed refurbishment of the community centre, including a single storey side extension.

The Committee welcomed the proposals, however requested it be stipulated in Condition EC01 that the steel fencing be powder coated green.

**RESOLVED** that planning permission be granted, subject to conditions A001, M006, L001, M001 and EC01 (as amended above).

58. **REFERENCES FROM OTHER COMMITTEES**

None.

59. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE