

MINUTES OF THE PLANNING COMMITTEE HELD ON

3 November 2009

8:00pm – 9:00pm

PRESENT

COUNCILLORS

Mike Garnett (Chairman)
Joshua Jolles (Vice Chairman)

David Carter
(withdrew from the meeting during Item 7)

Lee Dangerfield

Shona Johnson

Sue Livings

Eleanor Macy

Lesley Rideout

Edna Stevens

APOLOGIES

Jean Clark

Chris Millington

SUBSTITUTES

Maggie Hulcoop (for Jean Clark)

39. DECLARATIONS OF INTEREST

Agenda Item 7, 337 – 338 Northbrooks, Harlow

Councillor David Carter declared a non-prejudicial interest in agenda item 7, 337 – 339 Northbrooks, Harlow as he intended to represent a group of residents in his ward and speak against the application. He withdrew from the meeting during consideration of this item (but remained in the public gallery) and did not vote.

40. MINUTES

RESOLVED that the minutes of the meeting held on 6 October 2009 be agreed as a correct record and signed by the Chairman.

41. MATTERS ARISING

None.

42. WRITTEN QUESTIONS AND PETITIONS

None.

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

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

44. **HW/PL/09/00189**
337 – 338 Northbrooks, Harlow

The Committee received a report outlining proposals for the demolition of existing buildings and the erection of 6, 2 bedroom dwellings with private gardens, associated vehicular access, parking, landscaping and boundary treatment.

Three presentations objecting to the proposals were received. The applicant's agent also gave a presentation in support of the application.

The Committee also received a presentation from the Ward Councillor, David Carter, outlining local residents' objections to the proposals.

The Committee discussed the application at length and raised concerns about the:-

- (a) The proposed redevelopment of this site by the erection of 6 x 2-bedroom dwellinghouses would constitute an undesirable intensification of residential development at a density which would be out of keeping and incompatible with the character of the locality, and the narrow width of the road would result in the inability of it to cope with the increase in traffic and vehicle parking that would be generated by the development, contrary to Policy BE3 of the Adopted Replacement Harlow Local Plan, July 2006.
- (b) The proposed two-storey semi-detached properties would by reason of their height, massing, layout, appearance and landscape make an inappropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area, having an unacceptable adverse effect on the character of the locality, the appearance of the street scene and the amenities enjoyed by the occupiers of the neighbouring dwellings contrary to Policies H10 and BE1 of the Adopted Replacement Harlow Local Plan, July 2006.
- (c) The proposed residential development would prejudice the potential for compressive redevelopment of the Northbrooks Regeneration Area of which the application site forms part of, contrary to Policy H10 of the Adopted Replacement Harlow Local Plan, July 2006.

RESOLVED unanimously that planning permission be refused on the grounds detailed above.

45. **HW/PL/09/00218**
Sherads House, Three Horseshoes Road, Harlow

The Committee received a report outlining the renewal of planning consent for 7 pre-fabricated mobile homes providing temporary accommodation at the side and rear of Sherads House.

No presentations were received for this item.

The Committee discussed the application and:-

RESOLVED to grant permission, subject to conditions P001 and U01A.

46. **HW/PL/09/00218**
Civic Centre, Harlow

The Committee received a report detailing proposals for the installation of 4 solar heating panels on the lower roof of the southern (front) elevation of the Civic Centre.

No presentations were received for this item.

The Committee discussed the application and:-

RESOLVED to grant planning permission, subject to condition T001.

47. **REFERENCES FROM OTHER COMMITTEES**

None.

48. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE