

MINUTES OF PLANNING COMMITTEE HELD ON

7 April 2009

7.40pm-9.17pm

PRESENT

COUNCILLORS

Mike Garnett (Chairman)

Jean Clark

Shona Johnson

Russell Perrin

Lorna Spenceley

APOLOGIES

Lee Dangerfield

Sue Livings (Vice Chairman)

Chris Millington

Edna Stevens

SUBSTITUTES

Muriel Jolles for Lee Dangerfield

99. DECLARATIONS OF INTEREST

Councillors Mike Garnett and Muriel Jolles both declared personal, non prejudicial interests, in agenda items 7 and 8 as they were both Ward Councillors for Old Harlow, the location of both applications.

100. MINUTES

RESOLVED that the minutes of the meeting held on 3 March 2009 be agreed as a correct record and signed by the Chairman.

101. MATTERS ARISING

- (i) *Appeal Decision – 74, 82 & 96 Morley Grove (Minute 88)*

The Chairman confirmed that legal advice was still awaited in respect of this matter.

- (ii) *Gilden Way, Mulberry Green (Minute 88 iv)*

The Chairman confirmed that the letter to Essex County Council had been sent and its receipt acknowledged. A formal response was now awaited.

102. **WRITTEN QUESTIONS AND PETITIONS**

None.

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

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

104. **HW/PL/09/00005**
34 Old Road, Harlow

The Committee received a report outlining a proposal for the re-development of 34 Old Road, Harlow from a single storey large family home to a cluster of four free standing houses.

The Committee received presentations from three objectors and one from the applicant's agent.

The Committee discussed the application in detailed and raised concerns about the possible negative impact of the proposed development in respect of:

- (1) over-development of the site resulting from an increase in properties from 1 to 4;
- (2) out of character design of the properties from single storey to two storey;
- (3) the close proximity of the proposed development to a Conservation Area;
- (4) safety concerns about the formation of a cross roads at the entrance/exit of the site and also the restricted access for emergency vehicles to the site;
- (5) a potential increased flood risk in an area which has had persistent flooding problems over a number of years;
- (6) potential damage to the existing walnut tree;
- (7) loss of privacy and amenity for existing properties.

RESOLVED that planning permission be refused on the grounds that the development would form a tight and cramped development, be out of character with the area and be detrimental to local amenity and would therefore be contrary to Policy BE1 of the Replacement Harlow Local Plan July 2006.

105. **HW/PL/09/00024**
47 The Oxleys, Harlow

The Committee received a report on the conversion of an existing semi-detached dwelling at 47 The Oxleys, Harlow into two, three bedroom flats and single storey rear conservatory.

The Committee received presentations from three objectors.

One of the objectors raised concern about the administration of the application and the Chairman undertook to discuss this with the relevant Officers after the meeting.

The Committee discussed the application and raised concerns about the negative impact of the proposals in respect of:

- (1) loss of hedgerow;
- (2) loss of car parking spaces;
- (3) restricted access for emergency vehicles;
- (4) inappropriate floor plan layout of the proposed flats and potential negative impact on existing neighbouring properties.

RESOLVED that planning permission be refused on the grounds that the proposal would be out of character with the area causing the loss of a hedgerow to provide additional car parking, and be detrimental local amenity contrary to Policy BE1 of the Replacement Harlow Local Plan July 2006.

106. **Appeal Decision**
133 Blackbush Spring, Harlow

The Committee received a report on the appeal decision in respect of 133 Blackbush Spring, Harlow.

RESOLVED to note that the appeal was dismissed.

107. **Appeal Decision**
9 The Glebe, School Lane, Harlow

The Committee received a report on the appeal decision in respect of land at the rear of the garden at 9 The Glebe, School Lane Harlow.

RESOLVED to note that the appeal was dismissed.

108. **Appeal Decision**
30 Sakins Croft, Harlow

The Committee received a report on the appeal decision in respect of 30 Sakins Croft, Harlow.

RESOLVED to note that the appeal was allowed.

109. **REFERENCES FROM OTHER COMMITTEES**

None.

110. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE