

MINUTES OF THE SPECIAL PLANNING COMMITTEE HELD ON

16 June 2009

7.30pm – 9pm

PRESENT

COUNCILLORS

Mike Garnett (Chairman)

David Carter

Jean Clark

Lee Dangerfield

Chris Millington

Lesley Rideout (*observer*)

Edna Stevens

APOLOGIES

Joshua Jolles

Shona Johnson

Sue Livings

Eleanor Macy

SUBSTITUTES

Patrick McClarnon (for Joshua Jolles)

Andrew Johnson (for Shona Johnson)

11. DECLARATIONS OF INTEREST

None.

12. PROCEDURE FOR CONSIDERATION OF PLANNING APPLICATIONS

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

13. HW/PL/09/00066

Areas C2, D, G, H & J – Harlow Gateway Scheme, Fifth Ave, Harlow

The Committee received a report on a reserved matters application for the Harlow Gateway Scheme (phase C2, D, G, H and J) for the erection of 180 houses/flats, associated access and parking

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

The Committee welcomed the overall design of the proposals.

RESOLVED to grant planning permission, subject to Conditions T001, U011, U010, M004, M006, D007, L001, U024, EC01, EC02, EC03, EC04, EC05, EC06, EC07, EC08, EC09, EC10 and informative clauses 1 - 4, detailed in the report.

14. **HW/PL/09/00065**
Area I – Harlow Gateway Scheme, Fifth Ave, Harlow

The Committee received a report on the proposed erection of 23 residential units (C3) and associated parking and landscaping in Area I of the Harlow Gateway Scheme.

The Committee received presentations from one objector and the agent for the applicant.

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

- (1) close proximity of the development to the road;
- (2) proposed low parking spaces per dwelling (ratio of 1.22 per dwelling);
- (3) desirability of the high density development (with 60 dwellings per hectare);
- (4) concentration of the proposed 43% social housing in one specific location (rather than “pepper potting” it throughout the development);
- (5) proposals being out of character with the existing local area.

RESOLVED that planning permission be refused on the grounds that:

- (1) The height, massing and layout of the proposed development of this site by the erection of 23 dwellings would make an inappropriate visual relationship with the existing development and constitute an intensification of residential development at a density which would be out of keeping and incompatible with the character of the immediate area, contrary to Policies BE1 and BE3 of the Adopted Replacement Harlow Local Plan, July 2006.

- (2) The proposed 10 affordable housing units would be concentrated on the northern boundary of the site, contrary to paragraph 5.2 of Harlow's Supplementary Planning Document on Affordable Housing, Adopted March 2007, which requires affordable housing to be pepper-potted and thus be in conflict with the aims of Policy H5 of the Adopted Replacement Harlow Local Plan, July 2006.

15. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE