

MINUTES OF PLANNING COMMITTEE HELD ON

11 February 2009

7.30pm-8.55pm

PRESENT

COUNCILLORS

Sue Livings (Chairman)

Jean Clark
Chris Millington

Lee Dangerfield
Russell Perrin

Shona Johnson
Lorna Spenceley

APOLOGIES

Mike Garnett

Edna Stevens

SUBSTITUTES

Sarah-Jane Dangerfield substitute for Mike Garnett

75. **DECLARATIONS OF INTEREST**

None.

76. **MINUTES**

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

77. **MATTERS ARISING**

- (a) Matter Arising (Minute 68)
East Side of Yorkes (Minute 62)

It was noted that a letter had been drafted and was awaiting the Chairman of the Committee's return from holiday, to be signed off.

78. **WRITTEN QUESTIONS AND PETITIONS**

None.

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

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

80. **HW/PL/08/00274**
Former Charvill Brothers, First Avenue, Harlow

The Committee received a report outlining the revised application for 14 residential units with new Aldi foodstore, shared car parking for The Stow Neighbourhood Centre and environmental enhancements.

RESOLVED that planning permission be granted subject to

(a) a suitable worded Section 106 Agreement in respect of improved linkages to The Stow neighbourhood shopping centre including improved signage and surfaces within the centre, a contribution to public art and to the maintenance of open space and towards monitoring of the travel plan. Additionally a suitably worded Section 278 Agreement in respect of highway matters will also be need to be entered into prior to the commencement of the development; and

(b) the conditions U01A, M002,L003, D005, H001, U02A, U03A, U04A, U05A, U06A, U07A and U08A as detailed in the report, plus

13. No construction work shall be carried out on the site at any time on Sundays or public holidays, or before 8am or after 6pm on Mondays to Friday, or before 8.30am or after 2pm on Saturdays.

REASON: To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents.

14. Details of the wheel washing facilities to be provided on site shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and those details fully complied with throughout the duration of development.

REASON: To prevent the deposit of mud and debris on the public highway and in the interest of general amenity.

15. Details of the measures to be installed to ensure that the 7 car parking spaces designated for the sole use of the residents of the first and second floor flats shall be submitted to and approved in writing by the Local Planning Authority prior to works commence on site.

RESON: To ensure adequate car parking provision for the flats is made at all times and to accord with policy T9 of the Adopted replacement Harlow Local Plan, July 2006.

16. The use shall not operate except between the hours of 7am and 9pm on Mondays to Saturdays and 9am and 5pm on Sundays and Bank Holidays.

REASON: To ensure that the proposed development does not prejudice the enjoyment by residential occupiers of their premises.

81. **HW/PL/08/00395**
Former Depot, Gilden Way, Mulberry Green, Harlow

The Committee received a report outlining the application to construct eight dwellings comprising of two 5 and 4 bed semi detached dwellings; five 4 bed dwellings and one 5 bed detached dwelling.

RESOLVED that

- (a) planning permission be granted subject to the conditions T001, M002, L001, L002, L003, U010, U011, H005, U024, W001, C003, U01A, U02A, U03A and U04A and informative clause, as set out in the report;
- (b) a letter be sent from the Chairman of this Committee to the Highways Department of Essex County Council requesting them to examine concerns about local residents safety issues on Gilden Way, especially in respect of access crossings and speed restrictions.

82. **HW/PL/08/00380**
Kingsmoor House, Paringdon Road, Harlow

The Committee received a report on the application to convert this Grade II* listed building into apartments of varying sizes.

RESOLVED that listed building consent be granted subject to the conditions T004, P001, P006, U010, U011, L005, U01A, U02A, U03A, U04A and informative clause, as detailed in the report, plus

11. No construction work shall be carried out on the site at any time on Sundays or public holidays, or before 8am or after 6pm on Mondays to Friday, or before 8.30am or after 2pm on Saturdays.

REASON: To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents.

12. Details of the wheel washing facilities to be provided on site shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and those details fully complied with throughout the duration of development.

REASON: To prevent the deposit of mud and debris on the public highway and in the interest of general amenity

83. **APPEAL DECISION**
Land at 74, 82 and 96 Morley Grove, Harlow, CM20 1ED

The Committee received a report on the Inspectors decision to uphold the enforcement notices on the above properties in multiple occupancy.

Members noted the difficulties in introducing a coherent and workable system to address problems which could be caused by houses in multiple occupation.

RESOLVED that

- (a) the appeal decision on land at 74, 82 and 96 Morley Grove be noted.;
- (b) Officers be congratulated for their diligence in addressing the issues through enforcement action;
- (c) officers be requested to explore how best to address concerns about the impact on houses in multiple occupation.

84. **REFERENCES FROM OTHER COMMITTEES**

None.

85. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE