

MINUTES OF PLANNING COMMITTEE HELD ON

6 January 2009

7.30pm – 8.50pm

PRESENT

COUNCILLORS

Sue Livings (Vice Chair in the Chair)

Jean Clark

Shona Johnson

Russell Perrin

Lorna Spenceley

Edna Stevens

APOLOGIES

Mike Garnett

Lee Dangerfield

Chris Millington

SUBSTITUTES

David Carter for Mike Garnett

66. DECLARATIONS OF INTEREST

None.

67. MINUTES

RESOLVED that the minutes of the meeting held on 2 December 2008 were agreed as a correct record and signed by the Chairman.

68. MATTERS ARISING

East Side of Yorkes (minute 62)

The Committee noted that a letter was being drafted and that an update would be given at the next meeting of the Committee, if appropriate.

69. WRITTEN QUESTIONS AND PETITIONS

None.

70. PROCEDURE FOR CONSIDERATION OF PLANNING APPLICATIONS

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

71. **HW/PL/08/00330**
Redevelopment of Fairfield, Tye Green Village

The Committee received an application for the proposed demolition of Fairfield and the erection of 2 No. 4 bed detached dwellings and associated garages.

RESOLVED that planning be refused on the following grounds:-

- (i) the proposals represented an over-development of the site, out of character with the area and would be an inappropriate infilling of the site adjacent to a conservation area proving detrimental to local amenity, contrary to policies BE1, BE3 and H10 of the Replacement Harlow Local Plan, July 2006;
- (ii) the site was not well connected with the surrounding area and the development would therefore be contrary to policy BE1 of the Replacement Harlow Local Plan, July 2006;
- (iii) the development would have an adverse impact on neighbouring occupiers due to the height of the development on this raised site and by causing the loss of trees resulting in a prominent form of development proving detrimental to amenity contrary to policies BE1 and NE11 of the Replacement Harlow Local Plan, July 2006;
- (iv) that insufficient information had been provided to demonstrate to the satisfaction of the Local Planning Authority that additional and excessive amounts of surface water would not be discharged into the surrounding area that may result in flooding and would therefore be contrary to Policy CP12 of the Replacement Harlow Local Plan, July 2006 and the Local Transport Plan 2006/2011.

72. **Appeal Decision**
204B Willowfield, Harlow

RESOLVED to note the report.

73. **REFERENCES FROM OTHER COMMITTEES**

None.

74. **MATTERS OF URGENT BUSINESS**

None.

CHAIRMAN OF THE COMMITTEE