

Planning & Building Control Services
 Civic Centre
 The Water Gardens
 Harlow Essex CM20 1WG
<http://www.harlow.gov.uk>
 Tel: 01279 446856
 Email: planning.services@harlow.gov.uk



Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline planning permission with all matters reserved other than access for the redevelopment of Harlow Bus Station, including a Transport Hub and Interchange which will consist of a transport hub building incorporating flexible spaces and amenities for passengers and staff, a cycle hub, 16 bus stands (incl. 1 Community Transport Bay and 1 Coach Bay) along with public realm improvements and landscaping (Amended Proposal Description)

Reference number

HW/OUT/22/00286

Date of decision

11/01/2023

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

Householder development: Development to an existing dwelling-house or development within its curtilage

Other: Anything not covered by the above category

Non Material Amendment(s) Sought

Non-material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to Conditions 03, 07, 12 & 14 to exclude demolition from the requirements. Amended condition wording below.

Condition 03 - Prior to works commencing, except for demolition, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with agreed phasing.

REASON: To ensure an orderly sequence of development that minimises environmental and commercial impacts on areas adjoining the development site.

Condition 07 - No development of each phase, except for demolition, shall take place, including any ground works or demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway:

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

Condition 12 - Prior to commencement of works for each phase, except for demolition, a fully detailed scheme of landscaping, which shall include details of both hard and soft landscape works, earthworks and street furniture must be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be retained and maintained in the form approved.

REASON: To allow for practical, phased, preparation and approval of landscaping details, but secure satisfactory final landscape treatment of the site in the interests of visual amenity and biodiversity and in accordance with Policies PL1, PL2, PL7 and PL8 of the Harlow Local Development Plan (2020).

Condition 14 - Prior to works commencing, except for demolition, a waste management plan for Terminus House and surrounding commercial properties shall be submitted to and approved in writing by the Local Planning Authority. The waste management plan should include details of how waste will be collected and managed. The development shall be carried out in accordance with approved details.

REASON: To allow the approval of relevant details and ensure adequate facilities and management are in place to protect the amenity of the general public, future occupiers and adjoining occupiers of Terminus House and adjoining commercial properties, in accordance with Policy PL1 and PL2 of the Harlow Local Development Plan (2020).

Please state why you wish to make this amendment

Required in order to manage the effective delivery and implementation of the project. In addition the amendments seek to avoid duplication between conditions.

Are you intending to substitute amended plans or drawings?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- McBains

Date

02/11/2023