

# HAVERHILL TOWN COUNCIL

## PLANNING COMMITTEE

Dear Councillor,



You are hereby summoned to attend the meeting of Haverhill Town Council Planning Committee to be held in the Studio at Haverhill Arts Centre, High Street, Haverhill, CB9 8AR on Tuesday 19<sup>th</sup> July 2016 commencing at 7.00pm for the purpose of transacting the following business:

CONSTITUTION:	Chair: Town Councillor:	P Hanlon
	Town Councillors:	T Chivers
		J Crooks
		Q Fox
		I McLatchy
		D Roach
		B Robbins
		A Williams

**This Meeting is open to the Press and Public**

### AGENDA

- Apologies for Absence**  
Please give any apologies to the office by 5.00pm on the day of the meeting.
- Declarations of Pecuniary Interest and requests for Dispensations**  
Members to declare any interests they may have on the agenda and agree any dispensations to stay.
- Minutes of the Previous Meetings**  
To approve the minutes of the meetings held 5<sup>th</sup> July 2016.
- Matters Arising from the Minutes**  
To note action taken or outstanding from items in the minutes of 5<sup>th</sup> July 2016.
- Haverhill Golf Club**  
To consider Haverhill Golf Club letter sent to St Edmundsbury Borough Council, copied to Haverhill Town Council, regarding Great Wilsey Development (attached).
- For Members of the Public to speak on Planning Matters other than applications before the Committee**  
If you wish to speak, please make yourself known to the Clerk before the meeting commences.

7. **To Consider Planning Applications to St Edmundsbury Borough Council**  
The Chairman will invite members of the public who wish to address the Committee in relation to a planning application to speak ahead of the Committee considering each application in turn.
- List A – approved by Chairman and Clerk under delegated powers*  
*List B – attached with agenda*
8. **Matters to Report**  
To enable members to exchange any urgent planning matters.
9. **Date of next Meeting**  
9<sup>th</sup> August 2016.
10. **Closure**

*V Phillips*

Vicky Phillips  
Assistant Town Clerk

Date: 13<sup>th</sup> July 2016

***Copies of this and other Council agendas, and minutes, and supporting reports, are available to download from the Council's website ([www.haverhill-tc.gov.uk](http://www.haverhill-tc.gov.uk)) or on request from Haverhill Arts Centre***

**List A – Approved by Chairman and Clerk under delegated powers**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

**List B – To be considered at the Committee Meeting**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
04.07.16 Expires 25.07.16	<b>1</b>	DC/16/0762/OUT	Outline Planning Application (All Matters reserved) – 3 no. dwellings  Mr A Whiting	Land East of Boyton Hall Farmhouse, Anne Sucklings Lane, Little Wrattling	
06.07.16 Expires 27.07.16	<b>2</b>	DC/16/1236/HH	Attached garage (following demolition of existing detached garage)  Mr Gerry Collins	71 Chapple Drive	
07.07.16 Expires 28.07.16	<b>3</b>	DC/16/0859/FUL	Installation of security gates  Haverhill Investments Ltd	1 Boundary Road	
07.07.16 Expires 28.07.16	<b>4</b>	DC/16/1441/OUT	Outline Planning Application (Means of Access to be considered) – Residential development for 37 units  Mr Maidment	Boyton Hall, Anne Sucklings Lane, Little Wrattling	
29.07.16 Expires 08.07.16	<b>5</b>	DC/16/1136/FUL	Sub-division of existing dwelling into 2 no. dwellings  Mr Ken Brindley	33 Withersfield Road	



**Haverhill Golf Club Ltd**  
Coupals Road • Haverhill • Suffolk CB9 7UW  
Office: 01440 761951  
Catering: 01440 761951  
Pro Shop: 01440 712628  
Green Keepers: 01440 762885

admin@haverhillgc.co.uk  
www.haverhillgc.co.uk

13<sup>th</sup> June 2016

Dear Haverhill Town Council

I enclose a copy of a letter we have sent to Mr Chris Rand at St Edmundsbury Planning Department regarding the Greater Wilsey development, planning application DC/15/2151/OUT for your information and also to seek your support.

We, at Haverhill Golf Club, feel here is an opportunity to enhance the facilities available to residents of Haverhill at the same time as improving access and safety to the proposed Country Park as well as the golf club.

We feel this opportunity should not be missed.

Thank you for your consideration and support.

Yours faithfully



On behalf of Haverhill Golf Club



Registered Office: as above • Registered in England No 1635787 • VAT Reg No 368 4261 32



**Haverhill Golf Club Ltd**  
Coupals Road • Haverhill • Suffolk CB9 7UW  
Office: 01440 761951  
Catering: 01440 761951  
Pro Shop: 01440 712628  
Green Keepers: 01440 762885

admin@haverhillgc.co.uk  
www.haverhillgc.co.uk

To Mr Chris Rand  
Planning and Growth  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk IP33 3YU

**Re: Planning Application DC/15/2151/OUT**

Dear Sirs

We would like to raise an objection to proposed amendments to the above plans.

In the original drafts it was proposed that land opposite the entrance to Haverhill Golf Club, on the western side of the southern border of the plan, be the site for a driving range to be operated by Haverhill Golf Club. This appears to have been removed from the application and we suggest that should the application be allowed to go through without this facility it would represent a loss of several of advantages that would be gained by having a driving range on this site without there being any apparent consequent gain to compensate for this loss.

Haverhill Golf Club would plan to build a purpose built driving range, a facility the town does not have at present, nor is likely to have in the near future if this site is lost.

Along with the driving range the club would plan to build a small shop and café facility that could provide drinks and light snacks to people using the driving range as well as families using the adjoining country park. Importantly this would include appropriate toilet facilities for the public to use.

A small pitch and putt area, putting green or a few golf holes could also be included as the club would envisage this facility as not just a driving range but also a facility to encourage families to have fun, try out golf and the be used as a teaching facility for youngsters whom the club has a policy of encouraging.

A picnic area overlooking the country park could be included with the appropriate facilities on hand, a significant amenity to the population of the town and families who would wish to visit the country park.

Having such a facility regularly staffed next door to the country park would significantly improve safety for park users of what would otherwise be a "remote" area with no public facilities nearby.

A driving range could be constructed without having an environmental impact on the surrounding



Registered Office: as above • Registered in England No 1635787 • VAT Reg No 368 4261 32

area with use being restricted to daylight hours if there is concern regards lighting. It should be pointed out however that modern up lighting can make driving ranges available after dark without causing significant light pollution.

Any gate controlling access to the park/driving range could be manned by the golf club improving security of the park.

It must be noted the country park cannot be easily reached without a car by most of the town's population. Coupals Road is not a safe road to walk or cycle up or down without considerable alteration to make it wider and improve visibility. This means that a suitable parking area is required as shown on the plans.

We have two suggestions regarding the parking area.

Firstly if the parking area were to adjoin the café and toilet facilities attached to the proposed driving range this area could be "policed" or overseen by those working at these facilities and therefore made safer for country park users.

Secondly if a "mini-roundabout" were to be put in place at the entrance to the golf club with access to the country park parking area off this roundabout it would provide a safe access to the country park and the golf club as well as slowing down vehicles which tend to speed along that stretch of road as evidence by the skid marks on the road approaching the "priority" single passing area at the bridge across the stream on the Calford Green side of the golf club entrance. This would improve safety for all road users.

In summary we contend the provision of a driving range facility on this site would:

- Provide Haverhill with a facility it does not have that would be available to all
- Provide café, picnic and toilet facilities to the Country Park
- Help create a family friendly area adjoining the Country Park increasing the attraction and use of this park area
- Improve safety to users of the park area
- Improve road safety along Coupals Road as well as for vehicles entering the golf club and the Country Park parking area.

We respectfully ask you to ensure the area previously designated as the site of a driving range with attendant facilities is not removed from the plan.



On behalf of Haverhill Golf Club

Cc Haverhill Town Council

One Haverhill Partnersip