

# Haverhill Town Council

## Minutes of a Meeting of Haverhill Town Council's

### PLANNING COMMITTEE MEETING

Held on Tuesday 14<sup>th</sup> July 2015 at 7.00pm at Haverhill Arts Centre, High Street, Haverhill CB9 8AR



**HAVERHILL**  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor J Crooks  
Councillor Q Fox  
Councillor I McLatchy  
Councillor B Robbins  
Councillor C Turner

**Absent:** Councillor T Chivers (Vice Chairman)

**In Attendance:** Councillor T Brown  
Councillor J Burns  
Councillor P Fox  
Colin Poole (Town Clerk)  
Vicky Phillips (Assistant Town Clerk)

13 members of the public were present.

#### **Welcome:**

Councillor Hanlon welcomed everyone to the meeting and advised members of the public attending that the meeting was being recorded.

#### **ACTION**

**P15** **Apologies for Absence**

**/093** Councillor D Roach, Grad ceremony in Carlisle

**P15** **Declarations of Interest and requests for Dispensation**

**/094** No declarations were made and no requests for dispensation had been received.

**P15** **Minutes of the Previous Meeting**

**/095** Minutes of Meeting held 23<sup>rd</sup> June 2015 were signed as a true record.

**P15** **Matters arising from the Minutes**

**/096** To date, there had been no response from Karen Mayhew regarding the request to allow people to sign up to solar panels or to an invitation from the Town Council to explain Havebury's plans for Haverhill. The Clerk will follow this up.

#### **CLERK**

**P15** **Adjournment**

**/097** Chair Cllr Hanlon advised the committee and members of the public that due to the number of people wishing to speak on Planning Application DC/15/1147/OUT – Item 1 on List B, the public were to

Speak on individual planning applications in turn

Appendix 1

No members of the public wished to speak on any other matters.

**P15 /098 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)**

No applications were determined under delegated powers.

**P15 /099 Planning Applications currently before St. Edmundsbury Borough Council and received by publication of agenda (List B attached)**

Applications determined by the Committee are shown on List B attached to the Minutes.

**P15 /100 Planning Applications currently before St. Edmundsbury Borough Council and received after publication of agenda (List C attached)**

Applications determined by the Committee are shown on List C attached to the Minutes.

**P15 /101 Matters to Report**

Cllr Burns advised that he had formally requested St Edmundsbury Borough Council for a local heritage list. Cllr Crooks agreed that this was a good idea.

Cllr Burns mentioned that the Party Mania shop in Queen Street had been bought by the owner Star Burger and that the existing Star Burger was to be rented out.

Cllr Burns has if the Town Council could contact the Borough to confirm if the frontage of the shop, formally Morleys, was being altered.

Clerk

**P15 /102 Date of next Meeting:**

Due to the change in legislation regarding a List C, the next meeting of the Planning Committee will be held on Tuesday 21<sup>st</sup> July 2015, not 4<sup>th</sup> August as published on the Agenda.

**P15 /103 Closure**

The meeting was closed at 8.35pm.

Signed .....  
Chairman

Date.....

## **Appendix 1**

### **Public Forum**

#### **Item 1 on List B – Planning Application DC/15/1147/OUT**

Mr Kenneth Dobinson, Flint Cottage, Bumpstead Road, read out a statement regarding his application to demolish Flint Cottage and the construction of up to 7 dwellings. He advised that his first planning application had been withdrawn due to the number of dwellings and that he had put forward a revised plan, which had been amended to meet the requirements specified by the Highways department. He also explained that Flint Cottage had been de-listed due to additions to the property in the 1950's.

Cllr Clive Turner reminded members and the public that Haverhill Town Council is a statutory consultee.

Mr Bill Taylor then read out a statement objecting to the Planning Application on behalf of the residents of Beaumont Vale, Bumpstead Road and Ashlea Close. He stated that the Architectural Report on Flint Cottage was incomplete and inaccurate, that the application was for development of greenbelt land that is not within the residential provision of Haverhill Vision 2031. Increased traffic using Bumpstead Road, an already heavily used thoroughfare for large commercial vehicles, would exacerbate an already dangerous situation and that residents were also concerned about increased parking issues. The residents also believed that the development would be at risk of flooding and also that it would have a devastating effect on wildlife. The occupier of 'Rivington' was concerned that their property would be overlooked and that Great Danes, a residential home for autistic children which had been chosen specifically for its quiet location, would be at risk of losing its peace and tranquillity. There were many other concerns, but finished his statement due to time restrictions at this meeting.

Mr Dobinson answered that he had never know Flint Cottage to flood and that this was a specific issue to no's 17 and 19.

Mr Ernie Goody commented that Flint Cottage was unique in Haverhill due to its flint construction.

Cllr Crooks reported that he also felt that there were inaccuracies in the Heritage Report and that he had evidence gained from the Bury Records office that Flint Cottage appeared on map dated 1825 and that the cottage was of local historic significance.

Cllr Clive Turner also commented that this property was of historic interest and that the application was an inappropriate development in the area. He also emphasised that comments and decisions needed to be made on facts.

Cllr John Burns had called this application before the delegation committee at the Borough and had asked for the Highways report as this was not available on the Borough's Planning website.

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

No applications were determined.

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

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION	BOROUGH COUNCIL DECISION
25.06.15 Expires 16.0715	<b>1</b>	DC/15/1147/OUT	(i) Construction of up to 7 no. dwellings (following demolition of existing) and associated) and associated parking  Mr Kenneth Dobinson	Flint Cottage, 21 Bumpstead Road	<p>The Town Council strongly <b>OBJECT</b> to this proposal and agree with the objections lodged by residents of Bumpstead Road, Ashlea Close and Beaumont Vale.</p> <p>Aspiration 27 of Vision 2031 requires the historic and natural environment is protected, maintained and enhanced:</p> <ul style="list-style-type: none"> <li>• Flint Cottage is of historical interest as the only flint cottage in Haverhill. The alterations from the 1960's could easily be reversed. Listed buildings gutted by fire are able to be restored; the idea that 1960's DIY cannot is ridiculous.</li> <li>• Impact on wildlife as this site backs onto wildlife corridors through the railway walk. (Preliminary Ecological Assessment desktop study 3.2, 5.4 Protected Species and recommendation R1).</li> </ul> <p>Highways issues:</p> <ul style="list-style-type: none"> <li>• Due to the slope off the site onto the Bumpstead Road, the visibility would not be as good as a flat plan implies</li> <li>• Increased traffic entering Bumpstead Road close to junction from Hollands Road Industrial Estate would exacerbate an already dangerous situation</li> </ul>	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION	BOROUGH COUNCIL DECISION
					<ul style="list-style-type: none"> <li>The Town Council have noted that the Highways Report is not available and note the modal speed of traffic is in excess of 30 mph and the vision splay needs to reflect this.</li> </ul> <p>General Planning Issues:</p> <ul style="list-style-type: none"> <li>Overdevelopment of the site</li> <li>The Development Control Committee is asked to consider the concerns of the owners of the neighbouring property 'Rivington', in regard to overlooking</li> </ul>	
25.06.15 Expires 16.07.15	<b>2</b>	DC/15/1141/HH	(i) Conversion of garage to form playroom and (ii) first floor extension above existing garage  Mr Gary Feeney	2 Orkney Close	NO OBJECTION	
30.06.15 Expires 21.07.15	<b>3</b>	DC/15/1169/HH	Single storey rear and side extensions, extending canopy along front elevation (demolition of existing garage and rear conservatory) (resubmission of DC/14/0893/HH)  Mr Robert Ford	27 Chapple Drive	NO OBJECTION	
30.06.15 Expires 21.07.15	<b>4</b>	DC/15/1176/HH	Installation of external wall insulation to the front, side and rear elevations  Mr Ken Brindley	33 Withersfield Road	<b>OBJECT</b> - Out of keeping with other properties in the area which are of brick construction and permission for SE/06/1277 which required that the extension to this property in 2006 was constructed to match the existing brickwork now under threat of being clad. Approval would be inconsistent with the previous consent and the Town Council does not wish to see a	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION	BOROUGH COUNCIL DECISION
					precedent where Victorian heritage using Haverhill bricks are destroyed.	
30.06.15 Comments by 21.07.15	<b>5</b>	DC/15/1178/VAR	Variation of condition 1 of SE/13/0823/VAR (Planning application – Erection of extension of existing food store to provide additional retail floor space, relocation of coffee shop, storage extension in service yard, revised access arrangements and layout of car park and associated landscaping (revised scheme) as amended by letter and plans received 5 <sup>th</sup> March 2003 indicating reduction in size and elevational changes to proposed extension) to allow one delivery (using one vehicle per delivery) between the hours of 03.00 and 05.00 and no more than two deliveries (using one vehicle per delivery) between 05.00 and 07.00 Mondays to Saturdays via the front door of the premises.	Sainsbury's Supermarket Ltd	Given that Tesco's was given similar permission, the Town Council has <b>NO OBJECTION</b> , however, the Town Council would like to request the same conditions (so far as practical) are imposed and a trial period to monitor noise and any resident's comments for 3 months is implemented.	
30.06.15 Expires 21.07.15	<b>6</b>	DC/15/1185/HH	Installation of external wall insulation on elevation of property (front and rear)  Mrs Barbara Salmon	27 Woodcock Close	<b>NO OBJECTION</b> as the finish isn't as sensitive on this property.	
01.07.15 Expires 22.07.15	<b>7</b>	DC/15/1163/FUL	Change of use from A1 (retail) to A3 (tea room) with tables and chairs outside  Ziess	10 Queen Street	NO OBJECTION	
02.07.15 Expires 23.07.15	<b>8</b>	DC/15/1164/HH	Conversion of existing integral garage to living accommodation  Mrs Margaret Barrett	10 Brickfields Drive	NO OBJECTION	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION	BOROUGH COUNCIL DECISION
03.07.15 Expires 24.07.15	<b>9</b>	DC/15/1230/HH	Single storey side and rear extension  Mr & Mrs D Johnson	28 Crowland Road	<b>NO OBJECTION</b> , however, a planning condition should be set requiring that the extension should match existing brickwork.	
06.07.15 Expires 27.07.15	<b>10</b>	DC/15/1000/FUL	Change of use of bund to residential (garden) land  Mr David Cotterill	16 Calford Drive	NO OBJECTION	

**List C – Received after production of the Agenda**

No applications were determined.