

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 13th December 2016 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor B McLatchy (Vice Chairman)
Councillor Q Fox
Councillor I McLatchy
Councillor D Roach
Councillor B Robbins

Apologies: Councillor J Crooks
Councillor A Williams

In Attendance: Councillor J Burns
Councillor P Fox
Councillor J Flood
Vicky Phillips (Assistant Town Clerk)

4 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

P16 Apologies for Absence

/179 The above apologies were noted.

P16 Declarations of Interest and requests for Dispensation

/180 No declarations were made and no requests for dispensation had been received.

P16 Minutes of the Previous Meeting

/181 Minutes of Meeting held 29th November 2016 were signed as a true record.

P16 Matters arising from the Minutes

/182 There were no matters arising.

P16 Public Forum on planning matters other than applications before the committee

/183 Mr Lowe gave a brief outline on his negotiations with Suffolk County Council to adopt Aragon Road and Parr Road. Mr Lowe had come to the meeting to ask for support from the Town Council (full report, circulated to Councillors, attached - appendix ii).

Members agreed, subject to reading Mr Lowe's report, that the Town Council would fully support the adoption of the roads.

P16 /184 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

No applications had been determined under delegated powers.

P16 /185 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, see Appendix (i)

P16 /186 Matters to Report

Councillor Hanlon reported on a letter received from St Edmundsbury Borough Council regarding the Town Council's enquiry on car sales at Premier Tyres, Reeds Lane. After a visit by the Planning Enforcement Officer the case would be closed at this time.

Cllr Burns reported that the lighting at Howe Road cycling track, which had been delayed, should be on soon.

P16 /187 Date of next Meeting

The next meeting of the Planning Committee will be held on Tuesday 10th January 2017.

P16 /188 Closure

The meeting was closed at 7.30pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

NONE

List B – Considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
24.11.16 Expires 15.12.16	1	DC/16/2551/TCA	1 no. Norway Maple – fell Housing & Care 21 – Nichola Culleton	Shearman Court, Mill Road	NO OBJECTION, but the Town Council would like to see it replaced with a more suitable tree for the surroundings.
25.11.16 Expires 16.12.16	2	DC/16/2552/TCA	2 no. Sycamore, 2 no. Ash tree – cut back limbs overhanging Shearman Court boundary by up to 6 metres Housing & Care 21 – Nichola Culleton	2-6 Chainey Pieces	NO OBJECTION
28.11.16 Expires 19.12.16	3	DC/16/2546/TPO	TPO 209 (1994) – Tree Preservation Order – (i) 1 no. Sycamore (395 on plan, within area G3 on order) crown lift to 4 metres; (ii) 1 no. Sycamore (396 on plan, within area G4 on order) clear street furniture by 2 metres St Edmundsbury Borough Council – Mr Matt Vernon	25 Vanners Road	NO OBJECTION
29.11.16 Expires 20.12.16	4	DC/16/2547/TPO	TPO 189 (1993) – Tree Preservation Order – 2 no. Sycamore (492 and 493 on plan, within area G2 on order) re-pollard St Edmundsbury Borough Council – Matt Vernon	Land to the rear of Helions Walk	NO OBJECTION
29.11.16 Expires 20.12.16	5	DC/16/2605/HH	Two storey rear extension Mr Adam Carr	17 Cross Close	NO OBJECTION

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
29.11.16 Expires 20.12.16	6	DC/16/2632/HH	(i) Two storey rear extension and (ii) first floor side extension Mr & Mrs Dawn and David Savage	15 Yeldham Place	NO OBJECTION
01.12.16 Expires 22.12.16	7	DC/16/2457/FUL	(i) Conversion of offices to warehouse (B8), (ii) extension to existing building to form new (B8) warehouse with attached offices. Mr David Hulin	Oasis, Homefield Road	The Town Council has NO OBJECTION to this application and SUPPORTS conditions suggested by the Environment Team and Highways.
08.12.16	8	DC/16/2665/HH	Householder Planning Application - (i) Single storey rear extension, (ii) Alteration to highway access for disabled use. Mrs Jill Wray	5 Falklands Road Haverhill Suffolk CB9 0EA	NO OBJECTION

Appendix ii

Report on Road Adoption – Aragon Road & Parr Road, Haverhill

Discussed at Haverhill Town Council Planning Committee - 13 December 2016

Prior to our purchase of 7 Aragon Road on 23/2/2016, the Local Authority Land Search indicated that Aragon and Parr Roads were private roads and had yet to be adopted by Highways Department of Suffolk County Council. This development was built in 2001 by Bloor Homes and Planning Approval was granted on/around 2000/01.

On 26/1/16 prior to purchasing, we contacted Highways at Suffolk County Council who advised that the Developer (Bloor) was offered an agreement in February 2010, whereby upon completion to the required standard, the County Council would adopt the roads. However, the Developer has not signed the agreement and SCC has had no contact with them for some time. Process of adoption cannot commence until agreement is completed.

Also, on 26/1/16 we contacted Bloor Homes who assured us that they were arranging for unadopted roads to be adopted by SCC and we proceeded with our purchase of 7 Aragon Road on that basis.

In March 2016, we contacted Vicky Phillips, Assistant Town Clerk, who put us in touch with Councillor Julian Flood at SCC who has been making enquiries with Amanda May and Councillor James Finch, Cabinet Member for Highways SCC.

Speaking to neighbours, it is apparent that letters were sent out by Bloor Home's Consultants Technical & Development Services, advising that the necessary works would commence on 7/12/2009, but a subsequent letter was sent out on 10/12/2009 advising that works had been delayed and would now be carried out after the Christmas holiday.

The works have never been done and I understand they include the following.

- Lifting interlocking brickwork in Aragon Road and the laying of a waterproof membrane underneath to prevent weed growth. There is very little evidence of weed growth and roads already adopted with similar interlocking brickwork have worse weed growth.
- The lamp standards were also mentioned, which are identical to those already adopted in the earlier development on the same Estate, built by Bloor Homes on/around 1999.
- Also several dropped kerbs need to be relocated for prams and wheelchair access.
- An additional complexity may be the ownership of the road, as it seems in some places Bloor Homes only own to the centre of the road and SCC cannot adopt half a road. Bloor Homes will have to work with or buy out the other Developer, which may be Barratt Homes or another Developer.

In November 2016 I then sought Legal Advice from Adams Harrison Solicitors. Rhodri Rees, Partner advises as follows;

Owner Occupiers will be unable to take legal action as they do not own the road; the Developer Bloor Homes owns the road.

Rhodri advises there are 3 likely outcomes:

1. Bloor Homes carry out the remedial works necessary before the road is adopted.
2. SCC does the work, adopt the road and recharge the owner occupiers (He states this is unlikely other than when the Developer goes into liquidation).
3. SCC takes action against Bloor Homes in the Courts (This is unlikely due to the cost).

Rhodri agreed we were on the right lines with the action we are taking and should continue to apply pressure. He suggested we contact Haverhill Town Council for their support.

I then contacted Bloor Homes again on 2/11/16 and was advised by Gordon Hodgkinson, that they are waiting for their Consulting Engineer – Technical & Development Service to provide an update on the adoption of roads in Haverhill i.e. Aragon and Parr Roads.

I also contacted Stephen Cordery – Senior Development Engineer, SCC, who agreed to update me when the remedial works necessary for Aragon and Parr Roads to be adopted, have been finalised.

Councillor Julian Flood then contacted Councillor James Finch – Cabinet Member for Highways SCC, who advised:

“Bloor Homes have never entered into an agreement with St Edmundsbury Borough Council when the Development commenced, or with the County Council, despite attempts being made in 2010”.

He went on to say “there were problems with the interlocking brickwork and maybe the lighting”.

Because there is no agreement in place, there will not be a Bond in place, which would enable SCC to undertake any remedial works.

He also states it is unclear whether the lighting was within specification when the roads were constructed.

He further mentions the weed free condition of the interlocking brickwork does not determine whether it requires relaying or not. **He does state that the situation clearly needs to be resolved**, but adopting these roads as they stand will potentially put the Council at risk of substantial short term maintenance costs and maybe encourage this and other Developers to adopt this approach on other sites.

Finally Councillor James Finch has asked Officers from the Development Team to review this site to determine exactly what is preventing the adoption of the roads and report back to him before Christmas. He has also asked them to make a further attempt to enter into an agreement with Bloor Homes to resolve these issues.

We would like to ask for your support in our negotiation to have Aragon and Parr Roads adopted. It is in everyone’s interest for these to be adopted.

Richard Lowe