

# Haverhill Town Council

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

### PLANNING COMMITTEE MEETING

Held on Tuesday 31<sup>st</sup> January 2017 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 J Crooks  
Councillor Q Fox  
Councillor I McLatchy  
Councillor B Robbins  
Councillor A Williams

**Apologies:** Councillor D Roach

**In Attendance:** Councillor T Brown  
Councillor J Flood  
Councillor J Burns

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**

**P17** **Apologies for Absence**

**/012** The above apologies were noted.

**P17** **Declarations of Interest and requests for Dispensation**

**/013** No declarations were made and no requests for dispensation had been received.

**P17** **Minutes of the Previous Meeting**

**/014** Minutes of Meeting held 10<sup>th</sup> January 2017 were signed as a true record.

**P17** **Matters arising from the Minutes**

**/015** None.

**P17** **Haverhill Retail Park**

**/016** Cllrs Burns explained to members that there were 9 options for the new name for the ex-Project site being considered at a Board Meeting taking place on 2<sup>nd</sup> March 2017. The committee discussed various options and have asked that the Town Council put forward 'Stour Valley

**VP**

Retail Park' as a further option to be considered.  
**Proposed Cllr Robbins, Seconded Cllr Q Fox**

**P17 /017 Public Forum on planning matters other than applications before the committee**

No member of public wished to speak on other matters.

**P17 /018 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)**

No applications had been determined under delegated powers.

**P17 /019 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)

- Planning Application DC/2739/FUL – Appendix (ii)  
Mr McConnell spoke on this application and on behalf of the other members of public present. In addition, a copy of the latest OFSTED report was given to the Chair and highlighted sections was read out to members.

**P17 /020 Matters to Report**

Cllr Hanlon suggested that the Town Council write to Cambridge County Council to ask for two signs to be placed at the start of the dual carriageway on the A1307 from Cambridge to Linton. Cllr Hanlon felt that 'Merge in Turn' and 'Use both Lanes' signs would help with the congestion that builds up.

**Proposed Cllr Hanlon, Seconded J Crooks**

Cllr Burns reported that the developers for the ex-Project site were in discussion with the Borough Council regarding access across Borough land.

Cllr Crooks updated the members on 1 Elmhurst Close Appeal and reported that this had been dismissed.

**P17 /021 Date of next Meeting**

The next meeting of the Planning Committee will be held on Tuesday 7<sup>th</sup> February 2017.

**P17 /022 Closure**

The meeting was closed at 8.00pm.

VP

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
11.01.17 Expires 01.02.17	<b>1</b>	DC/16/2755/FUL	Renovations and extensions to allow change of Public House (Class A4) to form 18 no. residential flats (Class 3) and 2 no. units for retail, commercial or Offices (Class A1, A2 or B1) and associated external works to remodel and extend the existing car park  Radford Homes – Mr Chris Read	The Vixen, Millfields Way	NO OBJECTIONS, however the Town Council would like the developer to ensure that there is adequate lighting in the car park and that the application considers disabled access for ground floor flats.
19.01.17 Expires 09.02.17	<b>2</b>	DC/16/2739/FUL	Change of use of dwelling house (C3) to a residential children's home (C2)  Mr Wayne Connor, Shalamar Children Ltd	6 Spartan Close	<b>OBJECT</b> Whilst wanting to support facilitating good quality children's care provisions in Haverhill, the Council is not of the opinion that this specific dwelling is an appropriate choice to ensure good outcomes for the children. The Town Council fully support the concerns of the residents neighbouring the site. <ul style="list-style-type: none"> <li>• Lack of parking spaces in the area, meaning visitors and staff working at the premises would add to an already congested area, creating friction between the home and neighbours.</li> <li>• Excessive noise and disturbance associated with visitors and staff arriving and leaving the property for shifts, creating more movements than would ordinarily be expected on a residential cul-de-sac.</li> <li>• The site is in a residential area</li> </ul>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					<p>primarily consisting of single-household dwellings. The siting of a residential children's' home is not consistent with this.</p> <ul style="list-style-type: none"> <li>The property has a very small garden unsuitable for playing games and is very close to neighbouring properties as all the gardens are small here. Generally the design of this property is aimed at young families and is not of a size to have adequate facilities to provide appropriate level of care and management of care.</li> </ul> <p>Managing the difficulties this site presents will detract from the primary focus of providing good quality care.</p>
24.01.17 Expires 14.02.17	<b>3</b>	DC/17/0048/FUL	<p>Change of use of land to highway use for 2 no. points of vehicular access /egress to public highway – Haverhill Road and Hardstanding for foot/cycleway – following planning application – SE/09/1283</p> <p>Mr William Vote, Persimmon Homes (Essex) Ltd</p>	Access to land off Haverhill Road, Little Wratting	Deferred to 7 <sup>th</sup> February meeting.

## Appendix II

Good evening ladies and gentlemen, my name is Jonathan McConnell and I live on Spartan Close with my wife and 9 month old son. Like many of my neighbours that are here tonight we bought the house to raise our family in a quiet residential area with good community spirit. We were all shocked to find out a planning application had been submitted to turn 6 Spartan Close into essentially a business by a company that is only renting the property.

The property's location is unsuitable for a business, being at the end of a narrow driveway that passes our front door and that of number 5. The applicant states that there will regularly be 5 staff on duty during handover periods, meaning a possible 6 cars all trying to use 2 spaces outside the house. On top of this there is the possibility of support workers, social workers and family visitors to the home. There is no footpath and a blind corner where we have to walk to access our car, often with our young son in a pushchair, the traffic will be considerably more than that of a family dwelling, and poses a real danger. The applicant himself drove into our railings one evening whilst reversing all the way down the driveway because, in his words: 'There was not enough room to turn around'. This was when there were no other vehicles outside Number 6 and only one vehicle parked outside Number 5.

The only other parking is for visitors and family and this usually gets very busy in the evenings and weekends. If staff ended up using that, people would have to park by their houses up the street, which also has no footpath. This would force pedestrians into the road, including a lot of children who regularly walk that way to school. We have already had one incident last year of a child being knocked down by a car at the top of Spartan Close. Emergency services that are more likely to be called have recently experienced trouble negotiating the parked cars along Monarch Close, leading to Spartan Close.

We were alarmed when we discovered that the company applying for the home welcome children who exhibit physical aggression, violence, criminal and sexualised behaviours. The latest Ofsted report from their one other children's home, also mentions:

- children intermittently smoking in their bedrooms
- intentionally starting a fire in their room
- a child being arrested and charged for assault
- a high turnover of staff, leaving most shifts with a lack of experienced, qualified staff and leaving children vulnerable
- Children regularly going missing from the home
- Lack of maintenance on the property, driveway and grounds

Out of the 12 Houses in Spartan Close there are 18 children all younger than 12, as well as elderly people. Children from adjoining estates also play on the grassed areas, as well as on the Close itself. All my neighbours echo our worries about safeguarding our own children, especially with the possibility of older children being housed in this development who receive a lot of money on a weekly basis and with drugs and alcohol being a major problem in Haverhill, it could leave people afraid to let their children outside.

We appreciate that children's homes support and assist vulnerable children, but this has to be in the right setting, such as their other property with large grounds and sufficient room indoors, not in an already cramped residential area with very limited access.

The fact that the company seem to be struggling to run one home effectively whilst providing a safe environment and the many objections raised already in such a short period demonstrate that this application would severely impact on the lives of residents surrounding the property, and possibly even the lives of the children being homed given the company's troubling inspection. With these points in mind, we strongly urge you to oppose this application. Thank you very much for your time.