

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 13th February 2018 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor A Brown
Councillor J Crooks
Councillor B Robbins

Apologies: Councillor M Byrne
Councillor Q Fox
Councillor L Smith
Councillor A Williams

Absent: None

In Attendance: Councillor J Burns
Colin Poole, Town Clerk
Representatives of Taylor Wimpey

6 members of the public were present.

Welcome:

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

ACTION

P18 Apologies for Absence

/021 The above apologies was noted.

P18 Declarations of Interest and requests for Dispensation

/022 Councillor A Brown declared a pecuniary interest in P18/028 - DC/18/0085/FUL, 46 Beaumont Court.

P18 Minutes of the Previous Meeting

/023 Minutes of Meeting held 23RD January 2018 were signed as a true record.

P18 Matters arising from the Previous Minutes

/024 No matters were arising.

P18 Presentation – Taylor Wimpey East Anglia

/025 Mr Andrew Garnham, Planning Co-ordinator for Taylor Wimpey provided a presentation on the proposed development south of Chaplewent Road, Haverhill. See appendix 2.

P18 /026 Public Forum on planning matters other than applications before the committee

A resident voiced his concern in relation to a gully in Sturmer Road adjacent to Coupals Close, which he believed may be collapsing. It had not been reported to SCC Highways. The Clerk was asked to arrange for the Parish Handyman to inspect and report back.

CLERK

P18 /027 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

Applications determined under delegated powers, are shown in list A attached to the minutes, see Appendix (i)

P18 /028 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)

P18 /029 Matters to Report

- a) The Clerk advised that the agenda for 27th February 2018 would include a request from the Borough for the Town Council to propose 8 street names for the first phase of the NW Haverhill development by Persimmon. Members were asked to give consideration to this matter in advance, bearing in mind that the northern section was part of a larger overall development for which more names may be required.

ALL

P18 /030 Date of next Meeting

The next meeting of the Planning Committee will be held on Tuesday 27th February 2018 at Haverhill Arts Centre.

P18 /031 Closure

The meeting was closed at 20.20pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

List B – Considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
18.01.18 Expires 08.02.18	1	DC/18/0080/HH	Porch to front elevation Mrs Verity White	41 Minster Road	No Objection
31.01.18 Expires 21.02.18	2	DC/18/0085/FUL <i>Cllr A Brown left the room for this item</i>	Conversion and extension of existing double garage to form dependent persons accommodation (re-submission of DC/17/0075/FUL) Mr and Mrs Stephen Brown	46 Beaumont Court	No Objection

Appendix (ii)

Taylor Wimpey Development South of Chaplewent Road

This was originally going to be a middle school but following a review of the education system in Suffolk this is now no longer required and became available for development. The proposal is for 85 units in all. The application is still at pre-application stage and Taylor Wimpey are working with Chris Rand, Kerri Cooper and Penny Mills within the planning office at the Borough.

Connectivity with the rest of the town is important to the authority and Taylor Wimpey have produced plans that reflect this. Councillor A Brown asked that the development has a connection with the Railway Walk to the town centre, from its southern corner. Currently the access is shown only at the western corner, meaning a significant double-back is required, which would not encourage walking and would probably result in an unplanned desire line being created. Taylor Wimpey will look at this issue, but the original thinking was to protect potential sites for biodiversity mitigation.

Taylor Wimpey are keen to be good neighbours and wanted to talk to neighbouring property owners. As several from Howe Road were present, the discussion focussed on the impact of the development on those bungalows directly backing onto it. Issues that arose included:

- No desire from the neighbouring properties to have a footway through to Howe Road adjacent to them.
- Preference for a hard-landscaped fence rather than soft landscaping, for security.
- Consideration for revisiting the layout of the site on that boundary, with a view to moving the units directly backing onto Howe Road properties further away.
- Noted that some Howe Road properties had been extended to be very close to the boundary with this site, which now was a disadvantage. Taylor Wimpey was asked to assist in mitigating this problem.
- Traffic surveys will be carried out and any junction deemed by SCC Highways as in need of improvement as a result of this development will be addressed.

Other issues noted included:

- All roads on the site will be built to a standard that will enable them to be adopted in due course.
- 30% affordable housing units, these being towards the centre of the site with open market units around the periphery.
- The only 3 storey units overlook Chaplewent Road and reflect units on that road.
- Parking is at least to SCC highways standards and exceeded where possible to avoid the parking issues on adjacent developments.
- Taylor Wimpey will consider providing electric charging points for vehicles
- Superfast Broadband is expected by purchasers of new housing.
- The buildings will be designed to be highly thermally efficient
- Cllr J Burns will look at the potential for collecting VAS data on speeding vehicles
- Taylor Wimpey are discussing dormice/reptile surveys with the Borough Council

Cllr P Hanlon thanked Taylor Wimpey for their presentation.