

# 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 7<sup>th</sup> January 2020 commencing at 7.00pm for the purpose of transacting the following business:

CONSTITUTION:	Chair: Town Councillor:	P Hanlon
	Town Councillors:	T Brown
		J Crooks
		B Davidson
		A Luccarini
		D Smith
		L Smith
		A Stinchcombe

<b>This Meeting is open to the Press and Public</b>
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### 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. All members will require a dispensation for item 7b(2) as it is an application by the Town Council.
- Minutes of the Previous Meetings**  
To approve the minutes of the meeting held 10<sup>th</sup> December 2019.
- Matters Arising from the Minutes**  
To note action taken or outstanding from items in the minutes 10<sup>th</sup> December 2019.
- Responses for Planning Applications**  
To propose adopting previously circulated format for responses at Full Council.
- 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 West Suffolk 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**

28<sup>th</sup> January 2020

10. **Closure**



Vicky Phillips  
Assistant Town Clerk

Date: 30<sup>th</sup> January 2019

***Copies of this and other Council agendas, and minutes, and supporting reports, are available to download from the Council's website or on request from Haverhill Arts Centre***

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

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
10.12.19 Expires 24.12.19		DC/19/0874/FUL	<p>(i) 1no. apartment building consisting of 3no. apartments and ground floor office area (following demolition of existing single storey building and removal of steel container) and (ii) ground floor extension to existing shop – (amended plans and additional information received 27<sup>th</sup> November 2019)</p> <p>Mr Harry Zachariou, Dejavu ltd</p>	6-8 Queen Street	<p>The Town Council endorse the views of Highways and PHH, which when taken together indicate that the applicant is over-developing the site.</p> <p>PHH quote "Guidance within the Metric Handbook recommends a minimum floor area for a Guidance within the Metric Handbook recommends a minimum floor area for a galley kitchen, to be used by up to 2 persons of 5.5m2 with a living space of 14m2. A combined kitchen/dining/living area, to be occupied by up to 2 persons, should therefore have a minimum floor area of 19.5m2; in addition, a double bedroom should have a minimum floor area of at least 9.5m2. Guidance in respect of a single occupier, still recommends that the bedroom would need to have a minimum floor area of 6.5m2 and a combined kitchen/dining/living area of 18.5m2. Whilst the proposed size of the bedroom would be adequate for a single person, the combined floor area of the kitchen, living and dining facilities is significantly below the recommended minimum. It is therefore recommended that the overall design and layout of the proposed one bedroom apartment is re-considered so as to ensure that the accommodation meets at least the minimum recommended standard galley kitchen, to be used by up to 2 persons of 5.5m2 with a living space of 14m2. A combined kitchen/dining/living area, to be occupied by up to 2 persons, should therefore have a minimum floor area of</p>

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					<p>19.5m2; in addition, a double bedroom should have a minimum floor area of at least 9.5m2. Guidance in respect of a single occupier, still recommends that the bedroom would need to have a minimum floor area of 6.5m2 and a combined kitchen/dining/living area of 18.5m2. Whilst the proposed size of the bedroom would be adequate for a single person, the combined floor area of the kitchen, living and dining facilities is significantly below the recommended minimum. It is therefore recommended that the overall design and layout of the proposed one bedroom apartment is re-considered so as to ensure that the accommodation meets at least the minimum recommended standard."</p> <p>The Haverhill Town Council Planning Committee is minded to have minimum size UK size room standard for Haverhill residents to move comfortably around their accommodation for their own safety no matter who they are. Also West Suffolk District Council are minded to have the minimum UK room sizes when the new Local Plan is adopted.</p> <p>The planning officer may wish to take into account that the site lies within the Masterplan area and consider whether this application which over-develops a restricted site is in accordance with the aspirations for an inspirational new town centre as set out in this adopted supplementary planning document.</p>

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

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
04.12.19 Expires 25.12.19	<b>1</b>	DC/19/0723/HH	Single storey side and front extension and conversion of carport to playroom (retrospective)  Mr Bradley Gibson	26 Elmhurst Close	
09.12.19 Expires 30.12.19	<b>2</b>	DC/19/0875/OUT	Outline Planning (Means of Access to be considered) – 6no. residential apartments  Colin Poole, Haverhill Town Council	Bevan House, Camps Road	
19.12.19 Expiry date 09.01.20	<b>3</b>	DC/19/2430/HH	Single storey rear extension  Mr D Jones	2 Fisher Close	