

HAVERHILL TOWN COUNCIL

PLANNING COMMITTEE



Dear Councillor,

You are hereby requested to attend the meeting of Haverhill Town Council's Committee Meeting to be held at Haverhill Arts Centre on Monday 2nd September 2024 commencing at 7.00pm for the purpose of transacting the following business:

CONSTITUTION:	Chair: Town Councillor:	P Hanlon
	Town Councillors:	T Brown
		R André
		Q Cox
		A Luccarini
		M Martin
		Mayor D Smith

THIS MEETING IS OPEN TO THE PRESS AND PUBLIC

TO ATTEND IN PERSON:

To Register: email vicky.phillips@haverhill-tc.gov.uk

YOUTUBE: The meeting may be live-streamed, if so, it will be on the following channel:

<https://youtube.com/live/b2L3rvaozDE?feature=share>

AGENDA

Welcome

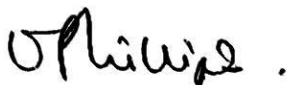
- Apologies for Absence**
Please give any apologies to the office by 5.00pm on the day of the meeting.
- Declaration of interests and requests for Dispensations**
For members to declare any interests they may have on items on the agenda and agree any dispensations to stay.
 - Disclosable Pecuniary Interests
 - Other Registrable Interests
 - Non-Registrable Interests
- Minutes of the Previous Meeting**
To approve minutes of the meeting held 5th August 2024
- Matters Arising from the Minutes**
To note actions taken or outstanding from the meeting 5th August 2024

HAVERHILL ARTS CENTRE, HIGH STREET, HAVERHILL, CB9 8AR

Tel: 01440 712858

Email: office@haverhill-tc.gov.uk Web: <https://haverhill-tc.gov.uk>

5. **Proposal to Deregister Part of Village, Informal Consultation (VG52)**
To consider letter from Freeths and submit any comments if necessary (appendix (ii))
6. **Persimmon Homes Suffolk, Phases 5a and 5c**
To consider response from Isaac Jolly, Persimmon, to the Town Council's objections on Phases 5a and 5c (attached appendix (iii))
7. **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.
8. **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
9. **To consider Street Trading Licences**
The Chairman will invite members of the public who wish to address the Committee in relation to a licence to speak ahead of the Committee considering each licence in turn.
List C – attached with agenda
10. **Matters to Report**
To enable members to exchange any urgent planning matters.
11. **Date of next Meeting**
Monday 23rd September 2024
12. **Closure**



Vicky Phillips
Deputy Clerk

Date: 27th August 2024

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

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Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
30/07/2024 Expires 20/08/2024	1	DC/24/0969/TPO	Two Ash (T1 and T4 on plan, A1 on order) – fell	Gainsborough Road	NEUTRAL

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
02/08/2024 Expires 23/08/2024	1	DC/24/0967/HH	Two storey side extension Mr Keith Hutley	22 Poplar Close	
07/08/2024 Expires 29/08/2024	2	DC/24/0979/FUL	Single storey side extension to existing community building Peter Betts, Haverhill Community Sport Association	The New Croft, Chalkstone Way	
13/08/2024 Expires 04/08/2024	3	DC/24/1131/TCA	Six Lime (as shown on plan) overall crown reduction by five metres to previous pruning points Mrs Carney	West End Church	

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		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
15/08/2024 Expires 06/09/2024	4	DC/24/1067/HH	Air Source heat pump to rear elevation Mr James Hymas	37 St Botolphs Way	
19/08/2024 Expires 10/09/2024	5	DC/24/0921/LB	a. single storey side extension b. remove existing door and block up opening to kitchen c. create new opening in existing dining room d. new wall to create utility e. new opening on side elevation to link to new extension	Chapel Farm Cottage, Anne Sucklings Lane	
21/08/2024 Expires 12/09/2024	6	DC/24/1181/P3MPA2	Change of use from commercial, business and service (Class E) of upper floor to dwelling (Class C3) to create one residential unit District Seven Estates	51 High Street	
22/08/2024 Expires 13/09/2024	7	DC/24/1118/HH	Conversion of garage to annexe Mrs Paula Martin	12 Sandpiper Close	
23/08/2024 Expires 14/09/2024	8	DC/24/1182/P3CMA	Change of use from commercial, business and service (Class E) to residential (Class C3) to form three dwellings District Seven Estates	6 Jubilee Walk	

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List C– To be considered at the Committee Meeting

		NEW / RENEWAL	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Comments by 03.09.24	1	NEW (previous licence expired)	STC0005 – King Grill Kebab Van	Market Square	

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FREETHS

FREETHS

Direct dial: +44 (0)345 030 5307
Switchboard: +44 (0)116 248 1100
Email: Chris.May@freeths.co.uk

Haverhill Town Council,
Haverhill Arts Centre,
High Street,
Haverhill,
Suffolk,
CB9 8AR.

19 August 2024

Dear Sir/Madam

PROPOSAL TO DEREGISTER PART OF VILLAGE GREEN
INFORMAL CONSULTATION
SECTION 16 OF THE COMMONS ACT 2006

An application is proposed to be made to the Secretary of State for Environment, Food and Rural Affairs (Defra) under section 16 of the Commons Act 2006 to deregister a small part of the village green known as the Woodlands Green ("the VG") in the Parish of Sturmer, Essex. The VG was registered in October 1970 with unit number VG52. A plan showing the extent of the VG edged green is enclosed with this letter.

Section 16 of the Commons Act 2006 enables the owner of land registered as common land or a town or village green to apply to Defra for the land or part of the land to be released from registration. If the release land is smaller than 200 square metres, a proposal for replacement land may (but need not) be included.

The decision will be based on the merits of the proposal, and will balance all the interests in the common, taking account of all views expressed. Regard must be given to the criteria set out in section 16 of the Act. These are:

- (a) the interests of persons having rights in relation to, or occupying, the release land (and in particular persons exercising rights of common over it);
- (b) the interests of the neighbourhood;
- (c) the public interest, which includes the public interest in:
 - i. nature conservation
 - ii. the conservation of the landscape
 - iii. the protection of public rights of access to any area of land, and
 - iv. the protection of archaeological remains and features of historic interest;
- (d) any other matter considered relevant.

These criteria will be viewed in the light of the overriding objective of protecting, maintaining or improving the common, and of ensuring that the overall stock of common land is not diminished. This will enable the diversity, variety, and overall extent, of common land to be safeguarded

Freeths LLP, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH DX 10039 Nottingham
freeths.co.uk

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.a land that is proposed to be deregistered is shown hatched green on the enclosed plan and relates to, primarily, an existing access. As you will see, it is below the 200sqm referenced above but it is proposed to replace the area deregistered with equivalent land which would become part of the registered VG. The replacement land is shown hatched blue on the enclosed plan.

The VG is in the ownership of the Sturmer Parish Council who are aware of the proposals. If it is decided to pursue the application to deregister part of the VC, the application will be made by the Parish Council.

We are keen to ensure that all people who currently use the VG are aware of and are able to provide their views on the proposals. As such, we would invite you to respond to this informal consultation by sending any comments you have to:

For the attention of Mr Chris May
Freeths LLP
80 Cumberland PI
Mount Street
Nottingham
NG1 6HH
within 28 days of the date of this letter.

Any representations will then be considered before a decision is made as to whether the formal application to deregister part of the VC will be submitted. If it is submitted, there will be a further opportunity for users of the VC to make representations pursuant to that application.

Yours faithfully

Freeths LLP



Do not scale except for planning purposes
Dimensions are in millimetres unless stated otherwise

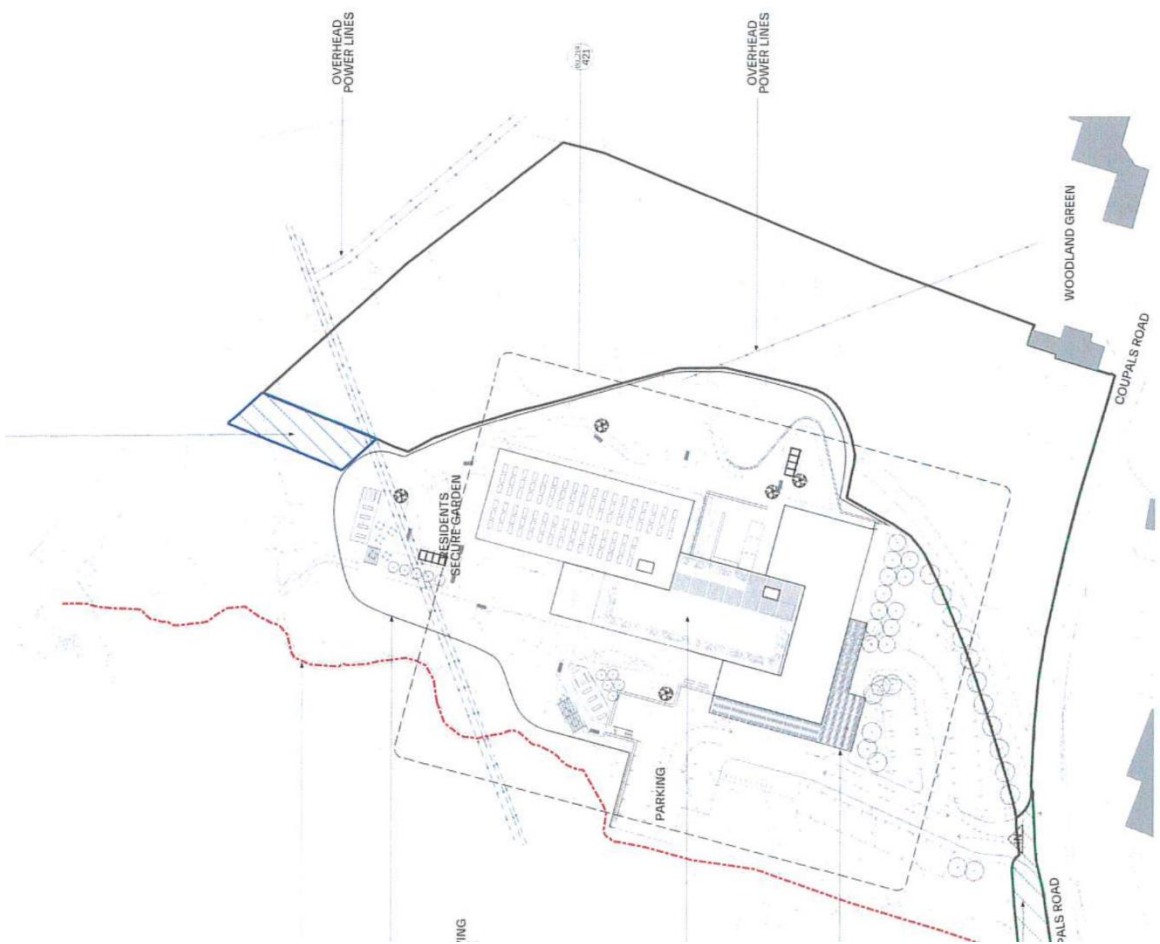
Key

Village Green Boundary

Extent of Village Green to be designated

Extent of Replacement area for Village Green

Assessment for health positions - see separate notes prepared by Freddie



Block Plan

Appendix (iii)

In light of the recent comments from the Haverhill Town Council on the phase 5a and 5c application, I have included our response below:

Comment 1:

It was noted that plots 12, 9 - ALNMOUTH END submitted in July 2024 (084-p-002) are shown as having two bedrooms, however plans submitted in August 2024 now show a master bed and Study on the first floor plan. Although the second room has been re-named, these essentially remain a two bedroomed property. Given that plots 10 and 11 are three-bedroom properties, the Town Council question whether the parking provision for the entire plot 9-12 meet current standards, 8 parking spaces across those 4 dwellings.

Response 1:

The Alnmouth (plots 9 and 12) is to be marketed as a one bedroom house plus study, which means that it will only require one parking space in accordance with SCC Highways parking guidance. This unit is classified as a one bedroom house plus study due to the National Design Space Standards (NDSS) enforced by the government, which dictates that bedrooms must be a certain size, otherwise they can't be classified as a bedroom.

The parking for both Saunton's (three-bedroom properties) is also in accordance with the SCC Highways parking guidance. Four visitor spaces have also been provided within a close vicinity to the units, providing ample parking spaces for visitors for these units (VP1, VP2, VP12, VP13).

Comment 2:

The Town Council understand that there are still outstanding issues which need addressing throughout previous phases, members felt that it would be sensible to complete these before starting any new phase of development.

Response 2:

Persimmon Homes are committed to resolving any outstanding issues, with updates provided through regular newsletters and updates on our website. If clarification could be provided on what exactly the outstanding issues are, Persimmon Homes would be happy to meet with Haverhill Town Council to address them. Persimmon Homes recognise these issues are important and require a swift resolution, although we are sure you can appreciate that they are not a subject of the reserved matters application in question and will be resolved separately.

I have also included other members of the town council in this email, as well as Charlotte Waugh (West Suffolk Council Planning Officer).

Happy to discuss via a phone call if you have any other questions or concerns.

Kind regards,

Isaac Jolly | Planner

Persimmon Homes Suffolk | Persimmon House, Orion Court, Great Blakenham, Ipswich, Suffolk, IP6 0lw

Direct line | 01473 927450 | **Switchboard** | 01473 927400

Email | Isaac.Jolly@PersimmonHomes.com **Web** | persimmonhomes.com | charleschurch.com

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