

Haverhill Town Council



HAVERHILL
TOWN COUNCIL

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 3rd November 2015 at 7.00pm at Haverhill Arts Centre,
High Street, Haverhill CB9 8AR

Present: Councillor P Hanlon (Chairman)
Councillor T Chivers (Vice Chairman)
Councillor J Crooks
Councillor Q Fox
Councillor I McLatchy
Councillor D Roach
Councillor B Robbins
Councillor C Turner

Apologies: None

In Attendance: Councillor T Brown
Councillor J Burns
Councillor M Byrne
Mayor Cllr B McLatchy
Councillor P Fox
Councillor A Williams
Colin Poole (Town Clerk)

7 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

P15 Apologies for Absence

/154 All members of the Committee were present

P15 Declarations of Interest and requests for Dispensation

/155 Item P15/000 2 – DC/15/2056/FUL Land at Haverhill Business Park.
Cllr D Roach declared a non-pecuniary interest in the application as his property adjoins the site. He considered that this application has been long-anticipated and therefore did not have any impact on the value of his property. The Clerk advised that this meant he was free to stay in the room and take part in any discussion and subsequent vote.

Approved

P15 Minutes of the Previous Meeting

/156 Minutes of Meeting held 20th October 2015 were signed as a true record.

P15 Matters arising from the Minutes

/157 None

P15 Proposed Stopping-Up of the Highway, Nayland Road, Haverhill

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Cllr Byrne addressed the meeting on this issue, referring to correspondence between SCC Highways and the applicant. Following discussion it was agreed that the Clerk lodge an objection to the stopping up for the following reasons:
To support the SCC Highways original request that *“with regard to Area 2 the highway authority would wish to retain a strip adjacent to the existing kerbline for the provision of a footway (which we would expect the development to provide) and in relation to Area 1 sufficient area in order to maintain a vehicular turning head.”* The Council considers that the reason this objection was withdrawn, that *“in view of the circumstances, in that the planning appeal had been successful and consequently the stopping up is required to enable the works to be carried out”*, is perverse and meaningless.
Also, that the re-provision of 17 parking spaces replacing 10 formal parking spaces does not offset informal parking which will be ‘bumped’ by the development to park either on the service road or on Nayland Road, negatively impacting on highways safety.
Also, that the footway requested and expected by Highways in order to *“avoid the loss of forward visibility and strip for services. This therefore needs to be retained”*. Has not been provided for in the planning application but instead tree-planting on that bend is proposed, meaning emerging (potentially reversing) traffic from the service road would have considerably impeded visibility which as a result does not appear to meet the 22m minimum set out in *Manual For Streets*.
Also the applicant is incorrect in their claim that *“The existing turning head and road serves the garages and no other specific purpose and as such is not essential once the garages go.”* As it serves as front access to the houses numbered 28-30 etc on Nayland Road which face onto a green space. Also the claim that *“As the houses to the turning head are identical to the houses further along Greenfields Way which are all served directly from Greenfield Way including their refuse arrangements, the access road does not appear to serve a specific highway related function.”* Is wrong as it is our understanding that refuse collection does take place off that service road, as would removals, deliveries and other large-vehicle activity.
For the above reasons, we believe SCC Highways were wrong to withdraw their objection, however reluctantly and ask that it be considered anyway.

AGREED

P15 Public Forum on planning matters other than applications before the committee

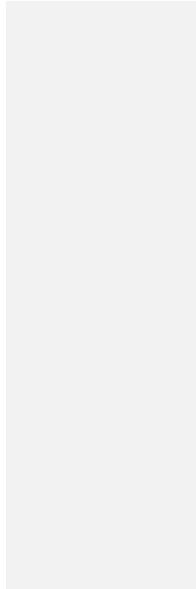
/159

Appendix 1

P15 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

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No applications were determined under delegated powers.



P15 /161 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.

P15 /162 Matters to Report

No matters were reported.

P15 /163 Date of next Meeting:

The next meeting of the Planning Committee will be held on Tuesday 1st December 2015.

P15 /164 Closure

The meeting was closed at 7.56pm.

Signed
Chairman

Date.....

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List A – Approved by Chairman and Clerk under delegated powers

No applications were determined.

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
19.10.15 Expires 09.11.15	1	DC/15/2025/FUL	Conversion of existing duplex flat to 2 no. 1 bed flats on first and second floors Heron House	Flat 2, Heron House 61 High Street	No Objection
22.10.15 Expires 12.11.15	2	DC/15/2056/FUL	Cross Boundary Application – construction works involving earth moving and ground profiling together with the creation of retaining structures. Temporary access from Phoenix Road and Icení Way for construction vehicles and the formation of development platforms. Hammond Rutts Investments	Land at Haverhill Business Park, Bumpstead Road	Support, but any approval should be subject to the following conditions: <ol style="list-style-type: none"> 1. Appropriate and sufficient wash down of vehicles, cleansing of the Highway and dust suppression be in place. 2. The vision splay off Helions Bumpstead Road is approved by Highways Authority for the speed of the road and type of vehicles emerging. 3. Highways are asked to specifically comment on the junctions capacity with a view to future expanded use of this site – once the earthmoving is done and buildings constructed upon them, it will be a serious constraint if these matters are not addressed now. 4. The footpath from the Culina roundabout to opposite Helions Bumpstead Road to be extended under a S106 agreement or other arrangement, to at least opposite Hollands Road to facilitate a safe footway to enable staff to walk to work. 5. Acoustic fencing be used for the 1.5m timber fencing. 6. Finish of the wire gabions be softened with planting.

Appendix 1

No member of the public wished to speak.

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