

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 10th 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 D Roach
Councillor B Robbins

Apologies: Councillor A Williams

In Attendance: Councillor T Brown
Councillor J Burns
Councillor M Byrne
Beth Reynard, Havebury Housing
Suzanne Newman, Havebury Housing
Jane Wilkie, Rees Pryer Architects
Chris Wilkie, Rees Pryer Architects

Colin Poole, Town Clerk
Vicky Phillips, Assistant Town Clerk

3 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

/001 The above apologies were noted.

P17 Declarations of Interest and requests for Dispensation

/002 Cllr Hanlon declared a non-pecuniary interest – P16/196 (2) – being a board member of Happy Faces, the application refers to an area that is used by Happy Faces

Cllr Byrne declared a non-pecuniary interest – P16/196 (2) – being a Chair of Happy Faces, the application refers to an area that is used by Happy Faces

Cllr B McLatchy declared an interest P16/197 (7) - Governor at Coupals Primary School

P17 Minutes of the Previous Meeting

/003 Minutes of Meeting held 13th December 2016 were signed as a true record.

P17 Matters arising from the Minutes

/004 P16/183 – Cllr Burns updated the members on the adoption of Aragon Road and Parr Road. Suffolk County Council will be assessing the condition of the roads after Easter.

P17 Havebury Housing, update on re-development at Westbourne Court

/005 Members were shown a presentation on the re-development of Westbourne Court. Beth Reynard, Havebury Housing, gave a brief outline on the development, explaining that one of the existing buildings had recently been refurbished and updated and that this building would remain.

Jane Wilkie explained how the new development would meet all requirements for the age appropriate and enable residents easy access to all areas as well as an open garden in the centre of the development. Design and materials were in keeping with the surrounding area and Wrattling Road. The design allowed for increased car parking and facilities for electric buggy storage.

Havebury will be submitting a planning application in March / April and would keep the Town Council updated as the project continues.

Cllr Hanlon thanked Havebury and the Architects for the presentation.

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

/006

Cllr Brown read out to the members correspondence referring to concerns he had raised with St Edmundsbury Borough Council and their response to a planning application submitted by Suffolk County Council to increase opening times at Haverhill Household Recycling Centre. The application will now be taken to Development Control Committee. Cllr Brown also raised concern over lack of consultation with Ward members and St Edmundsbury were meeting to talk about this issue, given the short amount of consultation time with County Council applications.

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

/007

No applications had been determined under delegated powers.

P17 Planning Applications currently before St. Edmundsbury Borough Council and received by publication of agenda (List B attached)

/008

Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P17 Matters to Report

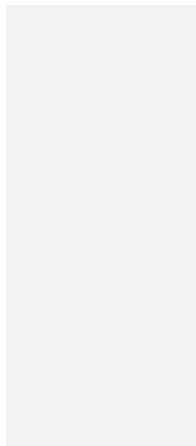
/009

Cllr Burns reported that the retail units at the old Project site were on target to open in April. Lidl were due to open later in the year.

Cllr Hanlon read to out an email from Simon Moor at St Edmundsbury Borough Council regarding naming of the old Project site. The

developer had suggested a name of Haverhill Retail Park, and although Cllr Burns informed members that this was a temporary name, it was proposed that this should be discussed further at the next Planning meeting.

Proposed Cllr B McLatchy, seconded Cllr Crooks.



P17 **Date of next Meeting**

/010 The next meeting of the Planning Committee will be held on Tuesday 31st January 2017.

P17 **Closure**

/011 The meeting was closed at 8.08pm.

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
09.12.16 Expires 30.12.16	1	DC/16/2565/FUL	(i) spiral staircase to serve Building 7; (ii) provision of new gated entrance Gurteen and Sons Ltd	Chauntry Mills, High Street	NO OBJECTION
14.12.16 Expires 04.01.17	2	DC/16/2516/FUL	(i) scout hall with associated kitchens and toilets (following demolition of existing facilities); (ii) creation of pedestrian access; (iii) associated parking Haverhill Scout & Guide Association – Mr Larry Dilloway	The Scout Hut, Colne Valley Road	NO OBJECTION
15.12.16 Expires 05.01.17	3	DC/16/2734/HH	(i) First floor front infill (ii) front porch Mr & Mrs Anthony Lodge	23 Beaumont Court	NO OBJECTION
19.12.16 Expires 09.01.17	4	DC/16/2598/FUL	Change of use from residential flat (C3) to office (B1) St Just Housing Ltd – Mr Adrian Bayford	1B Queen Street	NO OBJECTION
20.12.16 Expires 10.01.17	5	DC/16/2527/FUL	1 no. dwelling Mr Martyn Farrant	22 Lordscroft Lane	OBJECT – The Town Council have concerns over safety with vehicles accessing the site.

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
20.12.16 Expires 30.01.16	6	DC/16/2686/P3JP A	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 58 dwellings 30 High Street Haverhill Suffolk CB9 8AR	AXA Insurance, 30 High Street, Haverhill	<p>STRONGLY OBJECT</p> <p>Transport – The car park identified for residents’ parking, cycle and bin store is not in the control or ownership of the applicant. Without any parking provision the development will cause on-street parking chaos with 50+ vehicles on the High Street and surrounding residential roads as well as the private residential parking spaces directly adjacent to the site. The car park identified on the plans is a public pay-and-display car park outside the hours AXA staff use it, including weekends. The car park is used for patrons of the Arts Centre and for civic events such as forming up for the remembrance day parade.</p> <p>Waste Storage - As the car park is not available to be part of the development this will mean the bins will be congregated far too close to the site and the neighbouring residential block.</p> <p>Employment - The change of use is not in accordance with the aspirations in the Local Plan or Town Centre Masterplan. Eviction of AXA would result in loss of employment from a major employer. This would not only impact on the employees but on businesses in the town. The office block is the only large office provision in the town so its loss would be a major reduction in employment space.</p> <p>Environmental Concerns - The proposals for 50+ tiny bedsits is completely unacceptable for the standard of living and constitutes over-development of the site and serious concerns over environmental health. The bakery below and the early morning deliveries to major stores along the service road at the rear of the site will cause noise and odour issues, particularly if residents park illegally on the service road making lorry manoeuvring difficult.</p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
21.12.16	7	SCC/0258/16	Renewal of double modular building for 3 years	New Cangle, Chapple Drive	NO OBJECTION
21.12.16	8	SCC/0259/16	Renewal for existing double temporary classroom for one year	Coupals Primary School, Chalkstone Way	NO OBJECTION