

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 20th February 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 I McLatchy
Councillor D Roach
Councillor A Williams

Apologies: Councillor Q Fox
Councillor B Robbins

In Attendance: Councillor T Brown
Councillor J Burns

Colin Poole, Town Clerk
Vicky Phillips, Assistant Town Clerk

4 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 /034** **Apologies for Absence**
The above apologies were noted.
- P17 /035** **Declarations of Interest and requests for Dispensation**
No declarations were made and no requests for dispensation had been received.
- P17 /036** **Minutes of the Previous Meeting**
Minutes of Meeting held 7th February 2017 were signed as a true record.
- P17 /037** **Matters arising from the Minutes**
None.
- P17 /038** **Public Forum on planning matters other than applications before the committee**
Mr Ian Johnson spoke on the North East Great Wilsey development application that is being discussed at St Edmundsbury Borough Council's Development Meeting on 2nd March.

He requested that Borough Councillors present at that meeting oppose the proposed road layout, which will cut through the Golf driving range and designated wildlife area.

P17 /039 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

No applications had been determined under delegated powers.

P17 /040 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)

P17 /041 Matters to Report

Cllr Hanlon asked that the Town Council write to Borough Planning Officers to highlight that the Town Council on occasions are not able to make informed decisions on planning applications at Committee Meetings until Suffolk Highway comments are available on the Borough's planning portal.

This has led to the Town Council having to defer commenting until further information is available and due to consultation timing restraints could become an issue.

Proposed PH, Seconded I McL

P17 /042 Date of next Meeting

The next meeting of the Planning Committee will be held on Monday 14th March 2017.

P17 /043 Closure

The meeting was closed at 7.50pm.

Clerk

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
26.01.17 Expires 16.02.17	1	DC/17/0105/HH	Single storey side extension Mr Dang	25 Colne Valley Road	The Town Council has concerns on adequate parking provision, therefore cannot comment on this application until further information is available from Suffolk County Council Highways
30.01.17 Expires 20.02.17	2	DC/17/0075/FUL	Conversion and extension of existing double garage to form dependent persons accommodation Mr & Mrs Stephen Brown	46 Beaumont Court	NO OBJECTION
03.02.17 Expires 03.02.17	3	DC/17/0160/HH	Utilisation of roof space and external ground floor canopy to South West elevation Mr I Johnson	Boyton Hall Farm House, Boyton Hall Farm, Anne Sucklings Lane, Little Wratting	NO OBJECTION
09.02/17 Expires 02.03.17	4	DC/17/0204/HH	Householder planning application – first floor side extension Mr and Mrs D Teasdale	5 Cleves Road Haverhill	NO OBJECTION
13.02.17 Expires 06.03.17	5	DC/17/0096/FUL	Planning application – 1 no. dwelling and demolition of existing store Mr and Mrs Graham Greenway	91 Wratting Road Haverhill	OBJECTION –Access via a single track to the property is not suitable for intensification of vehicles and access for emergency vehicles. Overdevelopment of the site Not in keeping with surrounding area The Town Council does not want this application to set a precedent for

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					building in garden land in this area.
13.02.17 Expires 06.03.17	6	DC/17/0168/HH	Householder planning application – (i) single storey side extension (ii) first floor extension (revised scheme of DC/16/0125/HH) Mr Nicholas Gant	23 Boxford Court Haverhill	The Town Council requests more information on this application.

Appendix (ii) – P17/030 Report of contributions made by Councillors, the public and David Mosely (DM)

Mrs Goodwin, raised concerns regarding traffic leaving Ann Suckling Road at the junction onto Haverhill Road. As the relief road will not be built before the development commences, this will add pressure onto an already dangerous and congested road. Traffic builds up on Wratting Road / Haverhill Road at several times of the day which makes it very difficult to get out.

DM had given a presentation to the public last week and a lot of residents had raised access concerns. The relief road will be built within 5 years, or the occupation of the first 500 homes, as part of a legal binding bond laid down at the Outline Planning Permission stage. The proposed roundabout will be a deflection to slow down traffic before reaching the proposed 2 points of access to the development.

Mrs Goodwin pointed out that this would not slow down traffic approaching Ann Suckling Road from the Cangle side of Haverhill.

Mrs V Phillips had concerns about cars parked along Ann Suckling Road obstructing traffic entering Ann Suckling Road. This meant that vehicles often need to drive on the wrong side of the road. This was also near a greens space where children often play and she felt this was extremely dangerous. Mrs Phillips suggested traffic lights should be put in at the junction of Ann Suckling Road and Wratting Road/Haverhill Road.

Cllr B McLatchy was concerned about construction vehicles during the building stage. DM explained that these would need to follow conditions of the Outline Planning Application, although there would be an influx at the start of construction, but then they would stay on site.

Cllr Q Fox was concerned about the small private access drive on to Haverhill Road, DM suggested that this could be taken back to the Architects to be designed out.

Cllr Q Fox asked about the funding for Healthcare Provision. DM confirmed that Persimmon are obliged to contribute towards capital projects but are not responsible for exactly how or where this is spent. This would be the same for the Education provision. There would be an audit trail at the Borough.

Cllr Burns mentioned that Nitrogen dioxide levels were already at the limited on Withersfield Road. Construction vehicles would add to this problem. He suggested that Persimmon build the by-pass first as a goodwill gesture, this would help relieve congestion and make access easier for construction traffic. DM could not commit to this, but would report back.

Cllr Roach reiterated residents and councillors concerns regarding traffic management concerns and agreed that the earlier delivery of the relief road would be a fantastic thing for Haverhill.

Cllr Hanlon raised the point that on the plans, office space was being shown rather than bedrooms and this would affect the parking provision. DM will clarify to the Town Council. CP mentioned that other estates in Haverhill had parking issues and was it necessary to pack in housing so tightly.

Cllr Hanlon questioned the distance that some people would need to take out a wheelie bin to the collection point.

Cllr Q Fox asked who would be responsible for any parking permits put in place. DM clarified that this would be through a minimal level service charge and tenants and homeowners would be made aware of this at time of renting/purchase.

Cllr Brown asked for provision of electric car charging points to be considered.

Cllr Burns asked that the roads be adopted as soon as possible. DM confirmed that all roads would be of adoptable standard.

Cllr Hanlon raised the issue of water lying on the road by the old Fox public house, DM confirmed that water is held 'on-site' and drainage provision is made at the design stage for swales and attenuation ponds. This will be for Suffolk County Council experts to scrutinise.

Cllr Crooks was pleased to see that the historic track had been kept.

Cllr Brown asked who would be responsible for management the wooded area, DM confirmed that this would be a private management company.