

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 3rd October 2017 at 7.00pm at Leiston Community Centre, Haverhill, Suffolk, CB9 8JJ



Haverhill
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor B McLatchy (Vice Chairman)
Councillor J Crooks
Councillor I McLatchy
Councillor B Robbins
Councillor L Smith

Apologies: Councillor A Williams

In Attendance: Councillor John Burns
Councillor Paula Fox
Councillor Quillon Fox
Paul Bonnet, Barley Homes
Sarah Hornbrook, Ingleton Wood LLP
Andrew Collett, Ingleton Wood LLP
Alexandra Powell, Ingleton Wood LLP
Colin Poole, Town Clerk
Alisha Jenkins, Office Administrator

1 member 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**

/157 The above apologies were noted, Councillor Maureen Byrne also gave apologies.

P17 **Declarations of Interest and requests for Dispensation**

/158 No declarations were made and no requests for dispensation had been received.

P17 **Minutes of the Previous Meeting**

/159 Minutes of Meeting held 12th September 2017 were signed as a true record.

P17 **Matters arising from the Previous Minutes**

/160 P17/154 - Parking between the traffic calming at Burton End had not been as much of a problem recently, Cllr Smith will continue to monitor the situation.

LS

- P17 /061 Barley Homes Presentation - Development of 15 dwellings on part of the Town Hall Car Park, Duddery Hill**
(Appendix ii attached)
- P17 /162 Public Forum on planning matters other than applications before the committee**
No members of the public wished to speak on other matters.
- P17 /163 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)**
Applications determined under delegated powers, are shown in list A attached to the minutes, see Appendix (i)
- P17 /164 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 /165 Matters to Report**
Councillor J Crooks requested that the Town Council send a representative to the Borough Council’s Development Control meeting regarding Francis Close.
Councillor B Robbins, already attending as Ward Councillor, will explain to the Chairman that he will also be representing the Town Council.
Councillor J Burns reported:
- That there has been no more news regarding graffiti on Sturmer Arches.
 - Complaints regarding parking in the KFC car park. CP to find contact details for Alderforce Ltd.
 - Will be recording the Borough’s meeting at Clare meeting on the 4th October.
- P17 /166 Date of next Meeting**
The next meeting of the Planning Committee will be held on 24th October 2017 at the Haverhill Arts Centre.
- P17 /167 Closure**
The meeting was closed at 8.28pm.

BR
CP

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
08.09.17 Expires 22.09.17	1	DC/17/1399/HH	Re-Consultation: First floor rear extension Mr Paul Turner	29 Sperling Drive	The committee still hold an OBJECTION to this application <ul style="list-style-type: none"> • <i>Overdevelopment of the site</i> • <i>Although parking spaces for 3 vehicles have been shown, the committee have concerns that this provision does represent a practical solution for parking</i>

List B – Considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
12.09.17 Expires 03.10.17	2	DC/17/1787/HH	Two storey rear extension Mr Mark Ager	6 Russet Close	No Objection
12.09.17 Expires 03.10.17	3	DC/17/1795/VAR	Variation of Condition 7 of SE/13/0640/FULCA – to remove the Affordable Housing condition and replace with a Section 106 agreement for 4 no. 1 bedroom houses and 1 no. bedroom flat with basement car park The Havebury Housing Partnership	Land adj. 6 Eden Road	No Objection
13.09.17 Expires 04.10.17	4	DC/17/1576/HH	Detached outbuilding on concrete base Mrs Margaret Marks	Walnut Brook, Withersfield Road	No Objection
15.09.17 Expires 06.10.17	5	DC/17/1816/TCA	Group of Conifer (C1 on plan) crown lift to 2 metres and reduce height by up to 2 metres Mrs Lee	29 Hamlet Road	No Objection

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
19.09.17 Expires 10.10.17	6	DC/17/1856/HH	Two storey front extension Mr and Mrs M Kay	27 Downs Crescent	No Objection
25.09.17 Expires 16.10.17	7	DC/17/1971/HH	Two storey side extension (following demolition of existing single storey side extension and garage) Mr & Mrs Hibbert	42 Chapple Drive	No Objection – Condition of car parking spaces to be put in first.

Paul Bonnet from Barley Homes, Sarah Hornbrook, Andrew Collett and Alexandra Powell from Ingleton Wood LLP gave a presentation to members on the proposed development on Duddery Hill.

Barley Homes were formed between St Edmundsbury Borough Council, Forest Heath Council and Suffolk County Council to develop sites for open market and affordable housing.

The Duddery Hill site will be a combination of homes for sale with an affordable element as prescribed by planning policy.

The proposed site is within the Haverhill 2031 vision document for mixed use of residential, retail, commercial and car parking and this particular site is allocated in the ONE Haverhill Partnership Masterplan as a potential area for housing. Barley Housing are working within the Masterplan policy.

The four storey building, which is the tallest and most prominent element of the draft proposal, will be on the corner of Duddery Hill and Helions Walk.

The proposal includes a new site entrance, which has already been assessed by highways consultants. There will be fifteen properties consisting of one and two bedroom apartments and two and three bedroom houses. The houses will have private gardens and the apartments will have a private community space at the rear end of the site. Parking allocation will be two parking spaces per house and one parking space per apartment with two visitors' spaces at the top end of the site.

The existing car park will be reconfigured slightly to enhance the workability of that car park which will still maintain the existing access route through to the High Street. There will be some slight adaptations which will allow better disabled access from that car park.

The proposal looks to utilise the corner of Duddery Road as a focal element and contains a strong building frontage line, maintaining the building line which is already established by the other houses on the road.

BMcL asked where the four storey part of the plan would be in relation to the existing houses on Duddery Hill and Helions Walk and asked whether the building would be overlooking those houses.

BH/IW – 'The houses were marked on the plan and the four storey part of the building was not directly opposite any of the existing housing. The building line then drops to three storeys, down to two storeys when opposite the existing two storey houses'.

JB stated that the Masterplan's document envisioned a two storey development and he questioned why Barley Homes have doubled the size.

BH/IW - 'It was suggested by Borough Planning Officers at the very outset of the project that the corner building be four storeys. Dave Bayton, Principal Planning Officer, had been the main contact from the beginning, but this has now recently been passed to Ed Fosker who is now Case Officer for the Barley Homes development. There had been a pre-application meeting with him roughly two weeks ago.

JB asked how this development would fit into the Town Centre Masterplan and how it would affect the design of the Arts Centre and proposed extension.

Barley Homes was effectively offered the site by the Borough Council on the basis that it was allocated for housing. The proposal is taking forward how the Borough Council had wished to see it developed.

CP asked if Barley Homes was aware of the configuration of the car park, which the Town Centre Masterplan group wants to see changed. This will impact the whole access for that car park, the AXA car park and the car park beyond. This will need to be taken into consideration, which so far it hasn't.

BH/IW - 'The new access road for the site was designed so that it wouldn't affect the access for existing car parks. This also allowed for construction work to take place without impacting on the car park. The car parking spaces for residents are slightly below Suffolk County Council's standards, however, the County Council have said that they are happy with the proposal as it is adjacent to the car park so the land-take is relatively small'.

JB - the original plans envisioned the access road to be in Helions Walk and not on Duddery Hill, where there is minimal visibility on a 30mph road with a sharp bend.

'The Masterplan included two access routes; one from Helions Walk and one onto Duddery Hill, which incorporated the whole site including the car park left behind the proposal'.

JB spoke about the ownership of the land and the uncertainty that the Borough Council owned all of that land, questioning that it was theirs to hand over.

'The Title Searches that Barley Homes had undertaken so far, have shown that it was in the ownership of St Edmundsbury Borough Council.

PF added that the land was given to the town in 1952 as part of the Queen's Coronation. In 2012 St Edmundsbury Borough Council came back to see what happened to the land and PF was unsure of what happened after that'.

PF enquired about the proposed size of the apartments now that the number of properties had increased.

'The rooms meet the minimum requirements of Technical Housing Standards and are a NDSS Level 1 Standard. The affordable housing element will meet requirements that would be acceptable to a Housing Association'.

QF questioned the number of parking spaces for residents on the proposed site.

'The site will only fall short of 2 visitor's parking spaces. The proposal has tried to minimize the amount of parking spaces that will be lost from the existing car park,

JC asked about the design of the flats and whether their current proposal represent the designs proposed.

'The design is not set in stone and can be changed. The 3D model was to enable the public, especially at the consultation stage, an idea of how the buildings will look'.

CP asked how many of the properties would be affordable housing.

'To meet Policy, 4.5 of the properties will be classed for affordable housing. Barely Homes will provide four properties, plus a Section 106 Contribution, for the remaining 0.5'.

CP explained that there is a high need for affordable housing in Haverhill. The town would benefit from all the properties being affordable housing.