

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 24th 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 J Burns
Councillor A Brown
Councillor M Byrne
Councillor Paula Fox
Councillor Quillon Fox
Councillor David Roach
Councillor Clive Turner
Alan Gunne-Jones, Planning Development Associates
Phil Houghton, Department for Education
Matt Dunkley, Wates Construction
Ryan Liversage, Wates Construction
Colin Poole, Town Clerk
Vicky Phillips, Assistant Town Clerk

4 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**

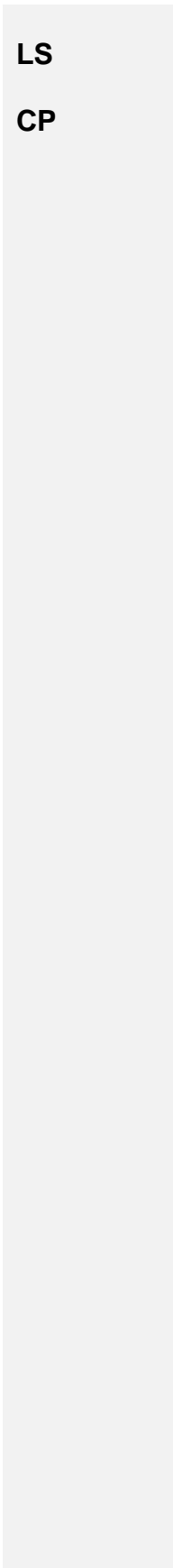
/168 The above apologies were noted, Councillor A Bramwell also gave apologies.

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

/169 Councillor Pat Hanlon declared a Pecuniary Interest in Item 5 as paid Exam Invigilator at Samuel Ward and Non Pecuniary Interest as Governor at Churchill Special Free School.

P17 **Minutes of the Previous Meeting**

/170 Minutes of Meeting held 3rd October 2017 were signed as a true record.



P17 /171 **Matters arising from the Previous Minutes**
 P17/165 – Cllr Robbins - Planning Application for Francis Close has been approved at Borough. **LS**
 P17/165 – CP – Parking issue raised at KFC is in hand **CP**

P17 /172 **Presentation on Samuel Ward Proposal by Planning & Development Associates, Wates Construction and Department for Education**
 (Appendix ii attached)

P17 /173 **Public Forum on planning matters other than applications before the committee**
 No members of the public wished to speak on other matters.

P17 /174 **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 /175 **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 /176 **Matters to Report**
 Councillor P Hanlon – BT green box that has recently been sited in Swan Lane has now been hit.
 Councillor J Burns –

- will be attending Overview and Scrutiny Committee at Borough regarding highway issues.
- An application will be received shortly regarding the removal of the phone box at Millfields Way

Councillor D Roach – Barley homes have gone back to Suffolk County Council and St Edmundsbury Borough Council with revised designs on the proposals for housing at the Arts Centre Car Park.
 Councillor L Smith – Blocked paving at Chivers Road, which has previously been repaired, is again in need of repair.
 Councillor J Burns – The latest results on Nitrogen oxide levels at Withersfield Road, which has been recorded at 36.5, is on the Agenda for the next Licencing Committee at Borough.

P17 /177 **Date of next Meeting**
 The next meeting of the Planning Committee will be held on 7th November 2017 at the Haverhill Arts Centre.

P17 /178 **Closure**
 The meeting was closed at 8.25pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

List B – Considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
27.09.17 Expires 18.10.17	1	DC/17/1780/FUL	B2 Fabrication / Workshop / Assembly use building adjacent to existing workshop Mr Barry Caulkett – BA Caulkett Ltd	Unit 15, Homefield Road	NO OBJECTION
28.09.17 Expires 28.09.17	2	DC/17/1964/HH	(i) Single storey extension and (ii) two storey side extension including garage (re-submission of DC/17/0404/HH) Mr & Mrs G Longley	74 Arrendene Road	NO OBJECTION
02.10.17 Expires 23.10.17	3	DC/17/1899/CLE	Application for Lawful Development Certificate for Existing Use or Development Existing Use Classes of Ground Floor A3/A4, First Floor – C1 and Second Floor C3 Mr Tom Archer, REBI Construction Ltd	Nine Jars, 9 High Street	NO OBJECTION
02.10.17 Expires 23.10.17	4	DC/17/1931/HH	(i) dropped kerb; (ii) driveway and (iii) retaining wall Mr Mark Boyd	42 Duddery Hill	NO OBJECTION
04.10.17 Expires 25.10.17	5	DC/17/1888/FUL	Change of use from stationery shop (A1) to nail salon (Sui Generis) Mr Thanh Ngoc Hoang	2 Camps Road	NO OBJECTION

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
06.10.17 Expires 27.10.17	6	DC/17/1848/FUL	<p>2no. dwellings with single storey link to existing shop (following demolition of rear single storey extension)</p> <p>Mr Chris Read, Radford Homes</p>	24 Queen Street	<p>OBJECT</p> <p>The committee have noted and agree with the concerns raised by Public Health and Housing in respect of layout of the accommodation and rooms sizes. The Town Council supports the recommendation that the proposals for the overall design and layout to be reconsidered.</p> <p>The proposal is overdevelopment of the site.</p> <p>The flat roof design is not in keeping with other properties in the area.</p> <p>There is a general lack of parking in the area, the Design and Access Statement references parking at the rear of the shops/Murton Slade. This area has double yellow lines and subject to a TRO.</p> <p>The proposal is at the rear of shops in Queen Street and little if no consideration has been given to its appearance. However it must taken into consideration that the site backs onto the current Police station, a site which has already been identified as a key area of development in the adopted Town Centre Masterplan. The application site will then be much more visible, fronting onto the new re-development area. Therefore the design of this must have regard to appropriate elevations, character and appearance in accordance to the Masterplan.</p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
12.10.17 Expires 02.11.17	7	DC/17/1993/HH	Single storey side and rear extension Mr & Mrs Fox-Teece	19 Gurlings Close	OBJECT Car parking plan shows parking provision for four cars, three cars at the end of a single track access to two garages. There is insufficient space for three cars at the end of this track, a vehicle parking in the space (shown on the plan as no. 3) would block the neighbour's entrance to their garage and encroach onto their driveway.

Presentation on Samuel Ward Proposal by Planning & Development Associates, Wates Construction and Department for Education

Mr Alan Gunne-Jones gave an introduction to those attending and thanked the Town Council for arranging for them to attend the Planning Meeting at such notice.

Phil Houghton, Project Director for the Skills Fund Agency, Department of Education.

Samuel Ward Academy is one of 270 schools in the country that have been awarded funding under a 'Condition Based Programme', which is part of a national government scheme.

The Department of Education go through a process of feasibility which will enable them to have an understanding about the needs of a school and the site. They met with St Edmundsbury planning officers and discussed their proposal to demolish two of the blocks on the site and replace with a single block. The Borough then gave them a 'letter of comfort' which set out that the principle of the development was acknowledged. The procurement of contractors finished on the 13th October. Wates Construction and the Department of Education were then able to work their way forward to the Planning Application and this Public Consultation.

Matt Dunkley, Wates Construction

The committee were given a presentation of visuals for the proposed, elevations and design of the new building. Key points highlighted are that it is a block replacement scheme only, existing car parking arrangements will remain. Wates will submit a construction plan including use of the New Croft car park during the construction phase. Wates will manage delivery and arrivals during key times.

The proposed 3-storey building is to be built along the front of the site. This would sit in-between and in-line with the existing, year 7 & 8 block and the current 6th form building. Materials will be generally brickwork and render, to match in with the general brickwork across the site.

The existing building will be demolished after the new building is in place, therefore causing minimal impact.

Phil Houghton

A public consultation event will be taking place next Wednesday afternoon and evening (8th November) at Samuel Ward. After the public consultation, a planning application will be submitted to the Borough, which will come back to the Town Council.

Matt Dunkley

If the planning application is successful, the hope is that construction would commence at the beginning of March 2018 and would be completed in April 2019. Phasing of the project would allow for the demolition of the old building over the summer holidays, so again impact would be minimal. Works would be completed by September 2019.

Questions from members :

Councillor J Burns, Ward Member:

1. Said he had major concerns on how this fits in with the Great Wilsey Masterplan and has consideration been given to a Northern entrance rather than onto Chalkstone Way
2. Transport issues
3. Capacity; with the proposed new large developments in Haverhill, has consideration been given for planning for population growth
4. Concerns over use of The New Croft car park for vehicles during the construction phase for current users
5. Discussions had not taken place with Borough Councillors, although talks had taken place at St Edmundsbury. Also understood that this should be a SCC application not Borough.

Phil Houghton answered the above:

This is a decision under the 'Condition Improvement Funding' programme as the condition of the blocks are not fit for purpose; it is not to deal with capacity as there are other funding programmes specifically to deal with capacity, any future shortfall of school places would trigger funding under the Basic Need Funding, funded by the Department of Education. Once the new building is in place, the site would be large enough to for additional accommodation if required in the future, they are only concentrating on the current proposal.

In terms of the applicant, the Department of Education provide the funding and are the formal client, which is signed off by the Secretary of State, the contractor is then the District Borough Council. Samuel Ward will need to provide a travel plan under the conditions of the Plan.

Ryan Liversage:

The Rovers car park would only be used by vans and cars used by staff. Heavy machinery would be on the construction site itself. Only the gravel part of the car park would only be used and this would only be Monday Friday.

Councillor M Byrne agreed with the concerns over the use of the Rovers Car Park, which serves a community building and enquired as to whether there had been a financial contribution to the Rovers for the use.

Phil Houghton

There would be no impact to the existing car parking for staff vehicles and buses or the local road network and they have a responsibility for this.

Ryan Liversage:

Discussions had taken place with the Rovers regarding a financial contribution for the use of the car park, maybe through sponsorship for example.

In answer to Councillor B McLatchy's question regarding future development, Phil Houghton re-iterated that once the old building had gone, the space would be turned back to green space. With Sport England's permission, there would be no reason why this extra space could not be used for further facilities.

Councillor Q Fox asked about sustainability of the building.

Matt Dunkley explained that brief set by the Department of Education was that of a Fabric 1st Brief, meaning the walls would be super insulated, they over-perform building regulations, building envelope is super-airtight and driving to a performance of 5. Wates have had to provide an energy performance certificate to demonstrate what the expectation would be. There is also a Brief required from ESFA (Education and Skills Funding Agency) to meet requirements from BREEAM (Building Research Establishment Environmental Assessment Method). With all these items, there is an aim to have a low draw on utilities which ultimately would bring down utility costs for Samuel Ward Academy.

Councillors J Crooks said he was pleased with the proposal and also that Samuel Ward had won the funding. Cllrs Brown, Burns and Mayor Roach also welcomed the proposal.

Councillor Hanlon thanked all for the presentation and re-iterated that the members welcomed the proposal.