

Haverhill Town Council



HAVERHILL
TOWN COUNCIL

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 9th January 2018 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR

- Present:** Councillor P Hanlon (Chairman)
Councillor J Crooks
Councillor B Robbins
Councillor L Smith
Councillor A Williams
- Apologies:** Councillor B McLatchy (Vice Chairman)
Councillor I McLatchy
- Absent:** None
- In Attendance:** Councillor T Brown
Councillor J Burns
Councillor P Fox
Councillor Q Fox
Vicky Phillips, Assistant Town Clerk

7 member of the public were present.

Welcome:

Councillor P Hanlon welcomed everyone to the meeting and advised members of the public attending that the meeting was being recorded.

ACTION

P18 Apologies for Absence

/001 The above apology was noted.

P18 Declarations of Interest and requests for Dispensation

/002 No declarations were made and no requests for dispensation had been received.

P18 Minutes of the Previous Meeting

/003 Minutes of Meeting held 12th December 2017 were signed as a true record.

P18 Matters arising from the Previous Minutes

/004 Cllr J Burns - P17/202 — Councillor Burns reported that he had attended the meeting with Planning Officers on 13th December regarding the issues he has raised at Haverhill Retail Park, the Planning Officer had raised four more items and he was waiting to hear back from the Planning Officer and Highways.

Cllr J Burns – P17/207 – Councillor Burns had met with the Chief Executive of Samuel Ward Trust, who took on board concerns regarding parking and will

talk to other Heads of schools. Cllr Burns confirmed that Westfield School has already sent a Transport Plan to him.

P18 /005 Public Forum on planning matters other than applications before the committee

No members of the public wished to speak on other matters.

P18 /006 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)

P18 /007 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)

Discussion on Planning Application no. 1 – DC/17/2429/VAR – Appendix ii attached

P18 /008 Matters to Report

Lighting Issues:

Cllr Burns had contacted Richard Webster regarding lighting along Withersfield Road, but had not heard back to date.

Cllr Burns had also written to Mr Webster regarding adoption of the lighting by the Cangle.

Cllr Burns advised the committee that he had reported several times that there were 3 lights out in Strasbourg Square, but work on them had still not been done.

P18 /009 Date of next Meeting

The next meeting of the Planning Committee will be held on Tuesday 23rd 2018 at Haverhill Arts Centre.

P18 /010 Closure

The meeting was closed at 8.00pm.

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
06.12.17 Expires 27.12.17	1	DC/17/2451/HH	Single storey rear extension Mr Ben Pumfrey	6 Spring Cottages, Sturmer Road	NO OBJECTION
08.12.17 Expires 29.12.17	2	DC/17/2516/RM	Reserved Matters Application – Submission of details under Outline Planning Permission – DC/15/2442/OUT Means of access appearance, landscaping, layout and scale for the construction of 1 no. dwelling (Plot 1). Including details reserved by Conditions C3,C4,C5,C8, C9 and C10 Mr Ian Johnson	Boyton Hall Farm, Anne Sucklings Lane, Little Wrattling	The Town Council have noted SCC Highways and Environment Team's comments and agree that, at this time, there is insufficient information for the Town Council to make an informed decision. The applicant has also not submitted details of access appearance.
12.12.17 Expires 02.01.18	3	DC/17/2539/FUL	Conversion of building to provide 14 residential units, to include addition of dormer extension, minor operational development and associated car parking Mr Andrew Gertner, Benrose Property LLP	5 High Street	The Town Council OBJECT to this application: <ul style="list-style-type: none"> The Town Council agree with comments made by Public Health and Housing. Members raised concerns over safety in the event of a fire; means of escape via spiral staircases through kitchen areas, difficulty for escape through some windows (Flats 9, 10 and 11 are dangerous with no escape route through the windows) and lack of provision of sprinklers.

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					<ul style="list-style-type: none"> • The Town Council have concerns over the small sizes of the some of the flats, guidance given through LACORS provides guidance on minimum floor area and the application shows that in some flats this has not been met. LACORS Housing Health & Safety Act 2004 states that accidents are greater in too small rooms • One flat did not appear to have a bath/shower room. • Insufficient parking provision • No S106 provision referred in the Affordable Housing Viability Report
13.12.17 Expiry 03.01.17	4	DC/17/2429/VAR	Variation of condition 8 of DC/14/2087/OUT to remove use class restrictions for construction of research/business park (Class B1) and hotel (Class C1)	Mr Nic Rumsey, Jaynic Investments LLP	See Appendix (ii)
15.12.17 Expires 05.01.18	5	DC/17/2566/FUL	Replacement windows and doors Housing and Care 21	Shearman Court, Mill Road	NO OBJECTION
28.12.17 Expires 18.01.18	6	DC/17/2669/HH	Detached double garage (following demolition due to fire damage) Mr & Mrs M Briggs	22 Minerva Close	NO OBJECTION

Appendix ii

The following statement was prepared from comments regarding Item 1 - DC/17/2429/VAR

In attendance:

Planning Committee Members

Members of Public: Nissa French-Ramstegn, Mr Martin Young, Mrs Elena Young

Councillors in attendance: Cllr J Burns, Cllr T Brown. Cllr P Fox, Cllr Q Fox

Statement:

The Town Council STRONGLY OBJECT to this application:

The Research Park is an iconic 'Gateway to Haverhill', aspirations for this site are for a high-end research related activity, to capitalise on our proximity to Cambridge. There remains a significant amount of industrial land zoned elsewhere along the by-pass.

Contrary to claims of the developer, Policy HV10 needs to be read in conjunction with paragraph 6.11 '*the site known as Haverhill Research Park, has the potential to deliver a high quality research and business park to **attract high technology firms and related activities***'. (our emphasis).

The Vision 2031 Local Plan, still has 12 years to run, so calling time on this aspiration is precipitous.

General Industrial Use would affect the quality of life for existing residents, air quality, noise from industrial operations, as well as HGV movement. The latter may be both heavier and slow moving vehicles, which compromise the safety of vehicles emerging onto the A1307, given the proximity to two roundabouts from which traffic will be accelerating.

Impact on air quality is of particular concern in respect of the early years nursery located on the site in expectation of no industrial activity.

The potential move away from the original aspirations for the Research Park would be a significant blow to the Town given the intention that the site was to attract some of the prosperity being generated by research around Cambridge. The Borough Council and the LEP/s have invested significant public funds to this end. The opportunity to benefit from this remains and therefore should not be easily discarded.

In order for the applicant to demonstrate the Change of Use is unavoidably necessary, they must demonstrate the existing use is unsustainable. Given that the sustainability of the site is predicated on the construction of the Innovation Centre, until this is actually built and occupied the applicant is not in a position to successfully prove an argument for Change of Use.

In addition to the concerns held by the Town Council, we are aware that residents on the Arboretum feel very strongly that this proposed change betrays the ways their houses were marketed, for example:
when purchasing their properties some residents specifically sought to live at the Arboretum due to the development being a Research Park.