

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 29th May 2018 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor A Brown
Councillor J Crooks
Councillor B Robbins
Councillor L Smith

Apologies: Councillor M Byrne
Councillor Q Fox

Absent: Councillor A Williams

In Attendance: Sally Minns, Senior Planner, Ingleton Wood Architects
Andrew Collet, Ingleton Wood Architects
Alexandra Powell, Ingleton Wood Architects
Paul Bonnett, Director, Barley Homes
Councillor J Burns
Vicky Phillips, Assistant Town Clerk

1 member of public arrived at 7.20pm
Councillors David and Sue Roach were present for the Ingleton Wood/Barley Homes presentation, then left the meeting.

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

/084 The above apologies were noted.

P18 Declarations of Interest and requests for Dispensation

/085 None.

P18 Minutes of the Previous Meeting

/086 Minutes of Meeting held 8th May 2018 were signed as a true record.

P18 Matters arising from the Previous Minutes

/087 P18/077– Cllr Burns reported that contractors were back on site and replacing earth after the Archaeological dig.

P18/081 – Cllr Burns reported that work had started on the Pelican Crossing outside Lidl.

P18/081 – Stopping Up Order at the Vixen Pub site has been delayed.

P18 Ingleton Wood Architects and Barley Homes

/088 See Appendix (ii)

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

/089 No member of public wished to speak on other matters

P18 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

/090 Applications determined under delegated powers, are shown in list A attached to the minutes, see Appendix (i)

P18 Planning Applications currently before St. Edmundsbury Borough Council and received by publication of agenda (List B attached)

/091 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P18 Matters to Report

/092 Cllr Burns reported that the application for the Arts Centre car park had been not been received to date.

P18 Date of next Meeting

/093 The next meeting of the Planning Committee will be held on 11th June 2018 at Haverhill Arts Centre.

P18 Closure

/094 The meeting was closed at 8.45pm.

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
02.05.18 Expires 23.05.18	1	DC/18/0734/HH	Re-consultation – (i) single storey rear extension and (ii) part conversion of existing garage Mr and Mrs Edwards	17 Boyton close	NO OBJECTION
03.05.18 Expires 24.05.18	2	DC/18/0781/FUL	1no. substation in association with applications SE/09/1283 and DC/16/2836/RM Mrs Natlie Webb, Persimmon Homes (Suffolk) Ltd	Land NW of Haverhill, Anne Sucklings Lane, Little Wratting	NO OBJECTION
04.05.18 Expires 25.05.18	3	DC/18/0816/TCA	1 no. Sycamore (S1 on plan) Fell Mr Jenkins	31 Hamlet Road	NO OBJECTION
14.05.18 Expires 04.06.18	4	DC/18/0834/HH	(i) single storey rear extension (ii) 1 no. porch (iii) garage conversion from double to single Mr David Frost	2 Hopton Rise	NO OBJECTION
15.05.18 Expires 05.06.18	5	DC/18/0825/HH	(i) proposed decking and (ii) perimeter fence to rear of garage Mr Samuel Turner	1 Dovehouse Road	NO OBJECTION
18.05.18 Expires 08.06.18	6	DC/18/0842/HH	Single storey front extension Mr N Franklin	The Laurels, Wratting Road	NO OBJECTION

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
21.05.18 Expires 11.06.18	7	DC/18/0862/FUL	Coffee Shop (A1/A3) including drive-thru facility with associated car parking, cycle parking, landscaping and associated works (demolition / removal of existing structures) Motor Fuels Limited	Haverhill Service Station, Sturmer Road	In principle the Town Council agree with the idea of a drive-thru facility. However, on the proposed site plan submitted, the Town Council have serious concerns on the following: <ul style="list-style-type: none"> • Due to the proximity of residential properties, there is a potential for noise pollution from the use of the speaker system at the order point • Delivery bay has not been designed to enable any manoeuvring for delivery vehicles, there is limited space the design does not account for the direction of entry or exit of large delivery vehicles. • Fuel delivery could be affected, there are parking bays directly adjacent to where the tanker waits to re-fuel the pumps • There are not enough parking bays for restaurant users and staff • Litter, there should be a condition imposed for the daily removal of any litter, litters bins are not shown on the plan • Access onto Sturmer Road; traffic management needs to be addressed for customer and delivery vehicles exiting / entering the drive-thru particularly in conjunction with the petrol station traffic. Visibility splays also need to be addressed. • Advertisement signs should not be placed where the view will be obstructed when entering and exiting on to Sturmer Road as currently happens.

Appendix ii

Castle Hill Development

Paul Bonnett, Barley Homes, thanked the Town Council for inviting Ingleton Wood Architects and Barley Homes to the Planning committee meeting.

Alexandra Powell, Ingleton Wood, showed the Planning committee display boards outlining the Castle Hill development site. The site is divided into two areas, residential and open space. The area allocated for housing is the same size as the original school footprint but relocated near to the existing residential development.

AP outlined that there will be two consultations, first stage will be to engage with as many people as possible on issues affecting the site. ONE Haverhill, members of the public, groups and organisations are to be invited to get involved. The second consultation will be on the draft brief when this is prepared. It was hoped that the brief be submitted at the end of September / early October and adopted in December 2018.

The Town Council are the first of the public consultees to be shown the Development Brief and IG and BH welcomed input on ideas and suggestions for uses for the proposed open space. Allotments and re-instatement of the tennis courts are ideas that could be included in the brief.

The residential site comprises of 25 houses, bordered by trees and hedges, a public footpath which ran around the outer border of the site and vehicular access from Chivers Road.

Councillor Burns:

What the plans were for public parking at the North end of the site, Suffolk County Council are aware of problems with parking along School Lane at school drop off and pick up times. The existing traffic problem needs consideration in the brief, especially as there is little provision for public transport. The car park is owned by the Rugby Club and is not a public car park, although schools do encourage parking there.

BH had consulted with SCC Highways, but was waiting to hear back

Who would pay to maintain the open space?

Was there affordable housing?

PB confirmed that the site was Policy compliant

Cllr Hanlon and Cllr Smith agreed with a suggestion from the committee for using part of the open space to accommodate parking for school traffic at drop off and pick up times.

Cllr Robbins was concerned that the development could cause extra traffic on Camps Road, then through to School Lane.

PB confirmed that exits would only be onto Chivers Road, there would be no residential traffic entering onto School Lane and that they would take advice from SCC Highways to avoid highway issues on Chivers Road.

Cllr Crooks thought that the initial draft plans looked good. Cllr Crooks suggested that the Allotment Association be contacted regarding the proposal for allotment space, current allotments are well used and there are waiting lists for these. Also the Tennis club could be consulted to ensure that if re-instatement of the tennis court is considered, this would not have a detrimental effect on them.

Cllr Burns suggested, when going forward, that BH / IW take into consideration electrical charging points, solar panels and minimum size standards for rooms.

The committee as whole welcomed the development and agreed that it represented a modest scale development.

Westfield School Site presentation:

There will be a public consultation taking place on 12th July, with planning submission as soon as possible.

There are 38 units, consisting of 2 and 3 bedroom houses, 5 x 2 bedroom flats, 4 x 1 bedroom flats and 4 x 4 bedroom houses. The development is Policy compliant with 30% affordable units in total. Parking is provided in accordance with Borough Council's adopted standards, carports and garages have been designed in.

Access for this site would be off Manor Road, using the existing entry/exit points. The proposal follows St Edmundsbury Borough Council's Development Brief and Haverhill Vision 2031.

There are some constraints on the site due to contours of the land and existing trees which must be retained. The existing electrical sub-station will remain. Site levels are also a considerable constraint, as there is a drop by 7.5m and waterlogging in SW corner.

There was some discussion from committee members on the amount of trees being retained on the site, Councillors suggested that some of these could be removed to avoid loss of light and overshadowing.

BH confirmed that there had been extensive discussions with the Borough's Tree Officer on this subject and that they had come to a compromise to balance existing site characteristics and developmental potential. Also, existing trees had link up to allow for wildlife corridors. The boundary trees and hedgerows would also provide significant screening.

The site proposals have ensured that existing properties are not overlooked and the scheme looks outwards and connects with its surroundings.

Cllr Burns asked about lighting on un-adopted roads.

Cllr Brown congratulated BH and IW on the development brief and asked if consideration could be given to the possibility of using S106 money to upgrade the Railway Walk footpath, a well-used link to the town centre.

Overall, the opinion of Committee that this was of good design and Councillor Hanlon thanked both Paul Bonnett and Ingleton Wood Architects for giving the presentation and looked forward to seeing them back at the next stage of consultation.