

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 11th September 2018 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor Mayor A Brown
Councillor Q Fox
Councillor B Robbins
Councillor L Smith

Apologies: Councillor M Byrne

Absent: Councillor J Crooks
Councillor A Williams

In Attendance: Councillor J Burns
Vicky Phillips, Assistant Clerk
Mr Stuart McAdam, Persimmon Homes, Suffolk

1 member of public was 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

/140 The above apology was noted.

P18 Declarations of Interest and requests for Dispensation

/141 No declarations were made and no requests for dispensation had been received.

P18 Minutes of the Previous Meeting

/142 Minutes of Meeting held 28th August 2018 were signed as a true record.

P18 Matters arising from the Previous Minutes

/143 Item P18/137

- Development work on the Kedington side of the A143. Mayor Brown reported that this was work being undertaken by Anglian Water.
- Utility space outside Havebury properties in Kingfisher Close. Cllr Burns reported that this in fact is refurbishment of the hardstanding, allowing garden areas and space for mobility scooters.

P18 Stuart McAdam, Senior Planner, Persimmon Homes
/144 Land South NW of Haverhill, Anne Sucklings Lane

Mr McAdam introduced himself to members of the Committee explaining that he is the Senior Planner for Persimmon Homes, Suffolk Office. The Suffolk office have now taken over the development at NW Haverhill. Contractors have now been on-site for six months and Mr McAdam has suggested bi-monthly catch up meetings to keep the Town Council up to date on any developments and to answer any questions that Councillors or the people they represent may have.

Mr McAdam passed around a simple site plan, showing coloured areas of progress, the most progress having been made to the properties along Anne Sucklings Road, which are up to the roof tile level. 50% of the Southern phase of roads are at base course and will be tarmacked by then end of this month. The pump station and sewers are in as well. Off-site utility connections will be completed by the end of October.

An Assistant Site Manager is now on site and Mr McAdam will forward to the Clerk contact details. Both the Site Manager and Mr McAdam are available to answer any questions raised by Councillors or the general public.

Recently, due to the dry weather, there was an issue with dust which Persimmon did their best to address by soaking the site. With winter coming, mud could become an issue and a construction management plan is in place to address this.

Sales of the 2 and 3 bedroom properties have been selling at a steady rate, with 20 sales secured and a number of reservations.

The 4 bedroom properties have been a challenge, a marketing suite will be ready in January.

Affordable housing sales are also constant, 80% of sales have been through the help-to-buy scheme with first time buyers taking up the 2/3 bedroom properties.

Cllr Burns:

Had been liaising with the Borough Council regarding the suggestion from the Town Council that the roads be named after Haverhill people that had died in WWI, he was concerned that the Borough were referring to the location as being in Little Wratting and had reiterated to the Borough that the whole site was in fact in Haverhill. The Town Council have also requested that the Relief Road be named Suffolk Regiment Way.

Stuart McAdam:

Thought that this was a good idea, James Vine had been talking to the Borough about road naming. SM will report back to the Town Council to update.

Cllr Burns:

Asked whether the name of the development, Boyton Place, been suggested by the Borough or Persimmon.

Stuart McAdam:

This had been suggested by Persimmon, the idea being that it tied into a reference point in the surrounding area. This was for Phase I only and was being used for marketing the development.

Cllr Burns:

There had been some areal footage taken by a local person by drone, this would be nice to have as a historical record. He had a copy and would forward on to Mr McAdam, SM thanked him for this.

Cllr Burns:

Was disappointed about the building of the houses in that some conditions had still not been met.

Stuart McAdam:

Confirmed that Persimmon have submitted information for all conditions, there were a number that have been discharged and a number that had not received a final decision on. For example, materials, they have received a definitive agreement on the materials they could use but not had a response back from the Borough Council.

There are some critical decisions on highways and drainage on the site; drainage has been agreed by the local authority and highways at the County Council. SM thought that once these had been agreed they would be signed off by, but at the moment the position stands that there may be a minor impact from the attenuation pond on landscaping. There is a bit of conflict between landscaping and the drainage aesthetics, but is underway to all being agreed and addressed in the near future.

SM has been tracking and monitoring progress on Conditions, however, due to annual leave there is a slight delay, but all Conditions have been addressed in some way but there are some details that still need to be finalised.

Cllr Burns:

Although a separate application, the slip road near the temporary site entrance, what is the timescale on the visibility splay.

SM will look into this and report back.

JB has received some reports from residents that lorries are leaving the site with washing their wheels. SM confirmed that this is a requirement and that lorries should not leave without wheel-washing and that that this will be addressed.

Cllr Q Fox

Also mentioned that he had witnessed that dirt on the road had been there all night. SM will report back to the site manager that the road should be cleaned at the end of the day after the lorries have left.

Mayor Brown:

What was the outcome of the archaeological report, had it been issued?

Mr McAdam:

This had been signed off prior to building work commencing, but will look into this and forward results.

Cllr Hanlon thanked Mr McAdam for coming to the meeting. It was agreed that Mr McAdam attend on a bi-monthly basis.

AGREED

P18 /145 Public Forum on planning matters other than applications before the committee

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

P18 /146 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 /147 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)

P18 Matters to Report

- /148** Cllr Q Fox reported that signage with no parking between the hours of 7.00pm – 7.00am is to be placed at the lay-by near Puddlebrook on the A1017.
Cllr Burns reported:
The hole in the Arts Centre car park, has still not been repaired. JB has chased.
He has again reported the incorrect camber on Hollands Road.
There have been two arrests for the suspected arson at Atterton & Ellis site.
There have been 6 offers to purchase the Woodlands Hotel.

P18 Date of next Meeting

- /149** The next meeting of the Planning Committee will be held on 2nd October 2018 at Haverhill Arts Centre.

P18 Closure

- /150** The meeting was closed at 8.10pm.

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
17.08.18 Expires 07.09.18	1	DC/18/1606/FUL	1no. Kiosk boiler Pentaco Construction Ltd	12 Westbourne Court	NO OBJECTION
22.08.18 Expires 12.09.18	2	DC/18/1654/HH	Two storey side extension with car port Mr and Mrs Evans	18 Mill Hill	NO OBJECTION
28.08.2018 Expires 18.09.2018	3	DC/18/1669/HH	Single storey side extensions Mr Anto Jose	5 Monarch Close	<i>'The Town Council OBJECT to this application due to the loss of a parking space. Also, manoeuvring a vehicle on and off the site would be more difficult'</i> <i>The Town Council would like it noted that the application's drawings do not reflect the reality of the site, the block paved area is not shown and does not show clearly access to neighbouring properties. The implied site boundary is incorrect and strongly urge the planning officer to carry out a site visit before determining this application.</i>
28.08.2018 Expires 18.09.2018	4	DC/18/1564/HH	Single storey rear extension	6 Bute Court	NO OBJECTION

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
29.08.2018 Expires 19.09.2018	5	DC/18/1685/HH	Replace roof to existing conservatory Mr Alefounder	29 Beech Grove	NO OBJECTION
31.08.18 Expires 21.09.2018	6	DC/18/1653/ADV	Building Signage – (i) 4no. internally illuminated lettering/vinyl signs (ii) 6no. non illuminated lettering/vinyl signs. Site signage – (i) 2no. internally illuminated leader boards (ii) 1no. internally illuminated speaker post (iii) 1no. internally illuminated menu board (iv) 1no. non-illuminated directional sign Alderforce Ltd	KFC, Lordscroft Lane	NO OJBECTION
31.08.18 Expires 21.09.18	7	DC/18/1652/FUL	Internal and external minor alterations including re-locating entrance door and re-cladding to external elevations Alderforce Ltd	KFC, Lordscroft Lane	NO OBJECTION