

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 22nd January at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Mayor A Brown
Councillor Q Fox (Vice Chair)
Councillor B Robbins

Apologies: Councillor M Byrne
Councillor J Crooks
Councillor L Smith

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk

2 members 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

P19 Apologies for Absence

/011 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/012 No declarations of interest were made and no requests for dispensation had been received.

P19 Minutes of the Previous Meeting

/013 Minutes of Meeting held 8th January 2019 were signed as a true record.

P19 Matters arising from the Previous Minutes

/014 P18/215; Clerk to update T Brown

P19 Persimmon Homes, Suffolk

/015 Stuart McAdam gave an update on the NW Development. There are now 66 completed houses on site. A show home will open in February and Mr McAdam invited staff and councillors to visit. The existing sales cabin will be removed.

As it stood, 6 properties had been reserved, 19 exchanged and 2 sales have been completed.

The next phase of development will include the commencement of the construction of the roundabout, which will take 3 to 4 months to complete.

The public road will pass around one side of the roundabout and HGV's will

be redirected to use the new feeder road, which should alleviate the problem of mud on the road. Work is on-going to keep on top of the mud issue. The Northern phase of the road is at foundation stage and will be dug in the next few months.

There are a few Conditions still in discussion, but most have now been discharged.

Two applications will be submitted for the next phase; one for infrastructure and one for SUDs and drainage and there have been some initial discussions with Case Officers. For phase II, Mr McAdam will be happy to come back to the Town Council to give a presentation and answer any queries.

Councillor Hanlon: are sales on target?

SM: Slower than expected, but the opening of the new show home should move things along. Generally, the market is slow. The 4/5 bedroom properties are sticking, but 2/3 bedrooms properties are good sellers.

Councillor Burns: Work on the roundabout will affect traffic from Bury St Edmunds, traffic will go need to go around it. Is he able to announce it on Social Media?

SM: Yes.

Councillor Burns: When is the access road to Southern phase opening?

SM: This would become the junction for access to the show house and will open at the same time

Councillor Burns: What is the progress on the relief road?

SM: Detailed drawings have been completed, Persimmon will want to build all in one go. Although the trigger is 500 sales or 5 years, they hope to start before that.

Councillor Burns: Although there has been some reluctance at the Borough in regards to naming the relief road, Councillors support naming it and want an official opening and proposed inviting those who served with the Suffolk Regiment to attend.

SM: Persimmon will be more than happy to offer any assistance with the naming and to any publicity over an official opening. SM offered to attend a meeting with councillors over the road naming and will also approach the Borough directly.

Councillor Robbins: Voiced the Town Council's disbelief and disappointment over the removal of the hedge.

SM: He was also extremely disappointed and offered apologies over its removal, which had been caused by misunderstanding and miscommunication by sub-contractors. Since the hedge's removal, Persimmon has been working closely with Case Officers and qualified Arboriculturists to take advice on replacing the hedge to a high standard.

Councillor Burns: The archaeological report had still not been received.

SM: had asked for this, but will look into it again.

Stuart McAdam stayed to hear discussion on Persimmon's application for planting the replacement hedge. The Town Council requested that maintenance of the new hedge be continued for 5 years, rather than the proposed 3 years, SM agreed that this was not unreasonable and will take back to Persimmon. SM will also talk to the Planning Officers regarding SCC's objection.

P19 /016 Public Forum on planning matters other than applications before the committee

Mr Pinnock thanked the Town Council for their comments on parking and security for the application for the Menta building. Hopefully, this will be taken on board.

P19 /017 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)

P19 /018 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)

P19 /019 Matters to Report

Councillor J Burns reported:

A new prior approval application for the flats above the old Job Centre, DC/18/2544/P3OPA had been submitted.

The new application has not changed from the previous application, which had been withdrawn. Therefore, the Town Council's objections still stand.

P19 /020 Date of next Meeting

The next meeting of the Planning Committee will be on 12th February 2019 at 7.00pm.

P19 /021 Closure

The meeting was closed at 8.16pm.

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
07.01.19 Expires 28.01.19	1	DC/18/2532/FUL	(i) 1no. industrial building (ii) 7no. aggregate silos and (iii) re-siting of solvent tanks Don Construction Products Ltd	Don Construction Products Ltd I. Fraser	NO OBJECTION The Town Council requested confirmation on whether there was a need for a spillage plan for the solvent tanks to prevent environmental contamination.
07.01.19 Expires 28.01.19	2	DC/18/2494/FUL	Construction of 20.58m x 12.42m building Mr Steve Gooding, Sanofi	12 Rookwood Way	NO OBJECTION
07.01.19 Expires 28.01.19	3	DC/18/2546/HH	First floor side extension Mr PA Cabral	28 Poplar Close	NO OBJECTION
09.01.19 Expires 30.01.19	4	DC/18/2551/RM	Means for Landscaping (replacement hedge) for phase one of the development previously approved under DC/16/2836/RM Submission of details under SE/09/1283/OUT – the means of landscaping (replacement hedge) for the construction of (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works	Land NW of Haverhill, Anne Sucklings Lane, Little Wrattling	The Town Council STRONGLY SUPPORT this application. It was noted that the proposal states the hedge is to be maintained for 3 years, the Town Council requested a condition be set that pro-active maintenance of the new hedge be maintained for 5 years. In addition, the Council did not understand the Flood management objections as this is replacing a previous hedge on the same line, so a hedge would have been there anyway.

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Miss Jessica Baker – Persimmon Homes (Suffolk)		
10.01.19 Expires 24.01.19	5	DC/18/0862/FUL	<p>Coffee Shop (A1/A3) including drive-thru facility with associated car parking, cycle parking, landscaping and associated works (demolition/removal of existing structures). Amended plans received revised parking / delivery layout</p> <p>Motel Fuels Limited</p>	Haverhill Service Station, Sturmer Road	<p>STRONG OBJECTION</p> <p>The revised plans do not address any of the objections raised by the Town Council.</p> <p>Additionally, the revised plans propose delivery vehicles leaving the site by driving between fuel pumps and out through the exit near the shop – the tracking illustrated shows no degree of flexibility – delivery vehicles would have to follow the route inch-perfectly to avoid hitting fuel tank vents and the kiosk. Taking into consideration that there is no proposal to close the site during deliveries, there are parking bays in front of the service station shop with vehicles parking at a 90 degree angle, a 10m rigid lorry negotiating through the fuel pumps and across the front of the shop would be impossible – and rigid lorries can be up to 12m in length, which would not be able to negotiate this route. This revised proposal also does not take into account the possibility of having to negotiate leaving the site whilst a 16½m fuel tanker is on site with a fuel delivery. The plan requires a high degree of co-operation and patience from other drivers visiting both the coffee shop and filling station, but is more likely to cause frustration and risk-taking behaviour on a highly dangerous site, The exit plan is chaotic, dangerous and will cause congestion. The development is trying to fit <i>'a quart into a pint pot'</i></p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
14.01.19 Expires 04.02.19	6	DC/19/0010/TPO	TPO204 (1994) Group of Mixed Species Trees (within A1 on Order) works specified in accompanying tree schedule Mr Matt Vernon, West Suffolk Councils	Constable Road South, Constable Road North and Spindle Road	NO OBJECTION
15.01.19 Expires 05.02.19	7	DC/18/2510/FUL	Change of use of 2no. rooms from Class C3 (residential) to Class Sui Generis (Nail Bar) Mr C Dang – KD Nails	74 High Street	STRONGLY OBJECT; The Town Council received correspondence from 72 High Street, objecting to this application. The Town Council support the neighbour's objections and agree that this application would result in loss of amenity for the neighbouring property; <ol style="list-style-type: none"> 1. The proposal is to convert a residential home in the High Street where there are existing retail units available, but a shortage of dwellings – Masterplan is to increase dwellings, not decrease them. 2. increase in noise 3. increased footfall across a joint private forecourt in front of the properties would result in loss of privacy 4. The forecourt is a private residential forecourt and not intended for use as access to a business. 5. Business traffic entering and exiting the site would present additional congestion and danger on an already busy corner with insufficient visibility splay to meet regulations 6. The proposals of the rear car park shows 4 narrow car parking bays

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					<p>with only 2.4m width for manoeuvring which would make some parking bays impossible to access. This could provoke drivers unable to park to instead reverse out blindly onto the High Street.</p> <p>The site is inappropriate for business use and does not consider the impact on neighbouring properties and problems arising from additional vehicles, noise and loss of privacy.</p>