

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 12th February 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
Councillor L Smith

Apologies: Councillor M Byrne
Councillor J Crooks
Vicky Phillips, Assistant Clerk

In Attendance: Councillor J Mason
Colin Poole, Town Clerk

7 members of public was present

Welcome:

Councillor P Hanlon welcomed everyone to the meeting, particularly Mr Christopher Netton and Mr Sam Robinson from Havebury Housing, and advised members of the public attending that the meeting was being recorded.

ACTION

P19 Apologies for Absence

/022 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/023 No declarations of interest were made and no requests for dispensation had been received.

P19 Minutes of the Previous Meeting

/024 Minutes of Meeting held 22nd January 2019 were signed as a true record.

P19 Matters arising from the Previous Minutes

/025 None.

P19 Paske Avenue

/026 Mr Christopher Netton, Project Manager, and Mr Sam Robinson, Architect, gave a presentation to the Committee on proposals for 10 dwellings to be constructed on the garage site at the top end of Paske Avenue, a cul-de-sac off Mill Hill. The proposal was for 2x pairs of 3-bed semi detached dwellings, 4x 3-storey flats including the undercroft parking, plus 2x 2-storey flats. Mr Netton advised that the usage of the garages was mostly vacant, or just for

storage, with only 5x garages regularly used to park vehicles, of which just 1x was rented by an address in Paske Avenue. He was confident therefore that it was better use of the land and not likely to cause displacement parking, to construct new dwellings on the site instead.

Mr Robinson gave a presentation of the property designs themselves and invited comments. The following observations were made:

- a) The construction traffic and increase in residential vehicle movements narrow approach along a former cul-de-sac could cause issues for existing residents. It was confirmed that public consultation with residents will take place.
- b) Parking needs to be sufficient for everyone – had Havebury checked overnight opportunistic parking on the site by Paske Avenue residents? This will be checked.
- c) Overlooking/Overshadowing of neighbouring properties in Orchard Close – an existing line of mature trees to be retained meant that the proposal would have no impact.
- d) The design showed a Juliet balcony directly above the bin store – potentially rather unpleasant. This will be reviewed.

The Committee awaited the actual application with interest. The Chairman thanked Mr Netton and Mr Robinson for their attendance at this early stage of proceedings.

P19 /027 Public Forum on planning matters other than applications before the committee

Mr Smith asked what mechanisms existed to prevent s106 funding being lost due to inaction by the County and District Councils, following a media report naming councils and the funds lost. The Clerk advised that unfortunately the County Council and most district councils had a dismal track record of poor engagement with parishes in both agreeing s106 funding priorities and in delivering projects. The exception being Babergh, which regularly advises parishes of sums outstanding – and did not feature in the EADT story.

P19 /028 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 /029 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 /030 Matters to Report

Councillor J Mason reported:

He was concerned regarding the mud on the road being generated by the development in Ann Suckling Road, adjacent to the Persimmon development. Members advised that he should use the Highways reporting tool on the Suffolk.gov.uk website, to lodge a report on this.

P19 Date of next Meeting

/031 The next meeting of the Planning Committee will be on 26th February 2019 at 7.00pm.

P19 Closure

/032 The meeting was closed at 8.15pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

| | | PLAN NO. | PROPOSAL | LOCATION | TOWN COUNCIL DECISION |
|--|--|------------------|---|---|---|
| | | DC/18/2544/P3OPA | Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create seven apartments | 65-67 High Street Haverhill Suffolk CB9 8AH | <p>The new application has not changed from the previous application, which had been withdrawn. Therefore, the Town Council's objections still stand. Additionally the Town Council support the concerns raised by Highways for parking at the rear.</p> <p><i>Considered as individual flats, these would not meet the suggested guidance by LACORS on Minimum Size Standards and Crowding and Space, being in some cases, half the size of the minimum standard suggested by LACORS.</i></p> <p><i>Concerns were raised over the proximity of beds being so close to the kitchen area, resulting in bedding being very close to kitchen appliances, causing fire risk.</i></p> <p><i>Concern was also raised over the blocking up of a second stairwell, potentially eliminating a possible escape route in case of fire for both proposed flats on the first floor and existing flats on the second floor.</i></p> |

List B – Considered at the Committee Meeting

| | | PLAN NO. | PROPOSAL | LOCATION | TOWN COUNCIL DECISION |
|---------------------------------|----------|----------------|--|-----------------|---|
| 16.01.19 Expires 06.02.19 | 1 | DC/18/2497/FUL | <p>Change of use of ground floor from off licence shop (A1) to shop/café (A1/A3) (retrospective)</p> <p>Mr Jose Manuel Gouveia</p> | 22 Queen Street | <p>The Town Council wishes to place a HOLDING OBJECTION until further comment can be obtained from other statutory consultees:</p> <p>Public Health: Can they please comment on the lack of an accessible toilet. There is space and if this application had been submitted at the proper time, we would have objected to this omission.</p> <p>Anglia Water: Capacity of the drains at this location to cope with increased</p> |

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|---------------------------------|----------|----------------|--|----------------------------|---|
| | | | | | usage from both the kitchen and toilets. Fire Service: the ground floor plan shows tables blocking a fire exit. |
| 21.01.19 Expires 11.02.19 | 2 | DC/19/0082/HH | Single storey rear extension (following demolition of existing conservatory) Mr & Mrs Bottomley | 5 Rowel Close | NO OBJECTION |
| 25.01.19 Expires 15.02.19 | 3 | DC/18/2494/FUL | Single storey office building (previous application DC/16/0390 FUL) Mr Steve Gooding – Sanofi | 12 Rookwood Way | NO OBJECTION |
| 25.01.19 Expires 15.02.19 | 4 | DC/19/0119/HH | Two storey rear extension Mr & Mrs Kroukamp | 20 Slaters Drive | NO OBJECTION |
| 30.01.19 Expires 20.02.19 | 5 | DC/19/0118/FUL | Alteration to building footprint and other associated works following application DC/16/0876/FUL (part retrospective) Churchill Retirement Living | Place Court, Camps Road | NO OBJECTION |
| 31.01.19 Expires 21.02.19 | 6 | DC/19/0094/FUL | Change of use of Utility Area to allow Dog Grooming business (Sui Generis) Miss Sianie Driver | 26 Ash Grove | OBJECTION Parking – The property has been converted into 5x bedroom and already has insufficient parking for that number of bedrooms. Additional parking requirements for customers should be in addition to that requirement and the application fails to meet that test. Noise and disturbance from use – There are concerns over a business that generates noise from dogs being brought to/from the premises. If the LPA were minded to approve, conditions limiting operation to those described by the applicant as ‘intended’ should be set, mindful that the proposed business |

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|--|--|----------|----------|----------|---|
| | | | | | <p>has a party wall with a residential property.</p> <p>Capacity of infrastructure – can Anglia Water please comment on the commercial use of residential drainage systems at this address, given the business will be greatly increasing the amount of water and waste entering the system, compared to normal residential use.</p> <p>Waste disposal – No arrangements for commercial sanitary waste storage and collection are described in the application.</p> |