

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Monday 20th May 2019 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 A Luccarini
Councillor L Smith
Councillor A Stinchcombe

Apologies: Councillor D Smith

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Mayor J Burns

There were no members of public

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

/073 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/074 No declarations of interest were made and no requests for dispensation had been received.

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

/075 No members of the public wished to speak on other matters.

P19 Planning Applications currently before St. Edmundsbury Borough Council and received by publication of agenda (List B attached)

/076 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P19 Date of next Meeting

/077 The next meeting of the Planning Committee will be on 21st May 2019 at 7.00pm.

P19 Closure

/078 The meeting was closed at 8.30pm.

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
26.04.19 Expires 17.05.19	1	DC/19/0834/RM	<p>Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space landscaping and associated infrastructure)</p> <p>Submission of details for the reserved matters access, landscaping, layout and scale for the Spine Road and associated strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park</p> <p>Redrow Homes, Easter Region</p>	Land NE Haverhill, Wilsey Road, Little Wratting, Suffolk	<p>The Town Council wish to raise the following issues with the application:</p> <p>There is no ‘buffer zone’ of landscaping indicated for the southern edge of zone A8. It is not yet clear whether the indicative layout from the masterplan showing back gardens backing onto Chalkstone Way is still the intention, or whether there could be high-density housing fronting onto Chalkstone Way. Concerns have been raised by residents at Mildenhall Place.</p> <p>Healthy and safe communities and promoting sustainable travel: The proposed location for access to Samuel Ward Academy off of the spine road has not been identified. However, there is no cycleway proposed for the side of the road on which the school sits. The Town Council feels strongly that this omission should be addressed within this application.</p> <p>Highway Safety: There is also no protected crossing identified where the school entrance might be. The point at which the spine road passes closest to the land allocated to the school needs to</p>

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					<p>be assessed for safe right-turns into the school, as there is a tight left-hand bend and a relatively short straight where this entrance is likely to be. The applicant needs to liaise with planners and the Academy on this matter.</p> <p>The proposed roundabout on Chalkstone Way is immediately adjacent to the Westfield primary School. There is an uncontrolled pedestrian crossing directly by the school for which the proposed cycleway in/out of Great Wilsey appears to connect to. At school start/finish times the uncontrolled nature of the crossing creates significant traffic issues, with drivers switching off their engines waiting for a gap in the flow of students and parents. There is a pedestrian underpass which needs connecting to pathways/cycleways but investment in safety fencing and remodelling the entrance the underpass would re-open this safe crossing point and would remove the need for a road crossing.</p> <p>At the Northern entrance, the application appears to show an abrupt end to high quality cycle and footway provision. The proposed roundabout on the A143 needs to have good protected crossings and routes for pedestrians and cyclists and this should connect seamlessly with the provisions that are proposed for the NW Haverhill development, to contribute towards an coherent sustainable travel provision. Can planners please ensure that the relevant officers within SCC are consulted on these proposals and this issue in particular.</p>

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					<p>Promoting healthy and safe communities and promoting walking and cycling: We would challenge whether sufficient consideration has been made for the opportunities for upgrading of <u>all</u> proposed footways on the main routes through the development to be shared cycle/footways in order to enable healthy lifestyles by the provision of healthy cycling and walking routes in addition to the utilitarian provision of travel-to-work routes? The incremental cost of providing wider paths to facilitate this is at its lowest at the point of initial construction.</p> <p>Traffic Movements: The Town Council asks that the Highways authority review the impact on the transport network outside of the development given the traffic flow projections within this application, particularly traffic leaving via the southern junction. Mitigation measures that encourage the pattern of traffic movement to favour the northern access point at the A143, onto the northern relief road should be put in place to reduce the impact on existing residential roads on the Chalkstone estate. Sensitive junctions that are already operating at high capacity should be reassessed using the data provided.</p> <p>Conserving the historic environment: The Town Council notes the comments of Historic England and urges that the strongest possible strategies be put in place to mitigate any impact on this site.</p>

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					<p>Conserving and enhancing the natural environment: The Town Council endorses the comments of Mr & Mrs Surridge in respect of tree planting.</p> <p>Provision of Healthcare Facility: Whilst appreciating that this application covers only landscaping layout and scale for the spine road, the Town Council respectfully wishes to highlight that the developer needs to work backwards from the overall aspirations of the masterplan to ensure that the initial approvals do not negatively impact on aspirations for the completed project for an integrated approach to the provision of community facilities and services. Any aspect of this application that can be so amended as to more easily facilitate the provision of a healthcare facility at the lowest possible cost should be so amended. The West Suffolk CCG need to positively engage on this matter, even if reserving their overall position on a healthcare provision.</p> <p>Making effective use of land and achieving well-designed places: Again, appreciating this specific application does not cover this matter, we feel it is an opportune moment to raise our concern that the density of housing proposed for zone A2 is not so low that other zones, notably A8, consequentially have a density higher than originally agreed, leading to over-development of that zone.</p>