

# Haverhill Town Council

## Minutes of a Meeting of Haverhill Town Council's

### PLANNING COMMITTEE MEETING

Held on Tuesday 2<sup>nd</sup> July 2019 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor A Brown  
Councillor A Luccarini  
Councillor D Smith  
Councillor A Stinchcombe

**Apologies:** Councillor L Smith  
Councillor J Crooks

**Absent:** None

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

There was 1 member of public 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**

/102 The above apologies were noted.

**P19 Declarations of Interest and requests for Dispensation**

/103 All members declared a pecuniary interest in item P19/107 Item 4; the application being on behalf of the Town Council. It was proposed by Councillor Tony Brown seconded by Councillor Dave Smith that a dispensation should be granted to allow members to take part in the discussion on this item and any subsequent vote, as otherwise the business of the committee would be impeded.

**RESOLVED** (Localism Act 2011 s33)

Cllr J Burns declared a non-pecuniary interest on item P19/107 Item 7; the applicants are known to him.

**P19 Minutes of the Previous Meeting**

/104 Minutes of Meeting held 11<sup>th</sup> June 2019 were approved as a true record.

**P19 Matters arising from the Previous Minutes**

/105 There were no matters arising.

**P19 /106 Public Forum on planning matters other than applications before the committee**

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

**P19 /107 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 /108 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 /109 Matters to Report**

JB reported that there had been no further action by SCC on outstanding enforcements. Cllr Brown proposed that a letter be sent to SCC, seconded Cllr Luccarini

**Clerk**

**P19 /110 Date of next Meeting**

The next meeting of the Planning Committee will be on 30th July 2019 at 7.00pm.

**P19 /110 Closure**

The meeting was closed at 8.25pm.

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
06.06.19 Expires 27.06.19	<b>1</b>	DC/19/1114/TPO	TPO 440(2006) (i) 1no. Oak (T2 on Order) crown reduction by 10% (ii) 1no. Oak (T9 on Order) crown reduction by up to 3 metres near streetlight and crown raise to 4 metres (iii) 1no. Oak (T8 on Order) crown lift/raise by up to 4 metres over path and (iv) 1no. Ash (T4 on Plan) crown reduction by up to 2 metres  Mr Matt Vernon, West Suffolk Council	7 Spartan Close	NO OBJECTION
06.06.19 Expires 27.06.19	<b>2</b>	DC/19/1116/FUL	Gas fired power plan within fenced compound containing 2no. 2mw generators and associated equipment  Mr Ben Wallace, Aggregated Micro Power plc	Land West of Unit D, Homefield Road	<b>STRONGLY OBJECT:</b> This application directly contradicts West Suffolk Council's Sustainability Strategy to reduce CO2 emissions and to work to reduce greenhouse gas emissions and to cut emissions ahead of statutory national targets. West Suffolk's vision is to ensure that services are climate resilient and to help to improve local land, air and water quality and to cut CO2 emissions by 60% by 2025 through a combination of energy conservation and use of renewable energy. Suffolk County Council has recently declared a Climate Emergency and aspires to make Suffolk the UK's greenest County and is working in

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					<p>Partnership with three key aims Climate Mitigation, Climate Adaption and Protecting and enhancing the natural environment.</p> <p>Noise: The appeal decision relied upon in para 55, Planning Statement, required noise attenuation through the provision of acoustic fencing. Similar provision would be required if this application was successful.</p> <p>Supporting renewable power: The planning statement (para 38) confirms the distance to the national grid for which new infrastructure needs to be laid is 30m from the site. Para 55 seeks reliance on an appeal outcome, in respect of the provision of infrastructure for supporting renewables. That site was for a 14Mw gas station with 800m of infrastructure serving a large greenfield site. That contribution to power supply resilience would support 14000x8kw renewable generation and provide future potential for connecting a sizeable renewable source such as wind/solar in place of the gas plant at the end of its life. This application is for a 4Mw plant, which can support only 4000x8kw renewable generation and is on a constrained site unlikely to be useable for renewable energy production in the future. Whilst the planning inspectorate accepted the argument for supporting renewables in the case of the appeal site on the basis of the renewables enabled and the infrastructure provided, the scale and situation of this site is simply not comparable and the claim for similar benefit cannot be sustained.</p> <p>The Town Council considers that such</p>

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					small-scale plants cannot offer sufficient efficiency in power production to justify the disadvantages they bring, particularly in urban settings.
11.06.19 Expires 02.07.19	<b>3</b>	DC/19/0746/HH	Single storey side extension  Mr & Mrs McConville	4 Roman Way	NO OBJECTION
13.06.19 Expires 04.07.19	<b>4</b>	DC/19/0875/OUT	6no. residential apartments  Colin Poole, Haverhill Town Council	Bevan House, Camps Road	NO OBJECTION
12.06.19 Expires 26.06.19	<b>5</b>	DC/19/0225/FUL	Temporary construction access off Chalkstone Way associated with wider work at Great Wilsey Park (Re-Consultation)  Redrow Homes Ltd	Land NE Haverhill, Wilsey Road, Little Wrattling	<b>OBJECT:</b> Town Council's previous objections still stand. However, in response to the further submissions from the applicant, the additional observations are offered:  Elected members are not aware that a more recent, relevant traffic analysis has taken place since Brookbanks 2015 Transport Assessment. There are 4 schools housed along Chalkstone Way; Samuel Ward Academy, Westfield Primary Academy and Coupals Primary School. Churchill Free School opened in 2013, with 9 pupils and they now have 70 pupils. Samuel Ward have increased their number of year groups since 2014 and had their biggest intake of pupils in 2016. Associated school traffic would be significantly increased and would affect parking, pedestrians and adult and children cyclists using this route since the assessment was taken.  Additionally since 2014, use by

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					<p>community groups of The New Croft has increased significantly throughout the day and evening, a 3G pitch has recently opened. Haverhill Borough, Haverhill Rovers FC and a significant number of youth and adult football teams are now using the site.</p> <p>Given the above increase in activity and related traffic, the reliance of any travel plan on a 2014 traffic assessment for this construction is unlikely to be robust and should not be relied upon.</p> <p>Apart from HGV movements, other construction vehicles from independent contractors will use Chalkstone Way. Therefore associated traffic will be much higher than the figures provided suggest.</p> <p>When other developers commence work on other parcels of the Great Wilsey development, will Redrow grant unrestricted use of their construction depots so that all developers can 'control' lorry movements in the same way as Redrow intend? If they do not intend to let their own vehicles use the proposed spine road, we assume that they will not let others use it.</p> <p>Construction of new buildings on the Samuel Ward school site was for a matter of months. HGV traffic for this development will use Chalkstone Way for the next 10 years at least. It is disingenuous to consider impacts of this length as 'temporary'. We disagree with the assertion on page 3 of the applicants response to SCC</p>

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					Highways dated 1 <sup>st</sup> May 2019, that there were no adverse concerns raised regarding the existing speed tables as there was in fact damage caused to the speed tables by HGV traffic at this time.
14.06.19 Expires 05.07.19	<b>6</b>	DC/19/0874/FUL	(i) 1no. apartment building consisting of 5no. apartments (following demolition of existing single storey building and removal of steel container) and (ii) ground floor extension to existing shop  Mr Harry Zachariou, Dejavu Ltd	6-8 Queen Street	NO OBJECTION
17.06.19 Expires 08.07.19	<b>7</b>	DC/19/0891/HH	Raise the height of the roof to create additional habitable floor, including front and rear velux windows and new 2 <sup>nd</sup> floor window in the North elevation.  Mr P Palmer	21 Sperling Drive	NO OBJECTION
20.06.19 Expires 11.07.19	<b>8</b>	DC/19/1235/TPO	TPO209(1994) – 3 no. Beech (G! on plan and within G1 on order) overall crown reduction by 6 metres  Mr Willian Nolan	3 Vanners Road	NO OBJECTION
20.06.19 Expires 11.07.19	<b>9</b>	DC/19/1225/HH	New blocked paved driveway  Mr Pearce	6 Chalkstone Way	<b>NO OBJECTION</b> however the Council requests applicants are required to submit a sample of the paving block for approval to ensure that a permeable block is used, to be SUDs compliant. Run off from the property into the Highway could prove a hazard to road users and given the close proximity of the Stour Brook, could enter the water course.
20.06.19	<b>10</b>	DC/19/1226/HH	New blocked paved driveway	8 Chalkstone Way	<b>NO OBJECTION</b> however the town

		<b>PLAN NO.</b>	<b>PROPOSAL</b>	<b>LOCATION</b>	<b>TOWN COUNCIL DECISION</b>
Expires 11.07.19			Mr Dalton		council requests the same condition as proposed for DC/19/1225/HH