

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 21st August 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 B Davidson
Councillor A Luccarini
Councillor D Smith
Councillor A Stinchcombe

Apologies: Councillor L Smith

In Attendance: Mayor J Burns (from 7.30pm)
Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Christopher Netton, Project Manager, The Havebury Housing Partnership
Sam Robinson, Gary Johns Architects

There were 20 members 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

/121 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/122 No declarations of interest were made and no requests for dispensation had been received.

P19 Minutes of the Previous Meeting

/123 Minutes of Meeting held 30th July 2019 were approved as a true record.

P19 Matters arising from the Previous Minutes

/124 P19/114, there has been no further action on this item.

P19 Revised proposal for development at Paske Avenue

/125 Christopher Netton introduced himself and explained the changes to the proposal. Sam Robinson presented the committee OHP slides of the updated scheme. See appendix (ii)

P19 /126 Public Forum on planning matters other than applications before the committee
Appendix (iii)

P19 /127 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 /128 Planning Applications currently before West Suffolk District 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 /129 Matters to Report
JB: No further update Enforcement list.
JB: No further news on hedge at Persimmon site. Clerk informed committee that Stuart McAdam would be attending the next meeting.
JC: commented that he thought the Churchill development at Camps Road look good.

P19 /130 Date of next Meeting
The next meeting of the Planning Committee will be on 3rd September 2019 at 7.00pm. Cllrs D Smith and L Smith gave apologies for this meeting.

P19 /131 Closure
The meeting was closed at 8.38pm.

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
25.07.19 Expires 15.08.19	1	DC/19/1510/TCA	Yew – T1 – Trim 1msides and top and reduce back rear overhanging branches over garden sheds by 1.5m Mrs Marsh	38 Hamlet Road	NO OBJECTION
01.08.19 Expires 15.08.19	2	DC/19/1010/RM	Reserved Matters Application – Submission of details under Outline Planning Permission DC/15/2424/OUT – Matters Reserved by Condition 2 (appearance, landscaping, layout and scale) for the development of Plots NE1, N2 and SE2 for use classes B1, B2 and B8 HE2 Haverhill1 GP Ltd	Land adj. Haverhill Business Park, Bumpstead Road, Haverhill	OBJECT: The Town Council continues to be supportive of development of this site but only in accordance with the outline application approved under reference DC/15/2424/OUT, which included a design and access statement in which 4.1 design approach and accompanying Indicative Layout Plan positioned all buildings in such a way that all vehicle movements for each unit were shielded from the nearby residential properties. The Town Council endorses Public Health and Housing comments on predicted noise levels at night and disturbance to nearest residential properties. Conditions should be put in place to control noise levels. As previously requested, a condition to provide a continuous footway along Bumpstead Road to enable safe pedestrian access to the site. The

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					proposal fails to provide this and would require pedestrians to cross the road without a safe crossing point.
07.08.19 Expires 28.08.19	3	DC/19/1565/HH	(i) Two storey side extension (ii) front porch (iii) single storey rear extension (iv) pitched roof over existing garage (previous application DC/19/0701/HH) Mr Les Pearson	3 Churchill Avenue	NO OBJECTION
09.08.19 Expires 30.08.19	4	DC/19/1537/OUT	(Means of access to be considered) – Employment development Howard Haverhill Ltd	Project Office Furniture, Ehringshausen Way	NO OBJECTION
13.08.19 Expires 03.09.19	5	DC/19/1613/HH	Two storey rear extension Mr and Mrs A Guinivan	12 Rowell Close	NO OBJECTION

Appendix (ii)

Christopher Netton, Havebury Housing, explained that following on from public consultations, one-to-one visits with residents and comments raised by Haverhill Town Council, Havebury Housing have revised the proposal for the development at Paske Avenue. The revised scheme included reducing the number of units from ten to nine, now providing three bungalows rather than the originally proposed four two-storey houses. The site is a sustainable site, being near to the Town Centre and green open space.

CN went on to read through the comments raised by the Town Council and addressed the issues in turn;

Overshadowing, Overlook and Loss of Privacy

CN explained that by replacing the four houses with three bungalows, there will be a reduced impact on neighbouring properties in Orchard Close and Paske Avenue from overshadowing and loss of privacy. The bungalows have been designed to achieve The Lifetime Homes Standard.

Layout and Density of Building Design

To address this, CN explained that the number of units have been reduced by one. The High Density design is in response to Government requirements and adheres to an identified need for one and two bedroom affordable properties in Haverhill.

Also changes to design has introduced the use of a buff brick colour, rather than red, to address concerns raised by neighbours that the design was out of character to buildings in the surrounding area.

CN explained that the need to provide green space for the one bedroom properties was not considered necessary, properties would not be accommodating children of an age where they would be using a green space.

Highways Issues

CN confirmed that Havebury have carried out a survey under the recognised Lambeth Survey method, which identifies legal on street available parking.

Traffic demand will be similar to the existing daily use of the garages.

Capacity for a turning circle remains the same and meets the standard for bin wagons.

The amended proposal has increased the provision of cycle storage.

Noise, Smells and Fumes

CN confirmed that rubbish bins will be kept in an enclosed storage area which is locked, ventilated to the side and will be inspected regularly.

Appendix (iii)

Comments raised by members of public present, on comments by Christopher Netton and the revised proposal for development at Paske Avenue

New Property at Paske Avenue:

The revised proposal does not show the new property being built at 25 Paske Avenue, which will still be overshadowed by the flats

Sam Robinson: The flats are at a right angle to the new property and are positioned to the North, the left hand side is adjacent to the new property and will only be 1 ½ storeys high. There will be no loss of light or overshadowing.

Rubbish:

Concerns were raised over the rubbish at the bin storage and the upkeep. It has been known that at other Havebury Housing locations, the bin storage facilities are not kept shut or locked, rubbish is dumped outside of the bins. This causes smells and will attract vermin.

CN assured members of public that the bin storage will be regularly checked

Flats:

Several members of the public pointed out that although some issues raised by Orchard Close residents have been addressed, concerns of residents at Paske Avenue have been largely ignored.

Members of the public still felt that the height of the flats will look imposing and that the design will be an eyesore and will be totally out of character to the surrounding area. It was still considered a better option to provide more bungalows.

There should be more green space provided on site

CN answered that one to one meetings were arranged with those residents that would be directly affected by the scheme and that he feels the frustration of the residents. However, Havebury need to adhere to the terms of planning and constraints of the site. There is a Government drive to make 'best use' of Brownfield land, the site is not large enough to build properties with car parking and gardens.

Architects have designed the flats so that the façade tells a story of how the building and area has evolved. Planners are of the mindset that although fitting in with the street scene in using buff bricks rather than red, the design of the building should be a focal point.

Traffic:

There will be more traffic generated by residents and their visitors. Paske Avenue already has problems with parking and this will only make it worse, especially in the mornings and evenings. Currently, some resident's drives are already being blocked by parked cars

A point was raised that the one bedroom flats could actually house two adults, with the possibility of them owning two cars.

The survey carried out on the garages may not be up to date.

CN answered that the proposal meets the current standards for parking. The design removed the design for tandem parking and the new proposal has additional parking spaces to accommodate. The design adheres to the NPPF.

Other issues:

Is there a non-smoking clause in the flats as in other Havebury properties? If so, is there provision for a smoking area?

Residents in the flats in the corner will be affected by noise and fumes from the bus station behind

Concern was raised over tenure of the flats

CN assured residents that Havebury will do their best to provide good quality, social housing for people that are taking the same path that some current residents of Paske Avenue have taken.

Cllr Crooks pointed out that the Planning Application has not yet been submitted to West Suffolk District Council and is not yet on the planning portal. Once this has been received, residents will have the chance to come to another Planning meeting.

Cllr Hanlon thanked Chris Netton, Sam Robinson and the members of public for attending.