

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 22nd October 2019 at 7.00pm at Haverhill Arts Centre, Haverhill, Suffolk, CB9 8AR



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor A Brown
Councillor B Davidson
Councillor D Smith
Councillor L Smith
Councillor A Stinchcombe
Councillor A Luccarini

Apologies: Councillor J Crooks

In Attendance: Mayor J Burns
Chris Gatlin, Head of Planning, Redrow Homes Ltd
Guy Kaddish, Bidwells Planning
Robert Park, Exterior Architecture
Steve Lloyd, Pegasus Group
Vicky Phillips, Assistant Clerk

There was 1 members of the 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

/168 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/169 No declarations of interest were made and no requests for dispensation had been received.

P19 Minutes of the Previous Meeting

/170 Minutes of Meeting held 1st October were approved as a true record.

P19 Matters arising from the Previous Minutes

/171 P19/159, Cllr Burns updated i) that problems at Chaplewent Road had been reported but had not reply ii) most of the posters had been removed, but not all of them. The District Council will be looking into working with this organisation in the future.

P19 Presentation on Great Wilsey Park Application

/172 Chris Gatlin, Guy Kaddish, Robert Park and Steve Lloyd introduced themselves to the committee.
CG started by explaining that Phase I of the Great Wilsey development covers 900 dwellings out of the proposed 2,500 to be built.
The presentation tonight was on the Reserved Matters application submitted for the delivery of parcels A1, A2 and A8 for 503 dwellings.
Appendix (ii) attached.

Cllr Brown proposed and Cllr Smith seconded to SUPPORT the application with Caveats (see Appendix (i))

RESOLVED

P19 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)

/173 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P19 Matters to Report

/174 Flooding adjacent to Persimmon Homes site, Wrattling Road, Cllr Smith was under the impression that this issue was to be irradiated when building started. Cllr Burns updated that this was a problem with a pipe in poor repair and issues with a pipe that was stopping water draining away. Highways was aware of the problem and it was being dealt with.
Cllr Burns had emailed Enforcement, but had not a satisfactory reply.

P19 Date of next Meeting

/175 The next meeting of the Planning Committee will be on Tuesday 4th November 2019 at 7.00pm.

P19 Closure

/176 The meeting was closed at 8.55pm.

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
26.09.19 Expires 17.10.19	1	DC/19/1818/FUL	Change of use of land from oil storage depot (Class Sui Generis) to self-storage facility (Class B8) with 72 shipping containers Mr Edward Howard – Megastorage Ltd	12 Homefield Road	<p>The Town Council OBJECT to this application on the following:</p> <p>Highway Issues Large vehicles are currently parking either side of the entrance to this site, once in use as a storage facility these vehicles would block visibility for vehicles exiting onto the highway. The Town Council request that Highways explore the option of parking restrictions either side of the entrance / exit. There is little room for manoeuvring on the site, vehicles would have to reverse into the site or reverse out onto the highway.</p> <p>Land Contamination / Hazardous Materials The Town Council request that Environment ensure that any oil present on the site is mitigated. Are controls in place to for the potential of hazardous materials being stored in containers?</p> <p>Site Security / Hours of Operation The application does not outline hours of operation. Will the site have security in place e.g. CCTV, security lighting or lockable gates.</p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
27.09.19 Expires 18.10.19	2	DC/19/1940/RM	<p>Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units with 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, appearance, landscaping, layout and scale for 503 dwellings (parcels A1,A2 and A8) and associated internal roads, car parking landscaping, amenity and public open space.</p> <p>Application to Partially Discharge Conditions 4 (Updated survey information), 6 (waste and recycling), 7 (landscape and Ecological Management Plan), 8 (Landscape), 15 (Open Space Strategy), 28 (Garage/parking provision), 30 (Travel Plan – Residential), 40 (Arboricultural method statement), 42 (Ecological implementation strategy) and 45 (Biodiversity monitoring) of DC/15/2151/OUT</p> <p>Mr Chris Gatland, Redrow Homes Ltd</p>	Land NE Haverhill, Wilsey Road, Little Wrattling	<p>The Town Council SUPPORT this application, with the following conditions in place;</p> <p>Sustainability To meet Suffolk Council's Climate Emergency Policy to cut harmful emissions, infrastructure to be put in place for the provision of electric charging points. A communal play area to be provided in parcel A8, to ensure nearby, easily accessible play space.</p>
30.09.19 Expires 21.10.19	3	DC/19/1928/HH	<p>Single storey side and rear extension</p> <p>Mr Ajay Joseph</p>	2 Brickfields Drive	NEUTRAL
03.10.19 Expires 24.10.19	4	DC/17/2269/FUL	<p>3no. dwellings and access (following demolition of existing dwelling and garage)</p> <p>Mrs Susan Franks</p>	27 Clements Lane	<p>There have been no obvious changes to this application therefore the Town Council's objections stand. 'There is insufficient parking. The Town Council ask whether the application complies to Policy DM 2</p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					<p>Character of the Area, as the buildings are out of keeping with existing cottages and the one being demolished'.</p> <p>Additionally, access to the site is too narrow and this is made worse by existing residents using the drive to park their vehicles.</p>

Appendix (ii)
Summary of Presentation on Great Wilsey Park Application
DC/19/1940/RM

Parcel A1 comprises of 62 dwellings, 25 dwellings per hectare, with a maximum of 2 storey build height. This parcel will consist of a mix of 3 and 4 bedroom dwellings, which will fit well on the site. The design allowed for some left over land, which has made into a pocket park, this was not in the outline planning application but has created a new focal place.

Following concerns raised by Suffolk Highways over vehicles accessing onto the street, the design has allowed for vehicles to access onto the highway in forward gear from properties, rather than reversing onto the highway. Design incorporated private drives, is landscape dominated and has incorporated general open space provision. The layout protects the existing infrastructure of valued field margins and hedgerows and enhances them. Housing fronts onto this landscape.

Cllr Hanlon asked what was in the pocket park.

The pocket park adhered to West Suffolk Council request for no football or ballgames, which could be played in the wider landscape. The pocket park was more of a recreational area, with larger trees, mown areas, benches and bins. The area was fenced around the edge with a path through.

There is an existing ditch along which runs a footpath, this may have to be diverted, but will retain access and be surfaced.

JB wanted it noted, that West Suffolk Officers have not consulted Ward members on changes to the outline planning application.

Properties in parcel A1 will be limited to 2 storey in height, which will be rendered, red and buff brick. Some properties in key areas will have a Chimney. Properties will have private drives and offset to provide a tree lined avenue. Areas have been designed to discourage parking where it shouldn't be. Trees will be mitigated, appropriate to the area, not too close to properties, will have root barriers and will adhere to building regulations

Parcel A2 comprises 173 dwellings, of which 36 are affordable homes, 32 dwellings per hectare. The first stage of development will meet 23% of affordable homes criteria. This parcel comprises 2 storey height properties at the entrance, with 2 ½ storey height further in the site and 3 storey at the Southern edge to reflect adjacent sites. The design is similar to A1 in that properties are outward facing. There is a cycleway on the principle street and forward access to private drives. There is a play area in the South West corner, open space surrounding the site and vistas. This site also allowed for the provision of a pocket park well in the heart of the parcel. Similarly to A1, there is a relationship with the spine road, fringed landscape to the north and a landscape corridor East. Both spaces have a cycle route.

Both A1 and A2 the pocket parks are gated, with wrought iron railings for fencing, meadow planting and wildflower planting areas .

Cllr Burns asked if the 3 storey properties would be seen from Kedington, as this was a contentious point.

The land drops down in level and there will be no overlooking, there was very careful mitigation of the green edge landscape.

Cllr Hanlon wanted assurance on the type of trees used outside properties, due to issues with large trees blocking out the light.

Trees would be planted well away from houses.

The street scene showed a staggered mix of 2 ½ and 3 storey dwellings, which created a gateway into the site and bookended with the 2 ½ storey. The 3 storey were a mix of townhouses and 1 and 2 bed flats.

A8 parcel comprised 269 dwellings with a higher density of 39 dwellings per hectare. There were 80 affordable homes and predominately 2 and 3 storey with the occasional 2 ½ storey. The main access to this parcel was off of Chalkstone Way and 'wiggled' road through the site and Place Making and change of materials used on the road to mitigate speed. Private drives were off the main street and a public right of way on the Western side which provided a natural surveillance.

Cllr Burns asked if a footpath along Chalkstone Way could be provided, at the moment parents and children walking to school have to walk on a muddy path, or in the road. With the additional housing this issue will get worse..

Member of Public asked if provision had been made for additional GP's surgeries.

Under the S106 provision has been provided, but it would be up to CCG to carry this forward.

Cllr L Smith asked if electric charging points had been provided.

CG; not as part of this application

Cllr commented that the recreation/play space was out of the way.

Cllr Burns requested that the Town Council be consulted early on in the road naming process, drone footage of the build be taken and a 3-d view walk though be made available.