

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Monday 4th November 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 D Smith
Councillor L Smith
Councillor A Stinchcombe

Apologies: Councillor A Luccarini

In Attendance: Mayor J Burns
Vicky Phillips, Assistant Clerk

There was 1 member 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

/177 The above apologies were noted.

P19 Declarations of Interest and requests for Dispensation

/178 No declarations of interest were made and no requests for dispensation had been received.

P19 Minutes of the Meetings held 21st October and 22nd October 2019

/179 Subject to the amendment to the day the meeting was held, the Minutes of Meeting held 21st October were approved.

Subject to amendment to item P19/171 the word reply be changed to replied, Minutes of the Meeting held 22nd October were approved.

Proposed Councillor Hanlon, seconded Councillor Brown

RESOLVED

P19 Matters arising from the Previous Minutes

/180 P19/174: Cllr Burns informed the meeting that he will be meeting with the Officer involved in regards to the flooding at 'The Fox' (adjacent Persimmon Homes development) and that Highways will need to be chased up on dealing with this problem as a matter of urgency. Councillor Crooks asked if a flood warning sign could be put out to warning motorists. Councillor Stinchcombe advised that there was a lot of mud on the road, Cllr Burns mentioned that

Persimmon had an on-site road sweeper. Councillor Hanlon advised that there was now a pothole in the road.

P19/172: Councillor Burns requested that the notes of the presentation on the Great Wilsey Park be sent to West Suffolk, so that these could be added to the Portal.

P19 /181 Public Forum on planning matters other than applications before the committee

None.

P19 /182 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 /183 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 /184 Matters to Report

i) The Clerk reported to the meeting West Suffolk Council's Sustainable Settlement Consultation and Strategic Housing and Economic Land Availability Assessment (SHELAA).

It was proposed by Cllr Davidson and seconded Councillor D Smith that the Clerk submit the responses attached (Appendix (ii))

RESOLVED

ii) Planning Application DC/19/1818/FUL. The Clerk had received an update on the Town Council's response to this application. Updated information had been received from the Case Officer.

It was proposed by Cllr Hanlon and seconded Councillor Brown that the Town Council's objection still stood in respect of vehicles manoeuvring in the site and highway issues. It was suggested that moving the middle row of containers to be back-to-back would alleviate some issues. Clerk to respond to the Case Officer.

RESOLVED

CLERK

P19 /185 Date of next Meeting

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

P19 /186 Closure

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
16.10.19 Expires 06.11.19	1	DC/19/2034/TPO	TPO275(1973) – Tree Preservation Order – 1no. Horse Chestnut (91 on plan and T3 on order) – crown lift to 2.5 metres Mr M Vernon	The Garden, 40a Boyton Close	NEUTRAL
16.10.19 Expires 06.11.19	2	DC/19/2035/TPO	TPO108(1985) – Tree Preservation Order – 1no. Ash (1523 on plan and within G1 on order) – coppice Mr M Vernon	43 Chaplains Close	NEUTRAL
22.10.19 Expires 12.11.19	3	DC/19/2040/VAR	Variation of condition (2) of application DC/15/2579/FUL – to allow use of revised plans for the construction of a foodstore and a 3 unit retail terrace with associated access, car parking, service yards and landscaping Lidl, Great Britain Ltd	Lidl, Ehringshausen Way	The Town Council OBJECT to the re- siting of the pedestrian path. The path should be re-instated alongside the building as agreed in the original proposal, with the addition of bollards to be erected for pedestrian safety. The Town Council accept the remainder of the proposal to reconfigure the car park layout and also accept the proposal for changes to the landscaping to incorporate a grassed area rather than tree and shrub landscaping. <i>Proposed Councillor D Smith and seconded Councillor A Stinchcombe, 6 for and 1 against (Cllr Crooks)</i>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
23.10.19 Expires 13.11.19	4	DC/19/1971/FUL	1no. warehouse building (following demolition of existing warehouse relating to application DC/19/0310/FUL) Ms Susan Lyme, International Flavours & Fragrances I.F.F.	IFF, Duddery Hill	NEUTRAL The Town Council request that any asbestos found on the site is dealt with in accordance with the correct procedures.

Appendix (ii)
SHELAA

Appendix E Site Proformas

Haverhill Town Council responses:

Reference	Site	Summary	Response
WS096	Plots 300 and 400 Haverhill Research Park	The site is located outside the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of a strategic employment site within the Haverhill Vision 2031 (Policy HV10). For the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).	Not only is this site outside the housing settlement boundary, it is also outside the Civil Parish of Haverhill and lies within Withersfield.
WS217	Atterton & Ellis Site	The site has had an application on the site for 39 dwellings on the site, this application has since expired, however if the site was to come forward, we expect similar levels of growth could be expected on the site.	No comment
WS097	Land South of Haverhill	The site is located partly adjacent and partly outside the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. A significant portion of the site is located outside of West Suffolk Council's area.	The site is not suitable for development and should remain a green buffer zone to protect the natural landscape and surrounding villages from Haverhill's growth. The site would not achieve a sustainable development, there is insufficient transport links in Haverhill and the site would not have direct good access to the town centre. Additional development of this size would compromise medical services already under pressure in Haverhill and as the site is partly outside the housing settlement boundary could potentially become a dormitory village.

			Braintree District Council has considered the site unsustainable.
WS098	North-West Haverhill	The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV3). For the purposes of the SHELAA we have used the number of outstanding dwellings included in the proposal with planning permission.	County wildlife must be inviolate.
WS099	Former Castle Hill Middle School	The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV5c). For the purposes of the SHELAA we have used the number of dwellings included in the pending planning application.	No comment
WS100	Former Westfield Primary School	The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV6c). For the purposes of the SHELAA we have used the number of dwellings included in the pending planning application.	No comment
WS101	Bradnam's Yard Site	The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV6c). For the purposes of the SHELAA we have used the number of dwellings included in the pending planning	The site should remain employment land

		application.	
WS102	Land South of Chaplewent Road	The site has been allocated in the Haverhill Vision 2031 and has been granted planning permission for 87 dwellings. There is no evidence to suggest there will be any delays to the delivery of the site.	No comment
WS103	Former Gas Works, Withersfield Road	The site is allocated within the Haverhill Vision 2031 for 10 dwellings. Whilst no progress has been made on the site, it is still expected to come forward within the lifetime of the local plan.	No comment
WS104	Wisdom Toothbrush Factory	The site is allocated within the Haverhill Vision 2031. The policy says a detailed development brief should be used to determine the numbers and distributions of uses on the site, however for the purposes of the SHELAA we have assumed a 30 dwellings per hectare was applied to the site to calculate the yield. The development brief is a requirement on the site and is likely to delay the delivery of the site.	The site should remain employment land. The old Silk Mill building should be retained and protected in any future development

Appendix C – Sites deferred due to not being available.

The Town Council have identified sites which are included in Vision 2031 as designated housing, but have been included in this appendix as unavailable e.g. W586

WS346, is shown on the map as deferred housing, but not included in any of the appendices that I can see. – it will be employment land

WS585 – is on Appendix C and on the map as deferred housing but has not been designated as housing and we believe it has a Covenant on the land.

WS583 – this is an active telephone exchange and cannot see why this would be on the deferred housing list

WS667 – Part of Town Centre Masterplan Consideration

WS582 – This is jointly the Rose & Crown and Corn Exchange Car Park – the Rose & Crown car park belongs to them the remainder is part of Haverhill's car parking capacity

WS580 – would be concerns about access currently accessing this site is via a single vehicle track