

# Haverhill Town Council

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

### PLANNING COMMITTEE MEETING

Held on Tuesday 26<sup>th</sup> 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 A Luccarini  
Councillor D Smith  
Councillor A Stinchcombe

**Apologies:** Councillor L Smith

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

There were no 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**

/187 The above apologies were noted.

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

/188 Councillor T Brown declared an interest in Item P183 (2), the applicant is known, to him.

Councillor P Hanlon declared an interest in item P183 (3), the applicant is known to him.

**P19 Minutes of the Meetings held 4<sup>th</sup> November 2019**

/189 Minutes of the Meeting held 4<sup>th</sup> November 2019 were approved as a true record.

**P19 Matters arising from the Previous Minutes**

/190 P19/184; DC/19/1818/FUL – Clerk had submitted committee's response to the Case Officer. Cllr Crooks advised that the application had been approved. Cllr Burns advised that although he had submitted comments via the Portal, they were not made available.

**P19 Suspend standing order 7a**

/191 To enable reconsideration of a recent comment on a planning application.

**P19 DC/19/1940/RM**

**/192** Councillor Burns reported to the committee a summary of a meeting that he had attended with Case Officer Penny Mills, along with Cllr Pat Hanlon, Colin Poole and Vicky Phillips. Penny Mills had a more concise, clear map of the development, which afforded a better understanding of the proposed development. Concerns were highlighted in Parcel A8; lack of Green space and trees, affordable housing clustered together rather than a mixture, size of rooms in the affordable housing, too many of the same type of house in one area, lack of footpath along the frontage of development in Chalkstone Way.

It was proposed by Councillor T Brown and seconded by Councillor A Stinchcombe that the response below be submitted (Appendix (i) – item 9).

**RESOLVED**

**P19 Public Forum on planning matters other than applications before the**  
**/193 committee**

None.

**P19 Planning Applications determined by the Clerk and Chair under**  
**/194 Delegated Powers (List A attached)**

Applications determined under delegated powers, are shown in list A attached to the minutes, see Appendix (i)

**P19 Planning Applications currently before West Suffolk District Council and**  
**/195 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 Matters to Report**

**/196** Councillor J Burns reported that although West Suffolk District Council were doing their best at removing them, flyers and posters were still appearing on lamp posts.

Hearing date for the hedge that had been removed at the Persimmon development was taking place in Ipswich on the 9<sup>th</sup> December.

**P19 Date of next Meeting**

**/197** The next meeting of the Planning Committee will be on Tuesday 10<sup>th</sup> December 2019 at 7.00pm.

**P19 Closure**

**/198** The meeting was closed at 8.54pm.

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
29.10.19 Expires 19.11.19	<b>1</b>	DC/19/1713/FUL	(i) Creation of 8no. parking spaces (ii) increase size of existing vehicular access (iii) improvements to rear footpath (iv) replacement front footpaths including ramp and steps  Havebury Housing Partnership	1-8 Clements Lane	NEUTRAL
30.10.19 Expires 20.11.19	<b>2</b>	DC/19/1964/TPO	1no. Willow (T1 on plan and order) pllard Propose pollarding main crown to a new framework at approx. 8 metres – as recommended by the local planning tree officer.  Mr Clarke	2 Manor Farm Close	NEUTRAL
30.10.19 Expires 21.11.19	<b>3</b>	DC/19/2073/FUL	Replacement assembly room and welfare block (following demolition of existing)  Mr John Mullan, Suffolk County Scout Council	The Scout Hut, Colne Valley Road	SUPPORT
30.10.19 Expires 20.11.19	<b>4</b>	DC/19/2120/HH	Single storey rear extension (following removal of existing conservatory)  Mr Brad Butler	25 Henderson Close	NEUTRAL
10.10.19 Expires	<b>5</b>	DC/19/1991/OUT	Outline Planning Application (Means of Access / Appearance/Layout/Scale to be considered) – (i) Public house and restaurant	The Fox PH, Haverhill Road, Little Wratting,	<b>OBJECT</b> The Town Council fully support the application in principle; however the

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			(replacing existing public house) (ii) first floor staff flat in connection with ground floor pub / restaurant use  Mr Darren Pomfrett	Haverhill	Council is not satisfied with the design or site access.  HTC fully endorse Highways comments. Installing a central island on the Haverhill Road would prevent right turns in and out of the site, with clientele using the two proposed roundabouts to effect entry and egress. It would also provide a protected crossing point for residents of the new estate to reach the proposed restaurant. Additional cycle bays should be provided.  Whilst we realise the site size is restricted, the proposed design doesn't meet our expectations for what is a key gateway site and we think the developers would commercially benefit from creating an attractive landmark for people coming into Haverhill who may be seeking a place to eat.
11.11.19 Expires	<b>6</b>	DC/19/2217/TPO	TPO 041(1977) – Tree Preservation Order – (i) 1no. Horse Chestnut (T126 on plan, G3 on order) – crown reduction by 2 metres (ii) 1no. Horse Chestnut (T143 on plan, G1 on order) – crown reduction by 3 metres (iii) 1no. Hornbeam (T144 on plan, G1 on order) – prune previously pruned stubs back to next appropriate pruning points (iv) 1no. Beech (T148 on plan, G1 on order) – prune previously pruned stubs back to next appropriate pruning points (v) 1no. Ash (T165 on plan, G1 on order) – reduce lateral spread by 3 metres (vi) 1no. Sycamore (T172 on plan, G3 on order) – crown lift to 3 metres (vii) 1no. Sycamore (T179, G3 on order) – overall crown lift to 4 metres (viii) 1no. Pine (T141 on plan, G1 on order) – crown lift to 2	Cemetery, Withersfield Road	NEUTRAL

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			metres Mr Matt Vernon		
11.11.19 Expires	<b>7</b>	DC/19/2193/FUL	3no. air conditioning units and louvres on rear elevation Mr Jonathan Wadcock	PureGym Ltd	NEUTRAL
15.11.19 Expires	<b>8</b>	DC/19/2252/HH	First floor rear extension Mr & Mrs Stearn	26 Ladygate	NEUTRAL

27.09.19 Expires 18.10.19	<b>9</b>	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><b>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.</b></p> <p><b>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</b></p>	Land NE Haverhill, Wilsey Road, Little Wrattling	
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**OBJECTION**

Parcel A8 is a parcel of land isolated from the main NE development but in close proximity to the Chalkstone and Bird Estates which are characterised by wide verges, trees and green spaces. The proposal is out of keeping with this townscape (CS2n). The proposal over-develops the land parcel and creates massing which is uncharacteristic and creates a problem townscape:

1. The proposed front 'gardens' are effectively non-existent. Suffolk Preservation Society warns against this type of urban design: 'well planted borders & hedges create green infrastructure along the street scene, avoiding narrow grass strips that fail to give privacy or visual aesthetics to street frontages. Good design would add privacy; create a better defined street scene; prevents dog fouling and can still be low maintenance'. (Elwood Landscape Design 2019, for SPS)
2. The plans purport to show the location of new trees, but in reality with so little space the planting will be too close to utilities and foundations.

**Core Strategy Policy CS2** - Sustainable Development: 4.19 quotes: *There are certain broad requirements which all development should meet if it is to be acceptable. Proposals must be acceptable in terms of their: impact on the landscape, natural environment and cultural heritage; quality of design; sustainable use of resources; amenity; highway safety; and infrastructure.*

*A high quality, sustainable environment will be achieved by designing and incorporating measures appropriate to the nature and scale of development, including: the protection and enhancement of natural resources.*

This proposal is not in accordance with CS2

**NPPF para 8b** social objective: *To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*

This proposal is not in accordance with NPPF p8b

**Mental Health and Urban Living**

The applicant is providing 'pocket parks' in Parcels A1 and A2, which will predominately consist of large detached dwellings with reasonable gardens. However, the proposed layout for parcel A8 has very little green verge and no pocket park, despite A8 having a greater density of smaller houses and flats. The lack of pocket park impacts negatively on social interactions and opportunities for informal play without having to leave the development.

There is a growing body of evidence that even modest greening of urban areas can have an important positive impact on mental health incomes. (Roe, Aspinall, & Ward Thompson, 2016) This research indicates that people in affordable housing got more pronounced benefits from this greening. This emphasises the importance of good urban design, incorporating immediate access to small green spaces. It is not acceptable to treat the future residents of A8 differently to those who are able to afford to live in A1 & A2. There is no difference in access to the green buffer areas. Another benefit to creating greenspace with soft landscaping is this helps absorb noise. A8 is offering a very hard urban townscape, which is out of step with good practice for creating healthy places to live.

**Core Strategy Policy CS3** - Building for Life 4.32 *The Building for Life standard is the national benchmark for well-designed housing and neighbourhoods in England, influencing good design in terms of how it contributes positively to place-making and 'Design and Local Distinctiveness 4.44 Successful places depend upon good design. 'the creation of attractive open spaces can make a significant difference to the quality of the urban environment'.*

This proposal is not in accordance with CS3

**NPPF Policy para 127e** - Achieving well-designed places: *'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)'*

This proposal is not in accordance with NPPF p127e

The overall development does meet the 23% affordable housing requirement, however, there are concerns over affordable housing mix and room sizes. There are noticeable blocks of affordable housing, which clearly does not meet West Suffolk's Policy to be visually indistinguishable from the open market housing. Room sizes are small and would not meet the recognised National Minimal Space Standards.

Overall, the Town Council regards the proposal as over-development of the site and recommend that the housing density is reduced to allow for the creation of better verges, a pocket park and room sizes that meet the NMSS.

Other matters:

1. The green corridor buffer zone provides potential for a natural walking area on the edge of the site by using the height of the SUDS bunds to create a natural footpath for walkers. It is important that these do not create dangerous permanent ponds.
2. Whilst access through the site is available, there is no obvious footpath from Green Road to Westfield School; the provision of a footpath would enable a safe, accessible route for pedestrians and cyclists, including a crossing point adjacent to the new roundabout on Chalkstone Way. (policy CS2m)
3. 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.