

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 7th January 2020 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 B Davidson
Councillor J Crooks
Councillor L Smith

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

There were 6 members of the public present.

Welcome:

Councillor P Hanlon welcomed everyone to the meeting and advised that the meeting was being recorded.

ACTION

P20 Apologies for Absence

/001 The above apologies were noted.

P20 Declarations of Interest and requests for Dispensation

/002 All members declared a pecuniary interest in item P20/007 - item 2; the application being on behalf of the Town Council.

P20 Minutes of the Meetings held 10th December 2019

/003 Minutes of the Meeting held 10th December 2019 were approved as a true record.

P20 Matters arising from the Previous Minutes

/004 P19 /206 - Councillor Stinchcombe explained that even though he had gained photographic evidence of the flyposting around town, he was advised that he would be 'wasting his energy' submitting this to Enforcement as this would not be followed up. Councillor Burns reiterated that there was a lack of enforcement in Haverhill.

P20 Public Forum on planning matters other than applications before the committee

/005 None.

P20 Planning Applications determined by the Clerk and Chair under
/006 Delegated Powers (List A attached)

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

P20 Planning Applications currently before West Suffolk District Council and
/007 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)

P20 Matters to Report

/008 Councillor J Burns reported

i) that there had been some progress on the Atterton and Ellis site, West Suffolk Council were now in active discussions for the site.

ii) The ex-Woodland Hotel site was still under negotiation, however, security guards were to be removed from site in the near future.

P20 Date of next Meeting

/009 The next meeting of the Planning Committee will be on Tuesday 28th January 2020 at 7.00pm.

P20 Closure

/010 The meeting was closed at 7.25pm.

Signed

Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
10.12.19 Expires 24.12.19		DC/19/0874/FUL	(i) 1no. apartment building consisting of 3no. apartments and ground floor office area (following demolition of existing single storey building and removal of steel container) and (ii) ground floor extension to existing shop – (amended plans and additional information received 27 th November 2019) Mr Harry Zachariou, Dejavu ltd	6-8 Queen Street	
<p>The Town Council endorse the views of Highways and PHH, which when taken together indicate that the applicant is over-developing the site.</p> <p>PHH quote "Guidance within the Metric Handbook recommends a minimum floor area for a galley kitchen, to be used by up to 2 persons of 5.5m² with a living space of 14m². A combined kitchen/dining/living area, to be occupied by up to 2 persons, should therefore have a minimum floor area of 19.5m²; in addition, a double bedroom should have a minimum floor area of at least 9.5m². Guidance in respect of a single occupier, still recommends that the bedroom would need to have a minimum floor area of 6.5m² and a combined kitchen/dining/living area of 18.5m². Whilst the proposed size of the bedroom would be adequate for a single person, the combined floor area of the kitchen, living and dining facilities is significantly below the recommended minimum. It is therefore recommended that the overall design and layout of the proposed one bedroom apartment is re-considered so as to ensure that the accommodation meets at least the minimum recommended standard galley kitchen, to be used by up to 2 persons of 5.5m² with a living space of 14m². A combined kitchen/dining/living area, to be occupied by up to 2 persons, should therefore have a minimum floor area of 19.5m²; in addition, a double bedroom should have a minimum floor area of at least 9.5m². Guidance in respect of a single occupier, still recommends that the bedroom would need to have a minimum floor area of 6.5m² and a combined kitchen/dining/living area of 18.5m². Whilst the proposed size of the bedroom would be adequate for a single person, the combined floor area of the kitchen, living and dining facilities is significantly below the recommended minimum. It is therefore recommended that the overall design and layout of the proposed one bedroom apartment is re-considered so as to ensure that the accommodation meets at least the minimum recommended standard."</p> <p>The Haverhill Town Council Planning Committee is minded to have minimum size UK size room standard for Haverhill residents to move comfortably around their accommodation for their own safety no matter who they are. Also West Suffolk District Council are minded to have the minimum UK room sizes when the new Local Plan is adopted.</p> <p>The planning officer may wish to take into account that the site lies within the Masterplan area and consider whether this application which over-develops a restricted site is in accordance with the aspirations for an inspirational new town centre as set out in this adopted supplementary planning document.</p>					

List B – Considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
04.12.19 Expires 25.12.19	1	DC/19/0723/HH	Single storey side and front extension and conversion of carport to playroom (retrospective) Mr Bradley Gibson	26 Elmhurst Close	Floor plans show that this extension is to be used as a ground floor bedroom, increasing the number of bedrooms from 3 to 4. There is already a lack of parking in this area and given that there is no information supplied by the applicant on parking provision the Town Council OBJECT to this application on inadequate parking. Proposed A Stinchcombe, seconded T Brown
09.12.19 Expires 30.12.19	2	DC/19/0875/OUT	Outline Planning (Means of Access to be considered) – 6no. residential apartments Colin Poole, Haverhill Town Council	Bevan House, Camps Road	NOTED, the Town Council are the applicant
19.12.19 Expiry date 09.01.20	3	DC/19/2430/HH	Single storey rear extension Mr D Jones	2 Fisher Close	NEUTRAL