

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 28th 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 J Crooks
Councillor B Davidson
Councillor A Luccarini
Councillor D Smith
Councillor L Smith
Councillor A Stinchcombe

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

There was 1 member 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

/011 The above apologies were noted.

P20 Declarations of Interest and requests for Dispensation

/012 No declarations of interest were made and no requests for dispensation had been received.

P20 Minutes of the Meetings held 7th January 2020

/013 It was proposed by Councillor A Stinchcombe and seconded by Councillor D Smith that the minutes of the Meeting held 7th January 2020 were approved as a true record.

RESOLVED

P20 Matters arising from the Previous Minutes

/014 P20/007-1 – Councillors noted that the retrospective planning application for 26 Elmhurst Close had been approved. It was reported that Highways had not opposed granting of the application as, although there had been a loss of an on-plot parking space, on-street parking is common-place and they had no wish to restrict the granting of permission.

P20 Tree Preservation Order

/015 Councillor J Burns gave an update on the Tree Preservation Order for Land NE Haverhill, Wilsey Road (circulated with Agenda). Councillor Burns

explained that the Order had been made to protect the existing tree belts, including against the possibility of future unscrupulous felling, particularly along the Southern edge of the belt.

Councillors noted the Order and there were no further comments to add.

NOTED

P20 /016 Public Forum on planning matters other than applications before the committee

None.

P20 /017 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)

P20 /018 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)

P20 /019 Matters to Report

- i) A report from Stuart McAdam, Planning Manager at Persimmon Homes, had been circulated before the meeting and was displayed on the OHP (copy of report attached appendix ii). Councillor J Burns added:
- That Highways have approved over 200 drawings for the proposed relief road.
 - There had been a delay on the construction of the relief road due to issues with the geology of the land and that Persimmon had underestimated the work involved.
 - A Reserved Matters application had been withdrawn as the work on changing some of the 4-bedroom properties to make them into 3 bedroomed had been done under non-material changes instead. Councillor Burns mentioned it was worth noting that an approved application for 33 properties at Brickfields Drive had a condition that the development could not begin until the Relief Road had been started.
- ii) Councillor Burns reported work on the Construction Compound at Wratting Road has commenced. There has been some clearing of a layby opposite Jessimine Cottage.

P20 /021 Date of next Meeting

The next meeting of the Planning Committee will be on Tuesday 3rd March 2020

P20 /021 Closure

The meeting was closed at 8.40pm

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
23.12.19 Expires 06.01.20	1	DC/19/0834/RM	<p>RE-CONSULTATION – Submission of Details for the reserved matters access, landscaping, layout and scale for the Spine Road and associated strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park</p> <p><i>‘Updated landscape, highways and drainage drawings and updated ecology reports and arboricultural method statement and tree retention plans’</i></p> <p>Redrow Homes Eastern Region</p>	Land NE Haverhill, Wilsey Road, Little Wrattling	See below:
<p>NEUTRAL</p> <p>The Town Council have no objections to this application, but have raised the following queries;</p> <p>i) Footpaths Cycle Widths:</p> <ul style="list-style-type: none"> • Adjacent to Zone A1 and the roundabout, drawings show that there is a blue ‘gap’ in the red cycle route indicating that the route narrows from 3.3m to 2.5m. There are other examples of this treatment of the shared cycle/footway at zones A7 and A8. The Town Council question why the path would narrow at these points and that unless the reason is insurmountable, the main cycle route through the development is continuous 3.3m width. • Zone A7 to the left of the roundabout a 2m footway stops and the path is shown in white, what does this indicate? <p>ii) Amended Knee Rails:</p> <p>Concern was raised over the materials used in the construction of the posts. The Town Council seeks reassurance that the posts and ‘30dia’ rails are robust enough to withstand mis-use e.g being stood on. From a sustainability viewpoint, strong but repairable design from the beginning will help maintain a safe and attractive street scene.</p> <p><i>Proposed Councillor A Stinchcombe, seconded T Brown, all in favour</i></p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
06.01.20 Expires 27.01.20	2	DC/19/2453/HH	Two storey and single storey rear extension Mr Bass	16 Eastern Avenue	
<p>The Town Council are submitting a NEUTRAL stance on this application; however, concern was raised over egress onto Eastern Avenue. The Town Council request that Highways take into consideration that although sufficient space for parking of 3 cars has been shown, there is no provision for manoeuvring to enter onto the highway in forward gear.</p> <p><i>Proposed Councillor A Stinchcombe, seconded Councillor T Brown. All in favour</i></p>					
29.01.20 Expires 08.01.20	3	DC/19/2469/HH	(i) First floor side extension (ii) conversion of existing integral garage Mr D Brown	6 Poplar Close	NEUTRAL
17.01.20 Expires 07.02.20	4	DC/19/2471/ADV	(i) 1no. internally illuminated fascia sign (ii) 1no. internally illuminated projecting sign (iii) 1no. non-illuminated internal window sign Mr Kemal Nafi	65 High Street	NEUTRAL <i>A show of hands taken showed 7 vote in favour, Councillor Bruce Davidson against.</i>
17.01.20 Expires 07.02.20	5	DC/19/2470/FUL	Change of use from job centre (class A2) to fast food restaurant (class A3/A5) Mr Kemal Nafi	65 High Street	NEUTRAL <i>A show of hands taken showed 7 vote in favour, Councillor Bruce Davidson against.</i>
18.02.20 Expires 21.02.20	6	DC/19/2295/TE3	RE-CONSULTATION Notification under section 4 of the Communications Action 2003 – Removal of public payphone Mr Rick Thompson	Telephone Box, Strasbourg Square	The Town Council are submitting a NEUTRAL stance on this application but would ask that the land be made good once the telephone box has been removed. <i>All in favour</i>
18.02.20 Expires 21.02.20	7	DC/19/2294/TE3	RE-CONSULTATION Notification under section 4 of the Communications Action 2003 – Removal of public payphone Mr Rick Thompson	Telephone Box, near shops, Leiston Road	The Town Council are submitting a NEUTRAL stance on this application but would ask that the land be made good once the telephone box has been removed. <i>All in Favour</i>

Appendix (ii)

Dear Vicki,

As promised, please see detailed below some notes for your meeting this evening which I would be grateful if you could circulate to the Town Councillors.

Construction

- 98 Units built
- 57 in build above slab level
- Completion of the 1st phase June 2021
- Roundabout nearly completed just awaiting the BT diversion which is yet to be confirmed

Sales

- Sales continued to be slow towards the end of the year. However, since 2.01.20 we have sold 12 properties. The 2 beds and 4 bed detached properties with garages have been the most popular. We are still struggling with the three bedroom properties without garages.
- 56 private legal completions taken place to date since launching. 6 sales to exchange.

Phasing and future development

- In respect of the future phases of development, I have attached a letter and phasing plan sent to the Council on 15th January 2020 which was submitted to update on the latest position, which is self-explanatory.

I hope that this information is helpful to the Town Council.

Apologies that I cannot make the meeting this evening.

If there are any questions regarding the above, or at the meeting, I would be only too pleased to answer them.

Kind regards

Stuart McAdam
Planning Manager

Persimmon Homes Suffolk
Persimmon House
Orion Court
Great Blakenham
Ipswich
Suffolk
IP6 0LW
www.persimmonhomes.com

15 January 2020
Planning Department
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Dear Ms Mills,

Re: Discharge of Condition B2 (Phasing) relating to reserved matters approval for Land at North West of Haverhill, Anne Sucklings Lane, Little Wrating, Suffolk Further to ongoing discussions regarding the discharge of conditions for the above permissions please find enclosed details submitted to discharge the conditions listed below:

Reserved Matters – Condition B2 - Phasing

In addition to the details previously submitted for the Phasing condition dated 4th July 2018, I have attached a further indicative Phasing Plan Drawing Ref: Phasing Plan-Jan 2020, which outlines the phasing of the reserved matters (Phases 2-6 and the Relief Road), together with the information included within this letter and provides further clarity as to the reserved matters that are being implemented.

For clarity I have broken the delivery of the infrastructure into its various elements as shown below:

Relief Road

Phase 1 of the relief road (the roundabout at the eastern end adjoining the A413) has now been completed and the connection to the A1307 will be constructed in 2020. The remainder of the relief road (including the strategic landscaping on either side) is expected to be delivered as one continuous piece of major infrastructure and it is envisaged that construction will commence in mid-2020 from the completed roundabout (Phase 1), and will continue in a westerly direction towards the proposed roundabout to the north of the POS and Phase 2 land. The relief road will then continue west to the north of the land allocated for Phases 3B and 4A, finishing with the creation of a new arm onto the existing roundabout (A1307). The relief road is expected to be completed and open for use in 2021.

Phases 2-6 Infrastructure

An application for the delivery of key pieces of infrastructure will be submitted in January 2020. The infrastructure application will comprise of the main road network, drainage and public open space (including the football pitches which are expected to be delivered in 2022) serving the residential parcels. Thereafter a series of reserved matters will be submitted for the individual parcels of residential development. Public open space serving the residential parcels will form part of these submission.

Phase 2 Residential

Persimmon Homes is finalising plans for the submission of details under reserved matters for residential Phase 2, (circa 168 dwellings). It is envisaged that the residential development, including the road link from Phase 1 will commence in July 2020, subject to planning permission. Phase 1 will be well advanced by this stage. This phase will also identify an area to be set aside for allotments and Persimmon Homes would look to transfer the land allocated for the allotments to West Suffolk Council on completion of this phase of development. The Phase 2 development is envisaged to be complete in 2 years.

Phases 3A and 3B

A planning application for a local centre, Phase 3A is being worked up at present following discussions with the Local Planning Authority and County Council. This Phase is likely to commence construction in 2023 and will deliver the adjacent land allocated as POS / NEAP as well as provide the required infrastructure. Phase 3B will follow on from Phase 3A Plans for Phase 3B have not yet been formulated.

The School Site

Persimmon Homes has held constructive discussions with West Suffolk Council and Suffolk County Council about the siting of the school site and will provide the access for the land allocated as the school and community facilities prior to transferring the land over to the relevant authority. Also as part of the construction of Phase 3, Persimmon Homes will look to construct the infrastructure road up to the pump station located adjacent to Phase 5C.

Phases 4-6

Phase 4A and 4B, together with the associated infrastructure and landscaping will look to commence construction in 2025. Phases 5A, 5B and 5C will look to commence construction in 2028 and will look to deliver the remainder of the infrastructure road and remaining designated land allocated for SUDS and POS.

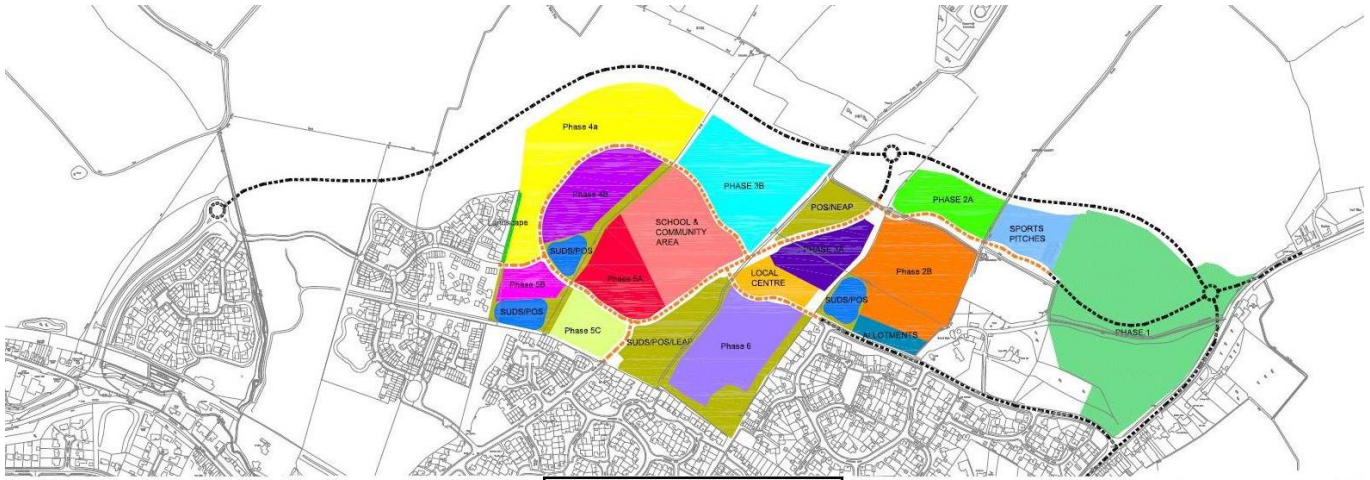
Phase 6 will look to commence construction in 2030.

Public Open Space, Footpaths and Cycleways I can advise that all of the public open space including the football pitches and allotments will be delivered as the phases of residential development are progressed starting with Phase 2. As stated above, the football pitches are envisaged to be delivered prior to the completion of Phase 2, and the landscaping adjacent to the relief road and infrastructure roads will be delivered as and when the relief road / infrastructure roads are constructed. The landscaping, footpaths and cycle ways associated with each phase of development will be delivered as the reserved matters are approved with details to be agreed through the reserved matters process.

I trust that the information submitted is acceptable and will enable you to discharge Condition B2. If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,

Daniel White BA Msc
Town Planner
Persimmon Homes (Suffolk) Ltd



KEY

Phase 1	Phase 5A
Phase 2A	Phase 5B
Phase 2B	Phase 5C
Sports Pitches	School and Community Area
Allotments	SUDS / POS / LEAP / NEAP
Phase 3A	Local Centre
Phase 3B	Phase 6
Phase 4A	Relief Road
Phase 4B	Infrastructure Road
Landscape	
SUDS/POS Areas	


PERSIMMON
 Persimmon Homes Ltd.
 Persimmon House
 One Court, One Avenue
 Great Malvern
 Worcestershire, WR12 7LQ
 Tel: 01452 821000

Site Name:
Haverhill

Drawing:
Phasing Plan – Jan 2020