

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 26th May 2020 at 8.10pm held by Zoom



Haverhill
TOWN COUNCIL

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

Apologies: None

In Attendance: Mayor J Burns
Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Councillor J Mason
Councillor E McManus

There were 3 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

/053 All members were present.

P20 Declarations of Interest and requests for Dispensation

/054 No declarations of interest were made and no requests for dispensation had been received.

P20 Minutes of the Meetings held 5th May 2020

/055 The meeting of the meeting held 5th May 2020 were approved as a true record by a show of hands. All in favour.

RESOLVED

P20 Matters arising from the Previous Minutes

/056 There were no matters arising.

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

/057 None.

P20 Planning Applications determined by the Clerk and Chair under
/058 Delegated Powers (List A attached)

Applications determined under delegated powers were noted and are shown in list A attached to the minutes, see Appendix (i)
Proposed Councillor A Stinchcombe, Seconded L Smith
Approved

P20 Planning Applications currently before West Suffolk District Council and
/059 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)
Members of public comments on DC/20/0615/RM and DC/20/0615/RM (Appendix ii)

P20 Matters to Report

/060 Cllr Burns reported that yellow lines were being put in at Brook Service Yard
Cllr Hanlon thank Cllr Burns for the work he'd put in over the pavement outside Barclays Bank

P20 Date of next Meeting

/061 The next meeting of the Planning Committee will be on Tuesday

P20 Closure

/062 The meeting was closed at 9.55pm

Signed

Chairman

Date.....

Appendix (i)
List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
28.04.20 Expires 19.05.20	1	DC/20/0614/RM	Submission of details under SE/09/1283 for the infrastructure for Phases 2-6, comprising of the Internal Estate Roads, Drainage, POS, Landscaping, Sports Pitches and Allotments Mr Daniel White, Persimmon	Land NW Of Haverhill Anne Sucklings Lane Little Wratting Suffolk	OBJECT
<p>The Town Council support the concerns of the residents and their request for clarification over the following:</p> <ul style="list-style-type: none"> Ann Suckling Road must not be used as a through road for traffic other than for buses, pedestrians and cycles. Plans show the route effectively connecting Howe Road, Hale Barn across to Ann Suckling Road which would encourage traffic to use that route to move from West of Haverhill to the North. Bus 'gates' are shown on the plan, but the detail of this is unclear – will it be rising bollards? The Town Council support the need for a good bus route for this estate and the Great Wilsey estate, between Howe Road and Ann Suckling Road, however there must be prevention of other vehicular traffic using that route. Plans show no reference to traffic calming measures along Ann Suckling Road There are insufficient details on cycle routes and how they intersect with Ann Suckling Road. Will safety barriers be placed to prevent young cyclists riding straight onto Ann Suckling Road? Good landscaping is essential; thought must be given to mitigation for noise, traffic pollution and maintaining air quality. Current hedgerows should remain as much as possible and roads could be redesigned to run adjacent to hedges. There is no reference to the impact on habitat and protected species. The landscaping should create a green corridor approved by Suffolk Wildlife, with the appropriate trees for the area and soft landscaping. Means of access to the parking spaces for the allotment is unclear on plans. A construction traffic management plan should ensure Ann Suckling Road is not be used for construction vehicles, with a planning condition to that effect. <p>The Town Council have also noted the points made by the Ramblers Association; what happened to the underpass previously envisaged where the relief road crosses the existing PROW, what alternative routes will the developer provide during temporary closure and if the underpass is no longer to be provided, has the change been risk assessed and an impact assessment carried out in respect of disabled people and other mobility-impaired users of the PROW?</p> <p>We note the unsegregated shared-use route has a width of 2m; the preferred minimum effective width is 3m, all the more important in terms of Safer Places policies post Covid-19.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
29.04.20 Expires 20.05.20	2	DC/20/0615/RM	Submission of details under SE/09/1283 – the means of access, appearance, landscaping and scale for the construction of 168 no. dwellings with associated private amenity space, means of enclosure car parking vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 2 Mr Stuart McAdam, Persimmon Homes	Land North of Anne Suckling Road, Little Wratting	OBJECT
<ul style="list-style-type: none"> • There is no precedent in Haverhill for 4-storey buildings, they are in excess of the building heights for this plot of land set out in previous plans, which indicated no building in phase II will be higher than 3 storeys. 4-storey buildings will dominate the landscape in what is a rural / sub-urban environment. Residents in houses at the end of Ann Suckling Road which are in a lower position will be overlooked. • Complete availability of EV charging points. • The Town Council agree with Strategic Housing’s objections concerning affordable housing • There are concerns over parking provided for the flats; residents of the flats may find parking along Ann Suckling road a preferable option, as this is a more direct route for them to access Wratting Road. The plan needs to be redesigned to accommodate sufficient parking for all and to make parking along Ann Suckling Road a less attractive option. • Plot no’s 43 & 168 parking spaces are too far away from the houses, 4-8 and 44 & 45 have to park the other side of private drives. 					
01.05.20 Expires 22.05.20	3	DC/20/0686/HH	Widening of existing dropped kerb Mr Trevor Bunch	24 Sandpiper Close	NEUTRAL
01.05.20 Expires 22.05.20	4	DC/20/0689/HH	Single storey rear and side extension (following the demolition of outbuildings) Ms Melanie Cotterell	40 Hamlet Road	The Town Council OBJECTS to this application. The design is not in keeping with the surrounding area.
11.05.20 Expires 01.06.20	5	DC/20/0094/RM	Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2424/OUT - Matters Reserved by Condition 2 (appearance, landscaping, layout and scale) for the development of Units 1, 2 and 3 for Class B2 and B8	Land adj. Haverhill Business Park, Bumpstead Road	NEUTRAL The Town Council has no objections to this application, but would request the following conditions; i) Construction Management Plan must include times of operation and proposals to mitigate noise and dust – previous works saw neighbouring residents’

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Application to Discharge Condition 6 (surface water drainage) , 7 (HGV traffic movements and deliveries management plan), 8 (loading manoeuvring parking), 10 (soft landscaping), 13 (landscape management plan), 17 (contamination)and 21 (SUDS) of DC/15/2424/OUT HE2, Haverhill1 GP Ltd		homes covered in dust. ii) Establish a community stakeholder reference group to facilitate consultation and to enable the developer to respond promptly to issues during the construction phase.
12.05.20 Expires 02.06.20	6	DC/20/0727/HH	(i) single storey rear extension (ii) amended vehicular access crossover and boundary changes Mr Gareth Thomas	8 Arrendene Road	NEUTRAL
18.05.20 Expires 18.05.20	7	DC/20/0719/HH	(i) front porch (ii) 2no. roof lights to front (iii) 1no. rear dormer window Mr Glen Branch	76 Withersfield Road	NEUTRAL
18.05.20 Expires 08.06.29	8	DC/20/0747/FUL	1no. dwelling (following demolition) of existing garage Mr Matthew Nafi	Plot Adjacent, 7 Justinian Close	OBJECT – Parking Although the plans show parking provision for 5 vehicles, this space is very tight with a narrow access to the property. There is little room for manoeuvring vehicles and no option for on street parking. Bungalow Bedroom Sizes Do the rooms sizes conform to recommended size standards.

Comments Mr Guinavan

Key concerns are over the use of Ann Suckling Way, at the moment it is a private road which services a small community of houses both plans show that the road will connect up to Howe Road over to the Arrendene and further on to the Hales Barn road which will effectively create a lot of traffic moving across Ann Suckling Way. My fear is that if someone in the West of Haverhill want to get to Samuel Ward School they will use that route as opposed to quite some way North to connect instead of proposed relief road. The volume of traffic will be quite exponential.

Another concern is that there is nowhere for people to have a look at these documents and unpick what exactly is going on. Both plans are such a massive body of documents and there is no real forum for people to discuss what is happening because of the Covid situation. Ideally would like to go and look at these documents to find out exactly what it is that is proposed. For example with Ann Suckling Way I would like it not to be used to serve the thousands of houses, but if it has to be to enter into dialog that there may be some sort of traffic calming system, bollards or something.

At the moment he doesn't understand how to go about voicing these concerns.

PH – WSC have received quite a lot of comments and suggested submitting comments by email. AG confirmed he had done this.

CP suggested that AG and members of the public could attend planning committee at West Suffolk itself much the same as tonight's meeting to present his views in person. The date has not been announced yet, this application will take quite a long time to go through the process. There will be lots of challenges and amendments before this reaches the full committee.

JB A long way off until planning at West Suffolk the po is PM and spoke to her 3 weeks ago but mentioned this and she was waiting for all the plans to come in but the applications came in first, so she hasn't looked at them herself yet. Persimmon have stated that Howe Road and Ann Suckling link is for buses only through rising bollards not a through link for traffic. There is a need for a decent bus route for this and the Great Wilsey opposite. The traffic will go North and ultimately onto the Relief Road to either go West down towards Cambridge or East going to Bury St Edmunds. JB himself has asked for a larger copy of the plans so he could see the particular junctions. Persimmon are saying this is for buses, pedestrians and cyclists.

AG – reassuring to hear, but the reasons why he brought this up was that when he spoke to Penny she was looking at the plans she agreed with him that on the drawings that are submitted within those 2 big packages of information it doesn't have any rising bollards on at all just the main connected through road.

Mr and Mrs Strachan agreed.

JB – this is an issue when looking at A4 bits of paper on a drawing that has been designed for A0 and as officers cannot get to the office at the moment. JB feels that the applications are premature, have not been discussed with the officers before submitting.

Comments Councillor Joe Mason

DC/20/0614/RM Reserved Matters Application - Submission of details under SE/09/1283 for the infrastructure for Phases 2-6, Comprising of the Internal Estate Roads, Drainage, POS, Landscaping, Sports Pitches and Allotments | Land Nw Of Haverhill Anne Sucklings Lane Little Wrattling Suffolk

- What assurances are there that the Relief road will be completed before Phase 2 starts.
- The link onto Hales Barn Road indicate that this is to become a through Road. Residents have voiced serious concerns that this was not presented as such at the Consultation and will become a 'Rat Run' through onto Wrattling Road. Ann Sucking Road /Wrattling Road Junction is quite dangerous and residents have concerns regarding the effect increased traffic will have on safety.
- No reference to traffic calming measures on Ann Suckling Road or need for additional parking and access for the Allotments.
- No detail seems to be provided on the Allotment Site. What provision for parking is there to access these? Suggested solution would be recessed parking. Is the Allotment designated as community land. If not if the Allotments are not taken up who decides what will happen with that land. The community do not wish to see this Green space filled with Housing.
- No reference to impact on habitat and protected species. Newts have been found on the Phase 2 plot. Persimmon have not replaced the hedge from Phase 1 and have in my opinion shown a disregard for wildlife habitats. It is concerning there is not a survey identifying the impact on habitats other than for the Breeding Bird Survey.
- Sports Pitches – What community buildings and/or services will be available on this site. E.g. Changing Room. Water/Electricity.
- Concern from Boyton Hall Residents that Ann Sucking will be used for Construction. Preferable that Access nr Boyton Place should be used for construction traffic.
- Insufficient details regarding cycle routes and how they intersect with Ann Suckling. What Barriers will be in place to prevent cyclist riding straight onto Ann Suckling Road.
- Needles destruction of some Hedgerows where road could easily be redesigned to run adjacent to the hedges

DC/20/0615/RM | Reserved Matters Application - Submission of details under SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 168no. dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 2 | Land North Of Anne Suckling Lane Little Wrattling Suffolk.

The Piel & Corby 4 story buildings are inappropriate for the Phase 2 Development and are in excess of what the building heights for this plot of land were set out in previous plans which indicate no building in phase 2 would be higher than 3 storeys. There is no precedent for a 4/4.5 story building in Haverhill and this will unduly dominate the landscape in what is a semi rural/sub urban environment. Furthermore residents in houses at the end of Ann Suckling Road, which are in a lower position will be overlooked by the development causing significant intrusion from the 4th floor. Furthermore there are concerns regarding parking as residents of these flats are likely to park on Ann Suckling as this provides a more direct route on to Wrattling Road.

PH – Traffic calming raised humps can cause a lot of noise and vibration, must be careful about what sort of traffic calming to put in.

A Stinchcombe – bus gate issue, gate is shown at the Northern end of Howe Road but nothing shown corresponding at Ann Suckling. AS zoomed in onto road engineering plan and there is a row of little cells on Eastern side of the allotments say 'P' in the corner so take that as parking spaces but not an access road to it.

Mr & Mrs Strachan thank Joe Mason for summing up some of their frustrations. Have submitted comments but was unsure whether they had been received. Thought they were further on to process, but do need to have more consultation with residents, concern over through road, very dangerous road with residents houses close to it. Concerned over level of quality of building already there and that it will be reflected in the rest of the estate. 4 Storey buildings are a huge concern, allotments and whole landscaping is unimaginative, no green corridor or tree areas, should have a feeling of walking through a woodland and backs almost straight onto the road with no soft planning that she can see. First phase has missed the opportunity for good landscaping, which isn't helping with noise and traffic pollution, does not want to see this standard carried through to the next phase. She and neighbours are very confused about what stages of planning they are at. Need more time to sort this out.

PH Keep in touch with Cllr Mason, he will be able to advise when the planning meeting is taking place, maybe some time.

JB Outline planning application which defined what was going on this site including the density was done in 2009 and the site been in the Town Plan for 40 years. In terms of the relief road he has had an email from Persimmon, the relief road is part of S106 arrangement which says within 5 years of the first spade in ground, ie. Phase I on the Eastern side by Gt Wrattling, have to be built. If Persimmon fail to do this there is an insurance bond in place which allows Suffolk County Council to take it over and build it themselves. The latest data is that the discharge of conditions for the final phase of the road has been submitted to WS council, so the discharge of conditions will now be looked at by Officers (layout of road, drainage, landscaping etc.). Persimmon are intending to construct the road in one go, from Wrattling Road to Hales Barn roundabout and they do come to Town Council to consult but Covid has stopped that. Delay on the road has been due to Suffolk County Council approving plans. Also waiting for Open Reach to divert some cabling.

Allotments, have been in the plan since the beginning. There are waiting lists in Haverhill so are keen to get these started.

Agrees with all that this application does need to be right, agree on the height of houses, do need to ensure comments on portal are material planning issues.

JC Allotments, access is from Ann Suckling Road

Bus gates, Council should support as long as they are linked

Development of the roads crucial, could be in a position that want to Ann Suckling Road as traffic before relief road is built.

4 storey houses are unacceptable

Drainage, Anglian Water objected.

AL - bus gate, make sure we define what bus gate is, could be writing on road as in some cities, must be rising bollards.

JB – Two roads for phase II; one is the relief road itself that goes to Hales Barn, there is also a 'feeder' road for the traffic to come into phase I and II which comes off the new roundabout. Persimmon want the roundabout completed so they can get their construction traffic into Phase I and Phase II, not to ever use Anne Suckling Road as a construction route.

AS brought to the attention;

Residents comments on underpass, footpaths, green space to North of Ann Suckling Road on previously proposed Ann Suckling Way Park has been reduced.

Unsegregated shared use route of 2m width, the preferred width is 3m

The need for complete availability for EV charging points

Agree with Strategic Housing objections

Cllr Smith proposed to Object to both applications. Seconded J Crooks