

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Monday 13th July 2020 at 7.00pm held by Zoom



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor J Crooks

In Attendance: Mayor J Burns
Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Chris Gatland
Sarah Wardle

There were no 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

/073 The above apologies of absence were noted.

P20 Declarations of Interest and requests for Dispensation

/074 No declarations of interest were made and no requests for dispensation had been received.

P20 Minutes of the Meetings held 30th June 2020

/075 Subject to an amendment to item P20/064, Councillor A Luccarini proposed and Councillor B Davidson proposed that the minutes of the meeting held 30th June 2020 were approved as a true record by a show of hands. All in favour.
RESOLVED

P20 Matters arising from the Previous Minutes

/076 None.

P20 DC/19/1019/FUL, Garages, Paske Avenue.

/077 Members noted that an appeal has been made to the Secretary of State, it was proposed by Councillor Brown and seconded by L Smith that the Planning Clerk to write to the Planning Inspectorate to re-stating the Town Council's objections.
RESOLVED

CLERK

P20 /078 Public Forum on planning matters other than applications before the committee

No members of the public were present

P20 /079 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

None

P20 /080 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)

Chris Gatland and Sarah Wardle updated the committee on the latest developments at North West Haverhill (Appendix ii)

P20 /081 Matters to Report

Cllr Burns reported:

- Lidl footpath, JB has talked to Penny Mills who will talk to the Planning Officer who are objecting, still pending.
- Penny Mills has written a lengthy critique on NW Haverhill planning application. There are concerns on landscape on the relief road, looking at this is a priority. Infrastructure planning application, there are lots wrong with it and may be withdrawn. Housing application, Northern part is OK, but have concerns over the Southern part which doesn't meet requirements. Penny will be looking into whether Anne Suckling Road connection is only for buses and will be discussing with Highways over the original application.

P20 /082 Date of next Meeting

The next meeting of the Planning Committee will be Tuesday 11th August 2020.

P20 /083 Closure

The meeting was closed at 8.51pm

Signed
Chairman

Date.....

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

Appendix (ii)**List B – Considered at the Committee Meeting**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
18.06.20 Expires 09.07.20	1	DC/20/0933/TPO	1no. Beech and 3no. Copper Beech (T1, T2 and T2 on plans and T1 T2 T4 and T5 on order) reduce height by 3 metres and raise crown to provide clearance over property by 2 metres Mrs Lynn Franklin	46 Beaumont Court	NEUTRAL
25.06.20 Expires 16.07.20	2	DC/20/0996/FUL	(i) convert existing shop (Class A1) into 2no. units (Class A1) and (ii) change of use existing first floor storerooms (Class A1) to form dwelling (Class 3) Messr Fowler	40 High Street	Whilst the Town Council welcome the redevelopment of the shops below, there are serious concerns over rooms sizes in the flat above. The room sizes are very small and fall below the recommended minimum National Space Standards. There is no private provision for allocated parking, the planning statement suggests parking in the adjacent public car park or ex Provincial House car park but these are owned by West Suffolk Council and cannot be claimed as car parking provision. Therefore, the Town Council OBJECT to this application.

30.06.21 Expires 21.07.20	3	DC/20/0766/HH	Conversion of existing garage and rear extension to form annex Mr & Mrs Alan Dobson	1 Munnings Close	NEUTRAL The garage extension to remain an extension to the existing property, rather than a sub divided, single property.
02.07.20 Expires 16.07.20	4	DC/20/0689/HH	Single storey rear and side extension (following the demolition of outbuildings) Ms Melanie Cotterell	40 Hamlet Road	NEUTRAL
02.07.20 Expires 16.07.20	5	DC/20/1940/RM	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 Application to Partially discharge Conditions 4 (Updated survey information), 6 (Waste and recycling), 7 (Landscaping), 15 (Open space strategy), 28 (Garage/parking provision), 30 (Travel Plan – Residential) (Arboricultural method statement), and 45 (Biodiversity monitoring) of DC,15/2151/OUT Mr Chris Gatland, Redrow Homes Ltd	Land NE Haverhill, Wilsey Road Little Wrattling	NEUTRAL The Town Council would have liked to have seen the provision for electric charging points for the remote parking spaces that are not attached to residential properties.

Appendix ii - DC/20/1940/RM

Councillor Burns asked if there were any bungalows or lifetime houses in this development? Chris Gatland answered that there are no bungalows proposed as part of the revised housing mix. Regarding lifetime homes and standards, he will come back to us on his answer. They are guided by the planning permission.

Chris Gatland then gave a synopsis of the revised submission:

(Sarah Wardle put the plan up on a shared screen)

Redrow submitted the application for the housing on parcels A1, A2 and A8 in September, following that they have met with Suffolk County Council Highway and West Suffolk District Councils twice in October and February and presented the Town Council in October in relation to the September submission then came back to update a cohort of members in March.

The amended submission made on the 26th June encapsulates a whole raft of changes that had been fed through to Redrow through the consultations between October and March. There was then a pause for a few months due to staff being Furloughed, following that there was some time spent tidying up the re-submission. The application was accompanied by a cover letter from Bidwells, which is designed to provide 'headlines' of the principle design layout, highways, affordable housing and landscape comments that were received and how Redrow have responded to them. They were asked by Penny Mills to provide a document designed to take the reader through the genesis of this reserved matters application, all the way back to the pre-app meetings and what has changed and why.

The main highlights are that the total units in the development that they are seeking under reserved matters is down to 499 units as a consequence of them responding to onerous Highways requirements, making sure there is the right housing mix, right size gardens, the correct space at the front of houses and the correct streetscapes, character and quality. This has enabled them to get the layout in parcel A8 to work more successfully.

Parcel A1 has remained the most resolved parcel. 62 units immediately fronting Haverhill Road will be the first parcel to be developed, with the green space, spine road and pond. The mix is predominately detached, 3 and 4 bedroom units. The parcel has been shaped around a pocket park, which is accessible by foot, permeable on all sides so easily accessible in and out of the pocket by bike and on foot. There has been some fine tuning on parking and streetscapes, there are lots of new trees going into this parcel around the perimeter and in the heart of the parcel. Redrow have been in discussion with Highways over wanting more trees, but there is has had to be a compromise with Highways on the number of trees to take into account the proximity of trees to the internal estate roads and for Highways to agree to adopt them. The detailed drawings will show specially designed tree pits, different sized and engineered to the size of the tree, species and its proximity to the highway.

Parcel A2 has been substantially modified to the Southern half of the parcel, to address the request for more variety of streetscapes. More distinguishable areas of character of sub-character. The northern elements of parcel A2 will have a strong sense of design and layout which are akin to the plots in A1, south a greater of variety of semi detached and smaller terraced houses to provide more variety, a pocket park and trees. There has been lots of work with the Highway authority to put in additional parallel private drives adjacent to the principle streets to remove the amount of private drives which would have direct reverse access onto the

principle streets. Redrow have worked hard to incorporate parallel private drives added to all the principle streets coming down from the Haverhill Road roundabout and on the East West section and along the Southern boundary. Redrow have also worked to remove tandem parking where likely it is to interfere with the highway and have increased visitor parking. This area is the first cluster of affordable houses and there has been a considerable change to the previous submission, the cluster has been broken in two and the ratio of flats to houses in the overall affordable mix has changed. WSC were concerned about the proportion of flats to houses and following discussion the mix has been amended. The number of flats has not been reduced, but where there was a predominance of 1 bedroom flats there is now a predominance of 2 bed flats and in all the affordable housing they have increased the size of all of the units so they meet the national defined prescribed space standards. There are an extra 11 3 and 4 bedroom houses across the scheme, despite the number of units dropping to 499. Another significant change to the design in this parcel is that there are more links coming through the parcel, to enable people to walk East/West and North/South through parcel A8 to get to the green corridors, green spaces and play spaces that are around this parcel. The countryside setting is being retained.

Parcel A8 is the biggest parcel and is the highest density and will have a different character to the other parcels. There is a mix of houses, smaller, detached generously sized, family houses. Slightly different material palette than the Northern parcels which contain, hues of reds, oranges, multi bricks and roof colour hues of reds, browns and slates and mixed russets. This parcel will be more render, buff brick and lighter hues. There will be keynote buildings to link in with the chalkstone way character. In the centre of the parcel they have reinstated an East West shared surface link road in the heart of the parcel where the affordable housing is, there is a different material being used on the road surface to define the character of the area.

Along the Southern Boundary along Chalkstone Way, there is a footpath which is required under outline consent which runs in a westerly direction and runs along the front of the development to provide a link across the main estate access road and across to the existing public right of way which runs North / South down the Western boundary. Redrow have given a lot of thought to this. East of plot no. 76 there is a green corridor in a northerly direction and they have managed to trace a 3m corridor immediately running westwards, first section in front of private drives will run all the way to the west, then track northward up to the 3m footway cycle way that then runs across to the principle street just North of the roundabout. Redrow have designed the footpath to be safely accessible to people walking along Chalkstone Way, so it will sit behind a new hedge, with a mix of hedge varieties to provide structure and year-round interest. There has also been designed a space in the hedge to cross the road to Chalkstone Way halfway between Gannet Close and Falcon Close.

Q&A

Cllr D Smith asked what would happen if that if the County did not adopt the roads due to the amount of trees being proposed, would there be less trees?

CG – Redrow have been asked to find a balance which will meet West Suffolk's design quality requirements and the fallback position would mean that there is a possibility that they would not put the roads up for adoption, which would ultimately mean that the residents would need to meet the costs. However, recently there has been a change in position with the Highway authority, they want assurance that Redrow's proposals for the tree pits will have the correct species mix and they require an analysis of the water use of the trees. Redrow have submitted a revised set of proposals that are designed to enable Highways to adopt the roads and that the

Highway authority are now looking at those and there is a hope that the roads would be adopted.

Cllr D Smith

Ground floor Maisonettes could be a substitute for bungalows?

CG – There are ground floor units of some of the flat blocks and have introduced the new house type, called the one bed maisonette which has the attributes that you have asked for

Cllr Burns

Pleased to see the footpath, the Planning Officer has mentioned that there may be an opportunity to complete the footpath under S278 scheme.

A8 colour scheme JB would hope that it doesn't become an extension of the Chalkstone Estate it has to be distinguishable.

Can there be a 3-d presentation of the scheme?

Lights at the end of Chalkstone Way as part of S278, can these be done sooner rather than later – CG, will come back on that.

Any discussion on footpath up to New Croft? – CG when this was designed it was to the bus stop.

Cllr Hanlon

Are there be a provision for electric charging points for the flats?

CG – These are not proposed at the moment, experience on other schemes where these are a requirement, when talking to the contracted registered providers who sell the affordable housing, they have concerns about the maintenance liability and forward charge to the residents, so currently have not gone down the route of putting in at the moment but there is nothing stopping them being put in at a later date if the provider wanted. All the private units come with them as an optional extra with the infrastructure in place.

Working with the landowner and Hallam and Bidwells, there is work going on in the background on services for the site and as part of the discussions with the service providers there is capacity for the infrastructure, the network will take the infrastructure.

Cllr Hanlon

4th Bedroom in the 'Cambridge' is close to the minimum size standards, this is quite small.

CG – Sold as a 4 bedroom detached, is shown as a 1 person bedroom and can be used as a small single bedroom or study/additional room.

Councillor Hanlon thanked Sarah and Chris for attending.