

# Haverhill Town Council

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

### PLANNING COMMITTEE MEETING

Held on Tuesday 20<sup>th</sup> October 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:** None

**Absent:** Councillor J Crooks

**In Attendance:** Mayor J Burns  
Councillor J Mason  
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 that the meeting was being recorded.

#### **ACTION**

**P20 Apologies for Absence**

/126 The above apologies of absence were noted.

**P20 Declarations of Interest and requests for Dispensation**

/127 Councillor T Brown declared an interest in item P20/ Item 2, the applicant is known to him.

**P20 Minutes of the Meetings held 6<sup>th</sup> October 2020**

/128 Councillor Brown noted that the minutes showed an incorrect proposal and seconder for item P20/119. Councillor T Brown proposed and Councillor L Smith seconded that, subject to the above correction, the minutes of the meeting held 6<sup>th</sup> October 2020 were approved as a true record by show of hands. All in favour

**RESOLVED**

**P20 Matters arising from the Previous Minutes**

/129 None

**P20 Street Naming, New Development South of Haverhill Road (Redrow)**

**/130** Prior to the committee meeting, the Clerk had circulated an email from West Suffolk Council outlining the following suggestions for street name in regards to the new Redrow development; English, Bunn, Freeman, Gurteen, Backler, Broughton and Willis.

Members had no objections to the proposed names.

Proposed by Councillor Brown and seconded by Councillor Stinchcombe

**RESOLVED**

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

**/131**

Councillor J Mason had received some queries from residents on the resubmitted plans for the Persimmon 2b development a) residents would like an update on the loss of habitat by the removal of the hedgerow b) will there be an attempt to improve biodiversity and c) and update on the roundabout and link road.

Councillor Burns had received an email with updates which would cover Councillor Mason's concerns, email attached to the minutes (appendix ii)

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

**/132**

None

**P20 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)**

**/133**

Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

**P20 Matters to Report**

**/134**

As mentioned previously, Councillor Burns reported that he had received an email with updates on the NW development, which he will circulate to member and are attached to the minutes.

Councillor Burns reported that there had been no response from West Suffolk Council on outstanding enforcements.

Councillor Smith reported that work had started on the Barley Homes site at Chivers Road

Councillor Luccarini reported that the application for Old Clements Lane had been discussed at the Delegation Panel and will now go to Full Committee.

**P20 Date of next Meeting**

**/135**

The next meeting of the Planning Committee will be Tuesday 3<sup>rd</sup> November 2020.

**P20 Closure**

**/136**

The meeting was closed at 8.00pm

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
30.09.20 Expires 21.10.20	<b>1</b>	DC/20/1603/HH	Single storey side and rear extension  Mr John Pearson	2 Cross Close	NEUTRAL
01.10.20 Expires 22.10.20	<b>2</b>	DC/20/1644/TPO	TPO 376 (2004) – 4no. Beech (T1 – T4 on plan T1, T2, T4 and T5 on order) – overall crown reduction by 2.5 metres  Stephen Brown	46 Beaumont Court	NEUTRAL
02.10.20 Expires 23.10.20	<b>3</b>	DC/20/1598/HH	Two storey side and rear extension  Fawad Rahimi, David Barclay RIBA	27 Hazel Close	
<p><b>OBJECT</b> <u>Lack of Amenity</u> Whilst the Town Council have no objections to the proposed extension, there are serious concerns over parking. Provision of a dropped kerb outside the property would result in a loss of on street parking availability in an area which already suffers with a lack of communal parking. This is a narrow street which is already congested with parked cars at busy times. Provision of the dropped kerb would also require neighbouring properties to park across the dropped kerb.</p>					
05.10.20 Expires 26.10.20	<b>4</b>	DC/20/1656/HH	Single storey rear extension  E Hardwick & A Plumb	34 Hamlet Road	NEUTRAL
06.10.20	<b>5</b>	DC/20/1365/HH	Amended Plans 3no. bay cart lodge with first floor storage area	Goudhurst, Wrating Road	

<b>OBJECT</b> The Town Council have noted the reduction in height to the proposal, however, amendments to the application do not address the objections submitted previously and therefore the Town Council's objections still stand					
07.10.20 Expires 28.10.20	<b>6</b>	DC/20/1664/HH	First floor rear extension (previous application DC/19/2252/HH)  Mr & Mrs Stern	26 Ladygate	Defer, there are no documents available therefore the Town Council cannot comment and to ask for an extension to the expiry date.
08.10.20 Expires 29.10.20	<b>7</b>	DC/20/1651/FUL	Change of use from taxi office (sui generis) to dance school (class D2)  Mrs Lisa Mason, Lisa Mason School of Dance	Suite 1, 4 Hollands Road	
<b>NEUTRAL</b> The Town Council welcomes the provision of a Dance School, which would be a benefit to the town, however, members raised concerns over car parking. It is noted that there is provision for 16 car parking spaces, however members raised concern as to whether this would be sufficient for parents wishing to stay rather than dropping children off. On street parking would not be appropriate given the location to the junction and there is no known public transport provision as stated in the planning statement under Transport and Access.					
08.10.20 Expires 29.10.20	<b>8</b>	DC/20/1701/TCA	(i) 1no. Tulip (T1 on plan) fell (ii) 1 no. Yew (Y1 on plan) fell.  Mr & Mrs Cuong Duy Dang	74 High Street	<b>OBJECT</b> There are no supporting documents or evidence available to enable the Town Council to make an informed decision on whether there is a need to fell the trees

Appendix (ii) Councillor Burns report:

Update just received from Persimmon in red (June 2020 update in black):

1. Persimmon Homes have built 150 units of the 200 approved in Phase 1 so far.  
196 have now been built
2. 189 units are under construction above slab level.  
196 are now above slab level.
3. Completion of Phase 1 still on track for June 2021  
It looks like we are slightly ahead of schedule and expect completion of Phase 1 to be March / April 2021
4. Roundabout by Phase 1 is built but not has not been tied into the highway as of yet. We envisage the roundabout open for use later this year.  
We envisage the roundabout open for use later this year.
5. Sales were relatively steady in February and March with 16 properties sold, whereas in April and May (due to Covid 19) sales slowed down to 8 properties selling.  
Sales have now rocketed, Due to the changes regarding Stamp Duty in June we sold 8 dwellings, in July we sold 15 dwellings, and in August we also sold 15 dwellings.
6. Persimmon Homes are finding that 3-bedroom plots are extremely popular on this site (Hatfields and Hanbury's) and extremely competitively priced. There is also a lot of other interest in the other 3 bed house types on the development such as the Claytons.  
3 Bedroom homes still remain the more popular houses on site.
7. 62 private legal completions have taken place to date on the site since launching, with 8 plots having exchanged contracts and 12 plots are currently waiting to exchange contracts.  
We have now carried out 87 Legal completions.
8. Persimmon Homes intend to start of the construction for the remainder of the Relief Road at the end of 2020.  
The construction of the relief road was temporarily placed on hold due to corona virus but has now picked up momentum again and is planning to start construction in the spring 2021.

And in respect of Phase 2:

"In the meantime, I can advise you that I am about to submit amendments to Phase 2A (if you remember, we have split the Phase 2 development into two parcels) following discussions with Penny to resolve areas of concern. This parcel which comprises only 41 units is much less contentious than the southern parcel which was removed from the application. We are hoping for a speedy decision on this as we near completion of Phase 1. The objective is to move west through the site in a seamless transition and without the need to remove construction workers from the site.

Turning to Phase 2B (the southern parcel), I can advise you that positive discussions have taken place with Penny and the Council's Urban Designer, Colin. We have appointed external architects to take this parcel forward. The first of a series of workshops took place a couple of weeks ago and the second will take place this afternoon. Once the principles are agreed, a revised proposal will be submitted which will hopefully address all the concerns raised previously. One of these key concerns was the issue of 4-storey apartments in the southern part of the site (near existing housing). The apartment will be moved away from this area and the height of them is under review."