

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 3rd November 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 Burns

Absent: Councillor J Crooks

In Attendance: Stuart McAdam, Persimmon Homes
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

/137 The above apologies of absence were noted.

P20 Declarations of Interest and requests for Dispensation

/138 None

P20 Minutes of the Meetings held 20th October 2020

/139 Councillor L Smith proposed and Councillor D Smith seconded that the minutes of the meeting held 20th October 2020 were approved as a true record by show of hands. All in favour

RESOLVED

P20 Matters arising from the Previous Minutes

/140 None

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

/141 None

P20 Planning Applications determined by the Clerk and Chair under
/142 Delegated Powers (List A attached)

None

P20 Planning Applications currently before West Suffolk District Council and
/143 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

/144 Councillor Brown reported that construction of the bus stop at Lidl had started

P20 Date of next Meeting

/145 The next meeting of the Planning Committee will be Tuesday 24th November 2020.

P20 Closure

/146 The meeting was closed at 8.19pm

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
07.10.20 Expires 28.10.20	1	DC/20/1664/HH	First floor rear extension (previous application DC/19/2252/HH) Mr & Mrs Stern	26 Ladygate	Note: Following a conversation with the Planning Officer, it has been noted that there has been no revision to the application, other than a descriptive noting the window on the side elevation.
29.10.20 Expires 29.10.20	2	DC/20/0615/RM	Submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity spaces, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development know as Phase 2A Mr Stuart McAdam, Persimmon Homes	Land North of Anne Sucklings Way, Little Wratting	
<p>NEUTRAL</p> <ul style="list-style-type: none"> Although the Town Council understand that West Suffolk Council do not have a policy on the minimum space standard, they are extremely disappointed that once again the National Prescribed Space Standards have not been met in several units in this development by quite a considerable amount. Some of these units are sub 6.5sqm, which fall below the suggested minimum sizes for bedrooms. It has been highlighted that the UK standards are far smaller than those in Europe being 7.5sqm for a single bedroom and 11.5sqm for a double. The Town Council agree with Public Health and Housing that the traffic noise survey of the A143 needs to be done. Agree with Highways on the need to adjust the position of the trees at junctions. <p>5 voted for, 2 against</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
19.10.20 Expires 02.11.20	3	DC/20/1463/HH	(i) part two storey, part single storey extension to rear (ii) insertion of window on first floor side elevation. Miss R Beavis	116 Withersfield Road	Work has been completed and there is no new application on the WSC portal. Clerk to contact the Planning Officer.

Stuart McAdam, Persimmon Homes – update

The application before the committee tonight was submitted in April for the whole of Phase II for NW Haverhill but it became clear early on in the process that there were issues with the Southern Parcel around heights of buildings. To enable them to push on with the application, they have amended the original application to the construction of 41 dwellings which is the application before the committee tonight. This will allow them to address concerns and enter into pre-app discussions with West Suffolk Council.

Persimmon have been in discussion with Planning Officer Penny Mills for this application for 41 dwellings for the amendments for the layout. To address some of the concerns that the Town Council had; the Fox units which were 12, 15 and 16 previously, they had been amended to remove the tandem parking at the front. Further amendments to the layout have been made to the shared access road into the development, they have turned some housing to face the road, made some changes to the turning point and the private drive on the Eastward side and have some feature cartlidges in the area that was covered by plot 15 to make a feature at the end of the driveway. They have also made changes to a lot of the elevations, at the request of West Suffolk Council. Also concerns the Town Council had concerns over the three storey dwellings, on the main road going through looking South. Persimmon feel as though these are beneficial to the landscaping of the site and when Phase II comes through later this year there will be a wider landscaping strip along there as well, it gives an opportunity to create some scale. Another point raised was the National Prescribed Space Standards. On the other parcel there are 8 affordable dwellings that do fall short of the NPSS. This application has been around for some time and at this late stage Persimmon cannot change the units now and that WSC do not have a policy that requires affordable units to be compliant with NPSS and although they are changing that and when Phase 2b comes forward, affordable units will be compliant. The last point raised by the Town Council was about electric vehicle charging points. Stuart has spoken with WSC about this and they accept that this is a Reserve Matters application and therefore any requirement for such a provision will normally be put on as a condition at outline planning consent, but Stuart will have further discussions with his M.D. to relax that and put some charging points into the houses. This is something that comes up more frequently and as we move towards better renewables, Stuart thinks this is something that Persimmon need to be sensible about.

FYI Highways have revised their response in light of the amendments and are happy with the proposals subject to conditions. There are also some landscaping drawings which have been drawn up and will arrive tomorrow, to look at tree planting along the Northern edge. Stuart will forward to HTC when this arrives. Lastly, the Flood Authorities concerns have been addressed, other than a few points to clarify.

Questions:

Cllr L Smith; two units that were short of the NSS?

SM, no there were 3. Hopton 71 sqm standard 79 Carlton 91sqm should be 93-99sqm Mosely 71sqm should be 84sqm. Will make sure in Phase 2b that new range of house types will meet NSS.

Cllr T Brown: real shame WSC don't have policy on minimum space standards. Ethically would have been nice to hit targets, not large anyway under NSSP. Glad the next tranche will hit targets and pleased to see poss install elec charging points.

SM EV points, coming up more and more and have to be alert to this, although no policy have to be mindful of journey taking. Hopeful can offer something.

TB Affordable Housing, also need to be considered for Elec charging points, please keep this in mind.

Cllr Hanlon: Public Health and Housing flagged up about a traffic survey on the A143

SM: Commissioned an acoustics consultant to provide a report, for Phase I it was raised as an issue then and a condition was applied to RM provision. Will do a report on predicted traffic movements and will be back in time for the planning committee and will send a report out. Part of the landscape proposals will include significant planting which will in time help to buffer noise.

Cllr Hanlon: Highways, trees to near road junctions.

SM: Yes, this can be addressed and thinks these have been moved due to Highways comments.

Cllr Hanlon: Strategic House - S106 affordable housing mix?

SM: Can accommodate any tenure they wish. Have had discussion with Penny Mills along these lines, they have submitted an affordable housing mix for the whole of the Phase 2 now, although there is no application before us now for Phase 2b, there is an affordable housing scheme for the whole development to discuss with colleagues in housing, so this mix could change and influence this parcel as well.

Cllr Hanlon: electric vehicle points, thank you for going back to M.D. to talk about this. However some houses have private drives between their parking spaces, will be difficult for these. Also, some will have parking at the back of the garden.

SM: Can put socket from spurred from the house and can lead into the driveway, not underground. Where there is a garage this will be in the garage. May be some cases where they cannot be provided, but will talk to M.D. to get some provision.

Cllr D Smith: Removing of hedgerows, where are they and what are their status, given the past would like clarification.

SM: Showed the planning layout of where the hedgerow is. Most of the hedge will be retained, some removed to allow proper drainage and filter down to the attenuation base. Will send through an email to clarify where this is.

Update on where things stand on site:

Haverhill very popular, houses are selling very well.

Only 3 houses to sell on phase 1 out of the 200.

32 plots, reserved

156 of the 200 legally completed

Phase 2b southern parcel 127 units, subject to workshops and preliminary discussion with WSC planning, will have something to share shortly. Will send to HTC to show, it looks quite different.

Relief Road, r/a at Eastern End should be open later this year. Still in discussion with discharge of conditions but hopefully will be starting early next year.

Cllr T Brown, how long until completion of the Relief Road

SM: early 2023, if not before. If the houses are built to generate funds asap!