

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 24th November 2020 at 7.00pm 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: Councillor J Burns

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk

There were 4 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

/147 The above apologies of absence were noted.

P20 Declarations of Interest and requests for Dispensation

/148 None

P20 Minutes of the Meetings held 4th November 2020

/149 Councillor T Brown proposed and Councillor L Smith seconded that the minutes of the meeting held 4th November 2020 were approved as a true record by show of hands. All in favour

RESOLVED

P20 Matters arising from the Previous Minutes

/150 None

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

/151 None

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

/152 None

P20 Planning Applications currently before West Suffolk District Council and
/153 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
/154

P20 Date of next Meeting

/155 The next meeting of the Planning Committee will be Monday 21st December 2020.

P20 Closure

/156 The meeting was closed at 7.56pm

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
29.10.20 Expires 19.11.20	1	DC/20/1802/TPO	TPO111a(1991) – one ash (T1 on plan, T2 on order) prune height and crown spread by up to 1.5 metres and shape; one yew (T2 on plan, T1 on order) Tim McCreadie, Sanctuary Housing Group	17-19 Heazworth House, Hamlet Road	NEUTRAL
03.11.20 Expires 24.11.20	2	DC/20/1804/ADV	One non illuminated tri-set signage, one non-illuminated directional sign and five flag pole signs Sam Thomas, Taylor Wimpey	Chaplewent Road	NEUTRAL
04.11.20 Expires 25.11.20	3	DC/20/1598/HH	Two storey side and rear extension Fawad Rahimi, David Barclay RIBA	27 Hazel Close	NEUTRAL
04.11.20 Expires 25.11.20	4	DC/20/1699/VAR	Variation of condition seven of SE/12/0209/RVCON to allow 24 hours a day, seven days a week (including public and bank holidays) operational use of units C and D to enable full operation of the business Mr Alwyn Smit, Central Pharma Ltd	Units C and D, Homefield Road	NEUTRAL The Town Council support Public Health and Housing's recommendation that the permission is personal to the applicant
04.11.20 Expires 25.11.20	5	DC/20/1846/HH	Convert one garage into habitable space Mrs Julie Harvey	7 Calford Drive	NEUTRAL

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
05.11.20 Expires 26.11.20	6	DC/20/1857/HH	Two storey side extension (following demolition of existing garage) Mr Nafi	7 Justinian Close	OBJECT The proposal would constitute overdevelopment of the site due to its excessive size on the plot. Concern was raised over parking, given the narrow access to the site there would be little room for manoeuvring to leave the plot in forward gear. 5 in favour 2 against, 1 abstained
06.11.20 Expires 27.11.20	7	DC/20/1869/FUL	Conversion of retail and tattoo parlour and single residential unit on ground and first floors into two separate dwellings Mr Ranjit Kaira	32-34 Withersfield Road	NEUTRAL The Town Council supports recommendation from Suffolk County Council Highways to mitigate for the absence of any car parking, and to be in accordance with Suffolk Guidance for Parking 2019, each dwelling should offer secure cycle storage for a minimum number of two cycles per dwelling. Conventionally this could be a shed in the back gardens
17.11.20 Expires 08.12.20	8	DC/20/1849/FUL	a. Sixty bed care home for the elderly including car park, bicycle, refuse and gardens stores, b. new and pedestrian access onto Anne Suckling road (following demolition of existing house) Mrs Maidment / LNT Care Developments	Boyton Hall, Anne Sucklings Lane, Little Wrattling	See below:

Whilst the Town Council recognises the need for Care Homes in Haverhill, the Town OBJECTS to the application on the following:

Residential Amenity and Street Scene

- The development is an overdevelopment of the site and would overshadow surrounding properties to the detriment of residential amenity.
- The appearance of the three storey building is out of character with neighbouring existing properties.

Parking

- The provision of 24 parking spaces is inadequate, car parking capacity is almost exactly the same as maximum staff on site, so well under what is needed and does not take into account deliveries, care giving services and visitor parking.

Highway issues

- The traffic generated by this development would adversely impact on Anne Suckling Road and add to existing parking and traffic issues. This would also have a negative cumulative effect on the A143. Current data taken from a VAS shows that current traffic volume on Wrattling Road is close to the 2035 suggested volume of traffic. At peak times the volume of traffic along Wrattling Road causes congestion and queues for traffic exiting from Anne Suckling Road. A traffic survey must be undertaken.
- Access to the site is inadequate and request that alternatives to entering and exiting the site are looked at.

Infrastructure

Design and Access statement states that *'1.5 The site has good accessibility to public transport, amenities and local services. The surrounding area has seen a significant amount of development recently, detailed within the report'*.

- Local amenities are a car drive away in the Town Centre and there is no provision for access to public transport, there is no bus stop near the development.
- North West Haverhill had seeing a huge growth of residential developments and the addition of a care home would add to an already struggling GP and NHS service in Haverhill.

Landscaping

- There is no benefit to the environment from landscaping on this site. The loss of trees and hedges will have a detrimental effect on the habitat for nature and biodiversity.
- There is no provision of hedges or trees for screening to the front of the building facing Anne Suckling Road.

- Design Statement

Policy CS3 Design and Local Distinctiveness 4.23 This policy identifies the need for new development to create and contribute to a high quality, safe and sustainable environment. Proposals are required to address heritage and conservation, protection of landscape and historic views and have an understanding of local context. It is considered that the scheme adheres to the requirements of this policy.

The Town Council do not agree that this proposal adheres to Policy CS3.

- The planning application requires a heritage statement by a suitably qualified person as the application proposes to demolish a large Victorian Hall dated between 1891-1902.
- Significant harm will be caused to the character and setting of Chaple Farm Cottage which is listed Grade II. The masterplan for North/West Haverhill said the setting of Chaple Farm Cottage would be protected.
- As Haverhill expands, we must respect older buildings that sit in the path of expansion as they play an important role in our history. We would like to emphasize the positive benefits to the sense of place and wellbeing of the residents from retaining some elements of the historic background within a developing urban landscape.
- Boyton Hall is likely to be a 'Non designated heritage asset'. The National Planning Policy Framework demands that such assets are assessed for their significance before alteration or demolition, and to assess the degree of harm to the asset posed by the application. In this case the degree of harm is total destruction.

Report submitted by Mr and Mrs Strachan

Building Proposal:

We would like to make it very clear that in principle we support the building of a care home facility as part of the infrastructure that Haverhill's development requires; however, these concerns and objections are about the scale and placement of this particular plan.

Having looked at the plans for a Care Home to the north of Anne Suckling Road, I would like to make the following comments and objections:

The scale and height of the building:

Although in the planning application it is claimed that a three storey building is in keeping with the housing development on Phase I, there appears to be no recognition by the planners that this will be placed within an existing housing area where no domestic dwelling is more than two storeys high. We believe that this very large building will be out of scale to this area and overshadow these dwellings in an unacceptable way. It is also worth mentioning that there are examples, within Haverhill, of 2 story care homes within current housing estates.

In principle, how does the council view the concept of care homes being 3 storey buildings for the elderly? Although there will be lifts, having visited a range of care homes which at most have two storeys, the views for residents on the second storey, are very limited. Although green landscaping can help, the view from a second and third floor room, which initially can appear appealing, lacks the dynamics of a view from a ground floor room. A view from a ground floor room offers the opportunity of observing a much richer diversity of activities, including seeing landscaping, watching the everyday movements of visitors, staff and deliveries. In my personal experience, this is much more stimulating for residents, especially if mobility is restricted.

Access and parking:

We question how adequate parking will really be for the Care Home. Like many people we know, we have experience of visiting care homes in a variety of situations. They are busy places with lots of visitors coming and going particularly at peak times (often being in between meal times), as well as many supporting services such as hairdressers, chiropodists, physiotherapists, NHS services plus some working staff needing to use the parking facilities. It is also worth noting that many people visiting their relatives in the home will be 'elderly' themselves and will wish to park as close to the home as possible.

Twenty four parking spaces does not seem to be adequate for the scale of this complex considering it has sixty six bedrooms and twenty seven members of staff on duty at most times. We do not believe this is adequate capacity and the end result of this could be Anne Suckling Road, which has become increasingly busy, could potentially end up acting as an overspill car park, especially at peak times. We also query the statement that most residents would come from within a three mile radius and therefore most visitors will be walking. Is this statement based on any verifiable research?

We also question why this Care Home access has been planned to link with the Anne Suckling Road when it would have been more appropriate to have linked it in to the Phase 1 development plan with an entrance from the north of the site.

Street view plan:

This plan showing landscaping around the building seems to be misleading as it appears to be a copy of a general sketch of a very similar building complex from the LNT website rather than based on the ground plan for the Boyton Hall site. This plan is taken from the formula design used by this company for the majority of their sites and would appear to be 'shoe horned in to this site' without too many adaptations.

NHS and NHS Support Systems:

Lastly, the NHS services in Haverhill, continue to be struggling to support the community satisfactorily. What confidence can the community have that if a care home is built here along with the growing residential developments in this area that the present general practices and NHS services can support these developments effectively right from the beginning?

Infrastructure concerns:

As mentioned, we have highlighted a number of concerns relating to a previous query about the use of Anne Suckling road, entry and egress to the town via its major road system. These concerns continue to need addressing and this adds to a road system that at peak times barely copes.

Comments by Mr Ford, member of public

The height of the building is too high and would dominate the area and be out of place, other care homes tend to integrate with surrounding properties. The on site car parking is not enough, the plans show 24 car parking spaces, which would not take into account visitors, staff and deliveries. The plan also demolishes the existing hall, trees and habitat. The access road is not adequate and does not take into account that it is already part of an application for 38 dwellings and increase parking and traffic along Anne Sucklings Road. There needs to be an up to date traffic survey.

Comments by Councillor Joe Mason

I had hoped that I could attend this evenings meeting to discuss DC/20/1849/FUL. Unfortunately I have another meeting I must attend. It might be mentioned that Ward members were not present to attend the discussion or pass comment, please pass on my apologies as a matter for public record.

I am generally supportive of a care home being put here. As Haverhill grows so will the need for caring for the elderly - I am also supportive of it being within existing or newly planned communities. My main concerns again relate to the height of the property it dominating the skyline as it will be on a higher parcel of land over looking Site 2B. and also the damage to ecology. There is a pond on this site that is rich with wildlife and I would want to make sure this habitat is protected. I am sure highways will review the impact on Ann Suckling Road, however I remain unconvinced however that there is sufficient parking on the plans. Cleves House often has overspill parking. I would not want to see more traffic parked on Ann Suckling especially as it is likely to become part of a through road in the future.