

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Monday 11th January 2021 at 7.05pm 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: Councillor J Burns
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

P21 Apologies for Absence

/001 The above apologies of absence were noted.

P21 Declarations of Interest and requests for Dispensation

/002 Councillor Brown declared an interest in P21/008, item 3 on the list, the applicant is known to him.

P21 Minutes of the Meetings held 21st December 2020

/003 Councillor D Smith proposed and Councillor B Davidson seconded that the minutes of the meeting held 21st December 2020 were approved as a true record by show of hands. All in favour
RESOLVED

P21 Matters arising from the Previous Minutes

/004 Page161, Item P165 - Councillor L Smith raised that she had requested VP forward the Town Council's responses, VP confirmed that she had done this. Councillor J Burns mentioned that West Suffolk Council had given Helions Bumpstead Parish Council more time to respond to consultation.

P21 Commercial Permitted Development Rights

/005 As a reminder Councillor Hanlon read out to the committee the creation of new class E and changes to permitted development rights in 2020. Classes A1, A2, A3 and B1 all to Class E, which will allow for a mix of uses to be operated within existing premises without the need for planning permission.

The Government consultation now being discussed, if implemented, will allow the right to change all Class E uses to residential. This should not be limited to size allowing the whole or part of a building to be converted subject to the prior approval process.

Councillor Brown raised concerns that Class E would allow change to residential with no barriers and that, depending on market values, residential property is worth more than commercial which could allow a rapid, massive change in the High Street with no protection for shops. Although this could be a positive change in some circumstances, there must be some assurance that the High Street keeps a core of shops. The new proposals may well mean that the High Street could have 'islands' of shops situated between residential properties. Councillor Hanlon pointed out that the new rights allow for buildings to be demolished and replaced with a dwelling.

Members raised concern over the paragraph which stated that the new Use Classes also applied to listed buildings, conservation areas and AONB.

Councillor Burns outlined his concerns over A1 and A2 (retail), A3 (sit in/restaurants) and B1 (light industrial) could all be converted to residential with no questions. A4 and A5 (takeaways and pubs) and D2, (which includes gyms), will become use generic, which is strange because D2 has become a E designation. Councillor Burns also raised that this has changed without the Town Council being consulted. Councillor Burns emphasised Councillor Brown's view that the new proposals could mean that the whole of the High Street could be converted to residential without discussion.

Councillor D Smith questioned whether this would override any local plan or town centre masterplan. It was agreed that this would override any plan.

Councillor T Brown commented that although some parts of the High Street could be revitalised, without a plan this could be disastrous.

Councillor J Burns explained that the demolition meant that once a shop is empty for a minimum of 6 months, it could be demolished and as long as it was within the footprint of the existing building. Additionally new permitted development rights would allow the new build to be 7m higher than the original building. This could allow 5-6 storey buildings in the High Street. This should be opposed. The new Class also means that owners of properties could add 2 more storeys on to buildings without planning permission.

Councillor Luccarini raised that, due to Coronavirus, this could result in empty units sitting empty for some time, resulting in the opportunity for change to residential without the chance of the High Street being given sufficient time to revitalise. Councillor Brown pointed out that once a building had become residential there is no going back to commercial. Councillor Luccarini asked if the consultation period be extended due to the Covid situation.

Councillor L Smith said that this goes against the government's policy to revitalise the High Street.

Although it was suggested that the Class E classification could help the High Street in some circumstances, the Town Council object to the proposed changes to proposed permitted development rights which would have a detrimental effect on the Town Centre.

Councillor Brown proposed and Councillor Luccarini seconded.

RESOLVED

All in favour.

P21 Street Naming, Off Haverhill Road

/007 It was proposed by Councillor Stincombe and seconded by Councillor L Smith that the Town Council have no objection to a street being named after Mr Hutchinson, however, there has already been some agreement to the roads on this development being named after WW1 Casualties.

It was therefore agreed to suggest that 'Hutchinson Road' be used on an alternative development, for example the Redrow development (Parklands at Gt Wilsey Park), the Barley Homes site at Castle Hill or Manor Road.

RESOLVED

P21 Public Forum on planning matters other than applications before the committee

P21 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

None

P21 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)

/010 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P21 Matters to Report

/011 There were no matters to report

P21 Date of next Meeting

/012 The next meeting of the Planning Committee will be Monday 25th January 2021

P21 Closure

/013 The meeting was closed at 7.45pm

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
17.12.20 Expires 07.01.21	1	DC/20/2137/HH	Double garage on front driveway Mr John Mason	13 Hawthorn Road	NEUTRAL
22.12.20 Expires 12.01.21	2	DC/20/2167/HH	a. two storey front extension b. single storey rear extension Mr Yuri Meiran	5 Salisbury Court	NEUTRAL
04.01.21 Expires 25.01.21	3	DC/20/2204/HH	a. replacement of roof structure with raised roof to create habitable living space b. detached three bay cart lodge c. single storey rear extension Mr and Mrs Clifton	Orchard House, Wrattling Road	Whilst the Town Council have no objection to raising the roof height, the Town Council do have an OBJECTION to the proposed Cartlodge. The Cartlodge would not be in keeping with the street scene. There is concern over vehicles exiting the site. Whilst the Town Council understands that the new laurel hedge will soften the view of the Cartlodge, this could cause an obstruction of view leaving the site. 3 for, 4 abstained