

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE MEETING

Held on Tuesday 16th February 2021 at 7.00pm held by Zoom



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 John Burns
Councillor Paula Fox
Councillor Joe Mason
Councillor Elaine McManus
Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Alisha Jenkins, Office Assistant

Stuart McAdam, Persimmon Homes
Lisa Silverton, Architect

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

P21 Apologies for Absence

/024 The above apologies of absence were noted.

P21 Declarations of Interest and requests for Dispensation

/025 None

P21 Minutes of the Meetings held 26th January 2021

/026 Councillor L Smith proposed and Councillor T Brown seconded that the minutes of the meeting held 26th January 2021 were approved as a true record by show of hands. All in favour
RESOLVED

P21 Matters arising from the Previous Minutes

/027 None

P21 /028 Presentation on Phase 2b by Stuart McAdam, Persimmon Homes and Lisa Silverton

Appendix (ii)

P21 /029 DC/20/0479/FUL, The Fox Public House

Following an email circulated by Planning Officer, Kerri Cooper requesting updated comments from the Town Council following Highways removing their objection, it was proposed by Councillor Stinchombe and seconded by Councillor Smith that the objection still stands. The Assistant Clerk to combine previous the Town Council's previous objection submitted and those of Ward member Councillor Burns (available of WSC planning portal) to Kerri Cooper and copy in Highways. Appendix (iii)

P21 /030 Public Forum on planning matters other than applications before the committee

Questions and answers were taken from Mr McAdam, Persimmon Homes in item P21/028

P21 /031 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

None

P21 /032 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)

P21 /033 Matters to Report

i) Prior to the meeting, the Clerk had circulated a local list put together following a request by members to have a fully comprehensive list of notable buildings in Haverhill to pitch to West Suffolk Conservation officers. Members to send their ideas on what they would like to see added to the list (or omitted). This will then go for discussion for finalising. The list to be put on our website for residents to submit their contributions.

ii) Councillor Burns have contacted Redrow for an update on work at Chalkstone Way, to date there has been no reply.

P21 /034 Date of next Meeting

The next meeting of the Planning Committee will be 2nd March 2021

P21 /035 Closure

The meeting was closed at 8.38pm

VP/AJ

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
19.01.21 Expires 19.02.21	1	DC/21/0113/HH	Conversion of garage to habitable rooms Mr and Mrs Ross Millard	15 Slaters Drive	NEUTRAL
22.01.21 Expires 12.02.21	2	DC/21/0069/HH	TPO 084 (1982) Tree Preservation Order – a. one Willow (W1 on plan and T5 on order) re-pollard to previous pollarding points b. one Lawson cypress (C1 on plan and T2 on order) overall crown reduction by up to three metres Mr and Mrs Ditchman	18 Wrattling Road	NEUTRAL
10.02.21 Expires 03.03.21	3	DC/21/0179/HH	a. single storey front extension (following demolition of existing porch) b. dropped kerb Beavis	43 Falcon Close	NEUTRAL – Subject to Highways agreeing to moving lamppost.

Appendix (ii)

Stuart McAdam and Lisa Silverton

Lisa Silverton, Architect gave a Powerpoint presentation on Haverhill Phase 2b Land NW Haverhill.

Lisa outlined that the road hierarchy plan was used as a basis to evolve the design concept and achieve the aspirations of the development which emerged from engaging in various workshops with Planning Officer Penny Mills and Colin Donnigan, Urban Designer at West Suffolk Council.

Lisa explained that the concept plan sets out the road hierarchy, building form and wayfinding and from the workshops it was found that the main focus was to create smaller character areas. The concept plan showed character areas numbered 1-6 (shown below), which all have different characters styles themselves.

1. *The Avenue*: has a continuous built form with two gateway buildings to give a sense of arrival, it was felt that the gateway was required to have some height as you enter the site which then transitions down in height to the urban square at the heart of the site.
2. The *Urban Square* was to create more green space and be used as wayfinding leading through the site to the Mews Courts
3. The *Mews Courts* which lead out to the west and the east of the site. These are a more formal character area following the gradient of the site allowing for terraced units to step down whilst still using the continuous build form.
4. Rear parking courts are included.
5. *Neighbourhood Square* is an enclosed courtyard, with landscaping feature and pedestrian friendly surfaces.
6. Lower density, detached housing to create a lower organic edge to the development.

The materials used will be buff brick, red brick, render and weatherboarding and to add interest they are proposing to use various brick detailing including brickwork banding, which has been used in street scenes throughout Haverhill.

Stuart McAdam took questions from the members:

Cllr J Mason: Under the old Masterplan there were to be no buildings higher than 3 ½ storeys and understands that a 4 storey building is perhaps less in height than 3 storeys high with a pitched roof but asks what justification there is to go against the original masterplan?

S McAdam: In his last presentation SM explained the justification behind the gateway entrance and that that this is the reason for increasing the height. SM accepts it is in contradiction to the design code, they have put the justification together and WSC have not yet agreed whether this is acceptable.

Cllr J Mason: i) Allotments, there has been some concern raised from many residents over parking on Anne Suckling Road, although not part of this application it has been previously mentioned that this would be addressed and seeks assurance at this meeting that this has been dealt with and ii) Previously raised if electrical parking charging points were being installed in each of the character areas, is this still possible?

S McAdam: Allotments form part of the infrastructure application which is being amended ready for re-submission and does include defined parking for the allotments and ii) there will be provision on site as previously mentioned. SCC will not accept electrical charging points in the visitor spaces but in communal areas Persimmon can provide ducting to future proof.

Cllr D Smith: The Gateway entrance looks like there is a separate area from the rest of Haverhill and would like to know why it is needed? Also, DS would like to see a graphic to show how high the buildings at the gateway entrance are from Anne Suckling Road, can a computer graphic be provided to give a view of the topography of the area?

S McAdam: Part of thinking is to deliver the affordable housing some privacy and reacting to the requirements of the housing officer. The idea was also to create an open space along the infrastructure road. SM Will provide a section drawing to demonstrate the lay of the land.

Mr Ford: Chapel Farm Cottage will be overshadowed by a block of flats and will be seen from a long way away.

Mrs Strachan: The gateway feels like it is a huge wall and out of character in Haverhill, Mrs S feels that there is no justification for 4 storey buildings, Mrs S questioned if these were needed. Secondly, there is not a lot of green space on this phase.

S McAdam: Can appreciate the volume of development coming to Haverhill and the concern of residents, the outline was granted for up to 1050 houses and in terms of delivery they meet specified densities. The height for 3 ½ storeys have smaller top floors and it is better to have better designed 4 storey.

Although there is not a significant amount of open space in this phase, throughout the whole scheme there is considerable open space provided, sports pitches, public open play areas, neighbourhood and local play areas.

Will email details further details on the whole of the plans to give more of an overview, VP to provide contacts.

Cllr Mason: Residents have approached him regarding blocking off public bridle and pathways and destruction of hedges. H2 less than quarter of the hedge is left, he would like to see more consideration given to public bridleways being left open and to still be accessible, whilst being closed off for work. Also consideration to wildlife.

S McAdam: concerns are noted. Persimmon would like to restore confidence with the public and have put up fences in advance. There is a method statement which demonstrates that hedges will be protected and an arboriculturist will be visiting the site when any work is taking place. Any rights of way being blocked off will be kept to a minimum as much as possible and SM will keep us updated to explain why things are being closed off for public safety and explain where alternatives will be.

S McAdam: The bypass next phase is planned 8-30th March to install the arms of the roundabout at the eastern end to the north east bound lane.

S McAdam will look into drainage as advised by Cllr Burns.

S McAdam will look into the idea of providing leaflets and bulletin information to residents and the Town Council.

VP will forward dates to S McAdam date of the planning meetings.

Appendix (iii)

The Fox Public House, comment submitted to Planning Officer

In response to your email regarding Highways amended comments, the Town Council have reconsidered this application. Members have noted comments made by SCC Highways referencing Drawing 2234 12 Rev C and I have copied in SCC Highways to this email reply.

The Town Council fully supports the redevelopment of this site and the benefits it will bring to the town generally, the new developments adjacent and the economic vibrancy of the area in terms of employment.

The Town Council however maintain that the primary concern is over the safety of vehicles entering and emerging from the Public House onto the public highway and that the safest option would be best achieved through an additional new arm on the roundabout immediately outside where there is plenty of space for a low usage entry point compared to the other arms.

The Town Council would like to bring attention to SCC Highways that the road realignment of the A143 has already been approved and the new roundabout, which will accomplish the realignment, is already in situ with it due to be made operational by end March 2021; therefore the site of the spur is known.

The Town Council strongly recommend that Highways insist the entrance is made a spur off the new roundabout. There is the potential for traffic heading north to exit the roundabout and meet a vehicle stopped in the highway waiting to turn right, having just ensured that their exit from the roundabout is clear. Equally a vehicle exiting the PH would be allowed to turn right out of the premises where there is a roundabout some 70m away.

The Town Council fail to see how an entrance less than 70m from a roundabout spur exit can be safe for other road users, will introduce a more dangerous situation, and indeed, SCC Highways confirm they do not know where the entrance will be, so how can it proceed to a planning decision?

It is important to remember (pre-Covid) there are some 10,000+ vehicles passing this point each day with around 700 per hour vehicles at noon, and around 900 per hour, at 5pm when the Public House is likely to be busiest. This is before a further 3,650 houses are built immediately adjacent.

The Town Council fully supports the comments made by the adjacent ward member, Councillor John Burns, and therefore, the Town Council's OBJECTION still stands.