

# Haverhill Town Council

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

### PLANNING COMMITTEE MEETING

Held on Tuesday 25<sup>th</sup> May 2021 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:** Vicky Phillips, Assistant Clerk

**In Attendance:** Mayor John Burns  
Colin Poole, Town Clerk  
Councillor Joe Mason  
Councillor Elaine McManus  
Chris Gatland, Redrow Homes  
Harriet Wooler, Redrow Homes  
Stuart McAdam, Persimmon Homes

There were 4 members of the public present.

#### **Welcome:**

1. Councillor P Hanlon welcomed everyone to the meeting and advised that the meeting was being recorded. **To note that this Working Party has no delegated authority and may only make recommendations to Full Council. Urgent actions may be taken under delegated authority given to the Clerk and Chair.**

#### **ACTION**

**P21 Apologies for Absence**

/077 The above apologies of absence were noted.

**P21 Declarations of Interest and requests for Dispensation**

/078 Councillors T Brown, A Luccarini, J Burns declared an interest in List B, DC/21/0875/HH, the applicant is known to them.

**P21 Minutes of the Meetings held 27<sup>th</sup> April 2021**

/079 Councillor A Luccarini proposed and Councillor L Smith seconded that the minutes of the meeting held 27<sup>th</sup> April 2021 were approved as a true record by show of hands. All in favour

**RESOLVED**

- P21 Matters Arising from the Minutes**  
 /080 There were no matters arising.
- P21 Chris Gatland, Redrow Homes Ltd**  
 /081 Provide an update on Great Wilsey Park development, appendix (ii)
- P21 Stuart McAdam, Persimmon Homes**  
 /082 To provide an update on revised planning application appendix (iii)
- P21 Public Forum on planning matters other than applications before the committee**  
 /083 There were no members of the public present.
- P21 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)**  
 /084 None
- P21 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)**  
 /085 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)
- P21 Matters to Report**  
 /086 Councillors JB, emailed everyone about the decision on Research Park. Lidl footpath, there is a recommendation from the Planning Officer regarding the location of the footpath and planting.
- P21 Date of next Meeting**  
 /087 The next meeting of the Planning Committee will be 8<sup>th</sup> June 2021
- P21 Closure**  
 /088 The meeting was closed at 9.23pm

Signed .....  
**Chairman**

Date.....

**Appendix (i)**  
**List A – Approved by Chairman and Clerk under delegated powers**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
26.04.21 Expires 10.05.21	<b>1</b>	DC/21/0283/TPO	TPO 480 (2008) Tree Preservation order – one Beech (T1 on order and in blue on plan) overall crown reduction by up to 3 metres	Cedar Home, 2 Broad Street	Already determined – REFUSED
04.05.21 Expires 25.05.21	<b>2</b>	DC/21/0836/HH	a. detached garage b. blocked paved driveway to front elevation c. widening of existing dropped kerb.	11 Julian Close	OJBECT Garage is below minimum length standard and will encroach on pathway.  Proposed BD, seconded AL 2 against, 1 abstention
05.05.21 Expires 26.05.21	<b>3</b>	DC/21/0955/TCA	One Beech (T1 on plan) overall crown reduction by two metres to previous points; one Sycamore (T2 on plan) fell; one sycamore (T3 on plan) overall crown reduction by 2.5 metres	Car Park, Chauntry Mills, High Street	NETURAL  Proposed JC, seconded DS 4 for 2 against
05.5.21 Expires 26.05.21	<b>4</b>	DC/21/0875/HH	a. infill extension between dwelling and garage b. single storey rear extension (replacement of existing)	5 Hadrian Close	NEUTRAL  Proposed BD, seconded DS All in favour
06.05.21 Expires 27.05.21	<b>5</b>	DC/21/0886/HH	Single storey rear extension	15 White Caville	NEUTRAL  Proposed BD, seconded AS All in favour
07.05.21 Expires 28.05.21	<b>6</b>	DC/21/0892/HH	a. single storey front extension b. two storey rear extension	16 Biscay Close	NEUTRAL  Proposed AS, Seconded JC All in favour

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
10.05.21 Expires 31.05.21	<b>7</b>	DC/21/0792/FUL	Five flats (following the demolition of industrial building)  Mr R Oakley, Onions Yard Developments Ltd	Plot 1, SR Builders, Station Road	
<p><b>OBJECT</b> The Town Council agree and support Public Health &amp; Housing comments</p> <p>Although no room sizes are shown on the plans, from what can be seen on the drawings, they seem to come below minimum space standards.</p> <p>Overdevelopment of the site and loss of amenity The three storey building is out of keeping and not appropriate for that site, being next to a single storey building and the proposal will overshadow neighbouring property. There is a lack of parking with no parking provision offered, parking in front of the proposal is subject to a Traffic Order.</p> <p>Loss of historical gateway by the ex Prince of Wales Pub and an integral part of Haverhill's history. The Town Council request that the wall and column post which includes the date 1865 to be retained.</p> <p>Proposed AS, second JC</p>					
10.05.21 Expires 31.05.21	<b>8</b>	DC/21/0858/HH	Single storey front and rear extension	10 Chapple Drive	NEUTRAL, the Town Council however do have concerns that the extension will upset the street scene and stacking of vehicles on the driveway.  Proposed AS,seconded AL
10.05.21 Expires 31.05.21	<b>9</b>	DC/21/0909/HH	First Floor rear extension	29 Downs Crescent	NETURAL  Proposed DS, seconded AS
10.05.21 Expires 31.05.21	<b>10</b>	DC/21/0746/HH	Single storey rear extension (following demolition of existing conservatory)	14 Old Rope Walk	NEUTRAL  Proposed BD, seconded DS

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
13.0521 Expires 03.06.21	<b>11</b>	DC/21/0923/HH	a. First floor extension b. single storey rear extension	Clarendon, Wrattling Road	NEUTRAL  Proposed AS, seconded BD
14.05.21 Expires 04.06.21	<b>12</b>	DC/21/0969/HH	Single storey side extension (following demolition of existing porch)	19 Alderton Close	NETURAL  Proposed AS, seconded BD

**List B – Considered at the Committee Meeting**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

**Appendix (ii)**  
**Chris Gatland, Redrow**

CG gave an update on the infrastructure planning and of the first tranche of housing. To date, they have secured the two major planning approvals for delivery of the first half of what is being delivered on the land they have acquired at Gt Wilsey Park. To recap Redrow have acquired the Phase I development plots which will enable them to deliver approximately 900 units. Several years ago they submitted applications to deal with strategic infrastructure and then secured Reserved Matters approval for the first 499 units.

The program update to date is that they are developing and building homes from both the northern and southern ends of the first phase. The northern end of the site is at a more advance state than the southern end. Two newsletter updates have been sent out to residents giving information on what is going on at the time, these are also available on their website.

CG explained that the site is being broken down into phases of construction. Redrow are building 79 homes in first phase at the Northern End, 66 of which are in one consolidated area called housing parcel A1 and then another 13 are on the other side of the internal spine road which will form the street scene along the spine road off the roundabout.

The first section of spine road has been built, which is accessed (once the roundabout has been completed) from the Haverhill Road junction. Further into the site drainage basins are being formed and the first units are out of the ground. This end of the site has been very active with deliveries and is in the process of the first lift of homes. Closer to the Haverhill Road end of the site they are now focusing on the first houses which will be sold from the show area. There are a number of units in brickwork and scaffold phase and in the next weeks and months those units will be coming forward and aiming to be completed by the end of this year.

There is work going on inside the site pursuant to the planning consent and work going on in terms of the highway, which is tied up with agreements with Suffolk Highways around the delivery of the roundabout which is on target for completion in October. Once the roundabout is opened the temporary access will be closed and restored back to its pre-open condition and construction and residential traffic will use the completed access.

Although there was a delay for various reasons, Redrow are moving forward on work at the southern end of the site. The same groundworker has been appointed, so from a planning delivery view there is complete ownership for the whole site. The immediate activity has been focused on site set up at the Chalkstone Way end of the site. Andersons have been on site for a few weeks and a temporary vehicle crossover has been formed which has provided temporary access to the site in advance to the delivery of the roundabout. The temporary compound is being set up, with fencing, gates, security and site welfare containers. Deliveries have been sporadic at the moment but as they gear up there will be wheel washing and road sweeping and will look to complete this satellite compound by the end of the month. This will afford them the ability to start the roundabout on Chalkstone Way and the offline elements of the road. There is also stripping of topsoil to facilitate drainage to service the road and roundabout, which will mean more deliveries. These deliveries will be closely monitored by West Suffolk DC and Redrow, who will have a team in place to make sure that this runs smoothly. Redrow have proposed to SCC and WSC a small 'test' phase will be in place to demonstrate they can manage the operations successfully. Redrow are fully aware of the constricts and restrictions in the area. It has been made clear to contractors that should HGV's arrive during restricted times, they should be brought to the Haverhill Road end of the site, where there will be waiting capacity on the estate road that they now built. They are in the final processes of agreeing with Suffolk Highways of what will happen if there is any damage to the highway.

Redrow will be sharing details of the team if anyone wishes to visit the site.

**Questions:**

Councillor Hanlon: How long will the road be closed for construction of the roundabout on Haverhill Road?

CG: Improvements are due to be made on the junction of Chalkstone Way and Wrating Road and the Cangle but are some way off, although there may be some hope of bringing forward the Chalkstone Way work. Road closure works will be advised later on.

JB The work on Chalkstone Way and Wrating Road is a s106 and will include traffic lights.

JB Chalkstone Way surface is diabolical, although SCC Highways do have a responsibility for maintenance, should any damage occur this should be repaired by Redrow so JB is hoping for a precursor visit.

CG: Redrow and Andersons have done an inspection of the road and there may be a third CVI needed. They are agreeing with Suffolk Highways before activity commences what the schedule of monitoring will be and who will do it. Should any repairs be required there will be a process with Suffolk Highways, they are aware that the current surface is unsatisfactory.

JB: 30mph limit at the North end of the site on the A143 has not been implemented yet.

CG Noted

DS: Masterplan Care units, when will these be brought forward?

CG: This is several years down the line, the focus is on the first 499 houses and open spaces. The landowner will need to report on that separately.

JB: The local centers, health provision etc. is still owned by Mrs Pelly as part of the S106.

### Appendix iii

#### Stuart McAdam, Persimmon Homes

SM provided a Powerpoint presentation on the re-submitted Phase 2b application. The revised scheme has addressed the key concerns which were highlighted at the previous meeting; 4 storey apartment blocks, lack of green space and affordable housing.

There have been changes to the landscaping along the northern part of the site with car parking being moved away from the hedge. Along the north west there has been improved landscaping, which replaces the hedge. Following advice from Police safety officers, the parking courts have now been divided and additional trees have been added by removing some car parking courts. Connectivity has been improved by adding in paths to the pedestrian crossings.

To address concerns on the provision of open space, which was previously part of the infrastructure application, Persimmon have now submitted a Reserved Matters application which will allow the playing fields and open space to be delivered at an earlier stage.

The key issue of the 4-storey apartments has been looked at and revised. The design has reverted back to 3 ½ -storey buildings with a pitch roof, which will mimic the 2 ½-storey units. Juliet balconies and contrasting frontage and brickwork have been designed to enhance the street scene.

To give a flavour of the updated designs, SM outlined the changes to the five character areas. Changes have been made to give an overall contemporary feel, windows have changed in colour to grey, fenestrations and door styles have also been updated. Brickwork has been changed in The Avenue and Square. The details of massing were demonstrated, and the distribution of affordable housing has been amended by providing a scattered mix in the scheme.

#### Sales

Boyton Phase I has been completely sold out. It has been popular with commuters to Cambridge and has achieved a 5 star Federation Rating.

Phase 2a launched in February 2021 has received over 30% bookings already and expect the first legal completions to take place in August.

## Construction

Phase 2a, all internal roads have been completed and tarmacked. All the services have been installed and all foundations have been completed.

## Infrastructure

The application is in with the Council. There have been significant changes to the application in terms of the road layout. The roundabout for the relief road has been completed and the relief road is making progress.

## Website

Information will be available on the website shortly and links to plans, design codes and applications.

## What's Next

Persimmon have been engaged with West Suffolk on phased 3b and 6, workshops are taking place. On Phase 3 b there will be 119 and 110 on Phase 6. The local centre on Phase 3a will come later in the year and provide the retail and commercial aspect.

## Questions:

M Ford: disappointed with the revised plans as they don't appear to have taken all the points on board. The 3 ½ storey is still the same height as the 4. Green space, the two extra houses have been put on the allotment space. Have tried to wade through all the documents. Phase 3b and 6, there is provision on the site for the community area and a school, concerned that these are being pushed back to the end of the queue. Community facilities being pushed back will mean that there will be an over-subscription of schools in Haverhill from the current homes being built.

Also, a scenic run through of the view from Anne Suckling was promised.

SM: the S106 covers the triggers for when the community facilities come forward so the school and community facilities reach trigger points in the occupations of the houses, so the more that are built the quicker the facilities will come forward. As part of the 106 there has been a contribution towards community facilities, which will be developed out by the Council. The open space is hoped to be brought forward by separating that out from the Infrastructure Application so there will be two pitches that will be provided and there is also a changing facility within the site along with an area of play for youngsters before 80% occupation of Phase I and II. As mentioned before, there is an open space strategy for the whole of the site which is contained within the design code.

Density has been increased by two units, which is not at the expense of the allotments it is within the developed area by revamping the site itself.

On the flats, they have replicated the ½-storey design which has been approved on phase I which was governed to be 2 ½ storeys and added the restricted pitch roof with a dormer and although is higher but is thought to be the preference of the residents and will await the view of residents and planners.

A Strachan: Feels that you have taken on board what has been said and is appreciated but are still struggling with the density issue. Is there a flexibility, does it need to always be at the top end? Can there be a balance between profit and making the site work and providing a functioning community with the open space that is accessible to all.

SM: The density is up to 55 maximum, but the site is shy of 55. Overall the density does not exceed the threshold.

Phase 2b is a higher density than Phase I as it is in line with the approved design code, the density of Phase 1 is 35-45, so around the rural edge of the site they are a lesser density. As you move into the local centre the density does increase. Again on the northern parcels moving through the development the density reduces down. Persimmon buy land based on density and parameters set at outline application stage.

The open space cannot be looked at in isolation as it is part of the overall design, there are links throughout the site.



Councillor J Mason: Would really like to see the visualisations from Anne Suckling looking north, also on how the buildings on the SE corner and how it impacts Chapel Farm. On the open spaces, could we have bins and park bench to make it functional. The green spaces have no function or use for the community and there is a lack of green space in the way of front lawns and gaps between houses in the way of green space. The community space which was thought of being a community hall will now be a school, there is real shortage of community space for use for the community and would like to see the broader plan.

SM Can now do the visuals and demonstrate the lay of the land for both.

Green space, taken on board what has been said about amenity and functionality, there is a large pocket park in the heart of the site and can see no reason why they can't provide benches to create areas within the site and likewise around the green routes. The sports pitches will have some play facilities, the plans have been prepared and will be presented shortly.

As part of 3a as part of the remodeling of the infrastructure application, there will be a plaza which will present another open space which can offer a meeting place at the shops and near the school.

There will be a linked facility, which will provide a school in the day but in the evening will be open to community use.

Councillor McManus, is there a website coming soon?

SM The website will be up and running this week and a leaflet can be sent around the houses significantly affected.

Councillor Burns: would be useful to extract the relevant parts of the S106 and show the Masterplan for the website.

9.