

# Haverhill Town Council



**HAVERHILL**  
TOWN COUNCIL

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

### PLANNING WORKING PARTY

Held remotely on Tuesday 29<sup>th</sup> June 2021 at 7.00pm

**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:** Vicky Phillips, Assistant Clerk  
Colin Poole, Town Clerk  
Councillor John Burns  
Daniel White, Planner, Persimmon Homes

There were no 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**

/100 The above apologies of absence were noted.

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

/101 Councillor Luccarini declared a non pecuniary interest in item P21/107 - DC/21/1225/HH

**P21 Minutes of the Meetings held 8<sup>th</sup> June 2021**

/102 Councillor L Smith proposed, and Councillor T Brown seconded that the minutes of the meeting held 8<sup>th</sup> June 2021 were approved as a true record by show of hands. All in favour

**RESOLVED**

**P21 Matters Arising from the Minutes**

**/103** There were no matters arising.

**P21 Daniel White, Planner, Persimmon Homes**

**/104** Daniel White shared a PowerPoint Presentation to the members of the working party. DW outlined the key dates for the up and coming applications and explained that he had been working with key stakeholders, consultees and West Suffolk Council to progress the applications and produce a scheme that works for everyone.

Workshops have been held for Phases 2B, 3B and 6 and are looking to be submitted by the end of July. The Haverhill Sports Pitch application has been submitted following being removed from the infrastructure application and is now live.

The Website should be going live early next week.

Phase 3B; the proposal has evolved over three workshops following on from feedback arising from the workshops. Key concerns raised and addressed included the hedgerow and the public right of way which they have now demonstrated to be in accordance with the Design Code and that an appropriate buffer has been provided. It has also been demonstrated that the applications have met the requirements of the Design Code for the buffer between the boundary and the Relief Road. Additional hedge and tree planting has been provided on the proposed site. Phase 3B will have 116 dwellings across the site and following feedback from consultees, has a good mix of house types and affordable dwellings. The SUDS basin has also been redesigned.

Phase 6 followed the same format of workshops. The site is steep, contains a ditch and tree belts which gave the site some constraints that needed to be taken into consideration. The boundary was shifted slightly to take in comments from the Landscaping and Ecology Officer and Public Rights of Way Officer. The site contains 101 dwellings across the site, with a mix of house types and affordable housing.

Councillor J Burns asked when the Relief Road would be completed. DW would ask and come back with a definitive date.

Councillor J Burns was concerned over the affordable housing element. The Housing Association in Phase I have let to tenants outside of Haverhill via an agreement with Persimmon. Is there anyway if DW can feedback to Persimmon and the Housing Officers the need for appropriate affordable housing to meet Haverhill's needs.

Responding to an email that Councillor Hanlon had circulated prior to the meeting, DW outlined that the application is a work in progress and will be tinkered with, therefore dealing with parking provision, tandem parking and siting and layout of houses on the site. At all stages parking will need to satisfy Suffolk Highways. Persimmon are taking an active stance of EV charging and will provide the opportunity for future connectivity on plot and in the communal parking bays. EV charging points will not be provided on plots where wires would need to cross pavements.

Councillor J Burns emphasised that the parking standards are only guidelines and lessons can be learnt from Phase I, where residents are needing to park on the highways due to the lack of parking provision.

DW agreed that Persimmon will look at improving parking provision on future phases.

Councillor D Smith required assurance that due to the site levels there would be no 4 storey buildings. DW assured councillors that there would not be 4 storey buildings on these phases.

Councillor D Smith also asked about the affordable housing and where they would be. DW showed members the site map and highlighted the mix of housing, which included bungalows, flats as well as houses. He pointed out that some of the houses would be 5 bedrooms as there has been feedback that there is a need for larger properties in affordable housing. Affordable housing would be spread throughout the site although exact locations will be confirmed. DW explained that all affordable housing is space standard compliant and will meet a range of needs identified by the housing officer.

**P21 /105 Public Forum on planning matters other than applications before the committee**

None.

**P21 /106 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)**

Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)

**P21 /107 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 /108 Matters to Report**

Councillor Burns reported

- i) Lidl's application had been rejected.
- ii) The Vixen Pub. The owner has been contacted twice by WSC, with no response so they are now taking legal action.

Councillor Hanlon congratulated Councillor Burns on his determination to get this sorted. Councillor Brown requested the Clerk send a letter of support on behalf of the residents to West Suffolk Planners on the lack of enforcement.

Proposed TB, seconded PH, all in favour.

**P21 /109 Date of next Meeting**

The next meeting of the Planning Committee will be 13<sup>th</sup> July 2021

**P21 /110 Closure**

The meeting was closed at 8.03pm

Clerk

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 Working Party**

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
09.06.21 Expires 30.06.21	<b>1</b>	DC/21/1232/TCA	Three Conifer (C1, C3, C4 on plan) crown lift to three metres overhanging neighbours; one Conifer (C2 on plan) – fell; one Conifer (C5 on plan) – reduce height by 30% - 6-7 metres; one Ash (A1 on plan) fell; one Yew (Y1 on plan) fell; one Yew (Y2 on plan) crown lift to 2.5 metres)	Vale House, Hamlet Road	NEUTRAL  Proposed Councillor Crooks Seconded Councillor Brown  *see note below
15.06.21 Expires 06.07.21	<b>2</b>	DC/21/1066/FUL	Installation of three antennas and supporting steelwork and associated apparatus, relocation of three existing antennas and associated apparatus and ancillary works  Cellnex and EE Ltd and Hutchinson 3G UK Ltd	Telephone Exchange, Chantry Road	NEUTRAL  Proposed Councillor L Smith Seconded Councillor Luccarini
21.06.21 Expires 12.07.21	<b>3</b>	DC/21/1220/HH	a. single storey rear extension b. outbuilding (following demolition of existing outbuilding)	33 Broad Street	NEUTRAL  Proposed Councillor B Davidson Seconded Councillor A Luccarini
21.06.21 Expires 12.07.21	<b>4</b>	DC/21/1225/HH	a. two storey rear extension b. single storey side extension to create garage (following demolition of existing garage)	39 Parkside	NEUTRAL  Proposed Councillor D Smith Seconded Councillor J Crooks

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
22.06.21 Expires 13.07.21	<b>5</b>	DC/21/1192/HH	a. Conversion of garage to habitable room b. first floor extension over garage	22 Rockall Close	NEUTRAL  Proposed Councillor Davidson Seconded Councillor Brown (2 against)

\*\* Councillor Luccarini pointed out that there was no arboricultural report with the application, it was noted however that the applicant would be using a reputable tree surgeon to do the works. CP mentioned that the Town Council could benefit from the Sustainable Haverhill Tree Warden Scheme and that they could be used to give some advice when needing to make decisions on these types of applications.