

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Monday 26th July 2021 at 7.00pm



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: Colin Poole, Town Clerk
Vicky Phillips, Assistant Clerk
Councillor J Burns
Councillor J Mason

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.**

P21 Apologies for Absence

/121 The above apologies of absence were noted.

P21 Declarations of Interest and requests for Dispensation

/122 P129/Item 3 – Councillor A Luccarini declared a non-pecuniary interest

P21 Minutes of the Meetings held 29th June 2021

/123 Councillor D Smith proposed, and Councillor L Smith seconded that the minutes of the meeting held 13th July 2021 were approved as a true record by show of hands. All in favour. **RESOLVED**

P21 Matters Arising from the Minutes

/124 None

P21 Planning Conditions

/125 The Clerk had received a response from R Almond (appendix ii). Councillor Burns explained that he has previously raised this at Development Control. Members agreed that although complaints were rare, the complaints procedure via Public Health and Housing was long and often any dispute

raised may not have been addressed before the building work had been completed.

Members voted to reply to R Almond insisting that conditions are attached to small scale householder developments, this would go some way to curtailing those that are being unreasonable.

Proposed by Councillor L Smith and seconded by Councillor T Brown
7 for 1 against. **RESOLVED**

P21 Persimmon Homes Phase 2b

/126 The Clerk circulated and email outlining changes to Phase 2b (appendix ii). The application will be returning to Planning Committee on 4 August. Members noted that Persimmon have tried to address issues raised by the Town Council, Ward members and members of the public. Ward member Councillor J Mason thanked those on the Town Council and West Suffolk Development Control and commented that he is pleased overall with the alternative design for the 3-storey gateway building, Councillor D Smith agreed that the pitched roof is more pleasing. Councillor Hanlon raised that he had some concern over bin locations on plots 84/85 and that it should be checked that houses meet the minimum space standards. The Clerk will reply to the Planning Officer outlining the above.

NOTED

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

/127 None.

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

/128 Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)

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

/129 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P21 Matters to Report

/130

- Councillor Stinchcombe reported that 74 High Street, KD Nails, has an illuminated sign on the window. Councillor Luccarini reported that there are a number of issues outstanding and these have been reported to enforcement.

Councillor Burns reported

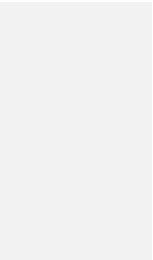
- The Vixen pub has been boarded up and work should commence in about two months. WSC Planners have now contacted the owner to emphasise the need to comply with planning conditions. Discussion has also taken place as to whether planning conditions have been triggered due to a small part of the building being demolished.
- Building has started on the Gt Wilsey development and looks to be progressing well. JB will query an internal road which does not look to appear on the plans. Planning Officer has confirmed that the construction management plan is about to be approved for Chalkstone Way and Haverhill Road.

P21 Date of next Meeting

/119 The next meeting of the Planning Committee will be 10th August 2021

P21 Closure

/120 The meeting was closed at 8.17pm



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
12.07.21 Expires 02.08.21	1	DC/21/1302/FUL	Change of use from estate agents (class A2) to commercial, business and service (class E)	2A Camps Road	NEUTRAL - The Town Council raised no objections to this application. It was requested that, if possible, the Class A2 be retained in case any future tenants wish to revert back to original use. Proposed Councillor L Smith, seconded Councillor A Luccarini
16.07.21 Expires 06.08.21	2	DC/21/1329/VAR	Variation of conditions 2 (approved plans) and 7 (opening hours) of DC/19/2470/FUL to allow the use of amended plans and the extension of permitted opening hours to 9.00am to 11.30pm Monday to Thursday, 9.00am to 12.30am Friday to Saturday and 9.00am to 11.00pm Sundays and Bank Holidays for the change of use from job centre (Class E(c)) to fast food restaurant (Sui Generis)	65 High Street	Due to lack of documents on the planning portal this application be deferred to the next planning meeting Proposed Councillor D Smith seconded B Davidson 7 for 1 abstained

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
20.07.21 Expires 10.08.21	3	DC/21/1383/FUL	a. 34 apartments b. three dwellings c. associated access, car parking and landscaping (following demolition of existing buildings) Churchill Retirement Living	Social Services, Camps Road	
<p>OBJECT</p> <p>There is not enough parking provision on site for staff, residents and visitors. Camps Road is extremely busy and often congested at school pick up and drop off times therefore parking on this road should be discouraged.</p> <p>The Town Council note that room sizes are small, although the Town Council are aware there is no policy in place, minimum space standards should be checked</p> <p>There should be a construction management plan in place in view of the proximity to the school on the same site.</p> <p>There should be provision for Electrical Vehicle Charging Points</p> <p>Comments by Dave Burkin, S106 Officer, are noted and supported by the Town Council</p> <p>Proposed Councillor Hanlon, seconded A Luccarini, 6 for 2 against</p>					

Appendix ii)

From: Almond, Rachel
Sent: 14 July 2021 15:35
To: Vicky Phillips <vicky.phillips@haverhill-tc.gov.uk>
Subject: RE: Planning Conditions

Dear Vicky,

Thank you for your email. We would only normally place an hours of construction condition on larger developments, as a result of comments from our Public Health and Housing colleagues.

Householder developments such as this rarely cause issues in relation to amenity impacts from construction and neighbours are usually considerate of each other and such developments, by their nature, are constructed over much shorter periods of time than larger developments such as housing estates.

We would always suggest to a complainant that they try to approach the neighbour in the first instance to see if the matter can be resolved informally but if this hasn't worked issues relating to noise, as well as burning plastics, are potentially matters that can be addressed through the Environmental Protection Act and our colleagues in Public Health and Housing.

I hope this is helpful

Kind regards

Rachel

From: Vicky Phillips <vicky.phillips@haverhill-tc.gov.uk>
Sent: 14 July 2021 15:20
To: Almond, Rachel <
Subject: Planning Conditions

[THIS IS AN EXTERNAL EMAIL]

Dear Rachel

I've been asked to contact you by the members of our planning committee, which met last night. I hope you can help.

It was raised by Councillor Tony Brown that he has received complaints from neighbours regarding an extension that was given planning permission in November 2020. The Case Office was Savannah Cobbold, planning application number DC/20/1598/HH.

Complaints have been raised by neighbours over the hours of construction of the extension, which has been taking place until 10 O'clock at night and Saturday's and Sunday's. Also burning of rubbish, including plastic.

Our councillor looked for conditions that may have been attached to the decision notice but could not see any. It was then brought to the attention of the council that these are often missed off from the decision notice. Are conditions for hours of working etc. supposed to be attached or are these for bigger developments?

Councillor Brown was advised that on this occasion he ask neighbours to report to Environmental Health regarding the burning of plastics, but to report to the planning officer the hours of construction.

With kindest regards

Vicky Phillips
Assistant Town Clerk
Haverhill Town Council
Tel: 01440 712858

Appendix iii)

RE: Planning Application DC/21/0110/RM

Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 123 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as phase 2b (as amended by plans received 14.5.21 and 21.07.2021).

The key changes are:

- The removal of the fourth floor of the flats and the change to a pitched roof design rather than a flat roof
- A reduction in the number of units by 6 to 123 with an associated reduction in the overall density to 42 dwellings per hectare
- The provision of an additional 6 visitor spaces within the layout.
- Additional information relating to electric vehicle charging
- Some additional soft landscaping in parking areas where less parking spaces are required as a result of the reduction in the number of units.

The reduction in the number of units has led to a change in the plot numbering across the site and as a result of this, the house type drawings have also been amended to update the plot numbers on them.

The amendments made, which reduce the scale and quantum of development, do not necessitate a formal reconsultation process, however, as you have commented on the application we wanted to notify you of the changes.

The amended plans are available to view on the public planning file using the link below:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QN8CNOPD07800>