

# Haverhill Town Council

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

### PLANNING WORKING PARTY

Held remotely on Tuesday 10<sup>th</sup> August 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 A Stinchcombe

**Apologies:** Councillor L Smith

**In Attendance:** Colin Poole, Town Clerk  
Vicky Phillips, Assistant Clerk  
Councillor J Burns  
Stuart McAdam  
Scott Butcher

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**

/133 The above apologies of absence were noted.

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

/134 None.

#### **P21 Minutes of the Meetings held 26<sup>th</sup> July 2021**

/135 Councillor D Smith proposed, and Councillor J Crooks seconded that the minutes of the meeting held 26<sup>th</sup> July 2021 were approved as a true record by show of hands. All in favour. **RESOLVED**

#### **P21 Matters Arising from the Minutes**

/136 P21/125 Planning Conditions: 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.

#### **P21 Persimmon Homes**

/137 Scott Butler, development engineer for Persimmon Homes shared current development plans with the committee. The key changes from the plan included:

CLERK

- The removal of the staggered junctions, with a new loop road proposed instead.
- The proposed road through the hedge, will be single access, to help reduce the loss of hedge and act as a traffic calming measure around the loop road. The road will be suitable for access by bus services.
- The storm ponds have been repositioned to avoid interfering with the current water pipe works. The ponds have also been enlarged to better accommodate storm water and access to the ponds.
- Car drop off points for the new proposed school have been removed to encourage greener access to the school, such as public transport and cycling.
- Cycling routes have been proposed around the loop road and the development to maintain access through the site without the use of roads, which will allow cars to use the relief road around the development.
- The toucan crossing is due to be moved from closer to the current development site south of the plans.
- A bus gate will be installed to the Howe Road access point.

Councillors were concerned that removing the drop off point to the school would be a disastrous mistake, Haverhill already has similar issues in town with existing schools where estates are overrun with cars during school drop off and pick up times. Other concerns were whether the loop road could be moved so there would be no loss of hedge and whether the loop road from Anne Suckling Road should remain a bus route only.

Sports provision for the development:

Stuart McAdam provided members with the proposed plans for the site. The site will be situated close to the development site 2b. the space will be large enough to accommodate two football pitches of various sizes, a changing rooms facility, car parking, a play park using equipment suggested in the Masterplan and three areas suggested for the placement of benches.

Councillors raised concerns regarding the need for an additional two football pitches, as the Masterplan originally had only included one. Councillors raised if there was a need for a changing room facility, as current ones in the town often are not regularly used and are vandalised. Members questioned whether a 40ft container is suitable for the site.

The original Masterplan showed that the sports pitch was further away from the bypass and at a 90 degrees angle, concern was raised over the potential for footballs to end up on the bypass.

The play park looks very small for the potential number of children in the area. members asked whether there would be a consultation for the types of play equipment installed. It was asked whether the smaller football pitch could be removed to accommodate a larger play area, outdoor gym facilities (MUGA) or access to other sporting equipment.

There is a lack of bike racks at sports grounds.

The Relief Road update:

Stuart McAdam informed that the landscape proposals have now been completed, they are just being finalised to be submitted.

Phase 2b:

Appreciated the feedback given by the town council and the plans were changed significantly, six units were dropped from the plan to allow for the three storey building.

Sales:

Phase 1 is completely sold out except from the show home which will remain to serve as a visual for homes being built in phase 2A and 2B, 2A only has 2 dwellings left for sale. The first completions for 2A will be at the end of this month including the new residents moving in and aiming for all completions for the end of this year.

**P21 Catesby Estates**

/138 Councillor A Brown proposed to decline the invitation as the town is currently working on its local plan for additional services before considering any further larger scale developments. No vote taken.

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

/139 None.

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

/140 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)**

/141 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

**P21 Matters to Report**

/142 Councillor Stinchcombe

- Proposals to expand Highpoint South have been made, but details have not been released yet.

Councillor Burns reported

- Increase in graffiti around town “tagging” – police are aware. If anyone spots more, the police have asked for photos.

**P21 Date of next Meeting**

/143 The next meeting of the Planning Committee will be 7<sup>th</sup> September 2021

**P21 Closure**

/144 The meeting was closed at 8.58pm

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
16.07.21 Expires 06.08.21	<b>1</b>	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)  Ozkan Demir	65 High Street	NEUTRAL – Proposed Councillor J Crooks, seconded Councillor A Brown.  <b>RESOLVED.</b>
21.07.21 Expires 11.08.21	<b>2</b>	DC/21/1415/TPO	TPO 002 (2021) tree protection order - a. one Sycamore (T1 on plan and order) crown reduction by 2.5 metres b. one Sycamore(T2 on plan within G1 on order) remove three lowest limbs on western aspect c. One Beech (T3 on plan within G1 on order) lateral reduction on lowest limbs by two metres and reduce height by two metres d. one Beech (T4 on plan within G1 on order) lateral reduction on lowest limbs by two metres e. one Beech (T5 on plan within G1 on order) two metre reduction in height to previous points and reduction of remaining crown by one metre	Chantry Mills, High Street	NEUTRAL – Proposed Councillor B Davidson, seconded Councillor A Stinchcombe.  <b>RESOLVED.</b>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Gurteen		
21.07.21 Expires 11.08.21	<b>3</b>	DC/21/0792/FUL	Four flats (following demolition of industrial building) as amended by plans received 19.07.21  Mr R Oakley, Onions Yard, Station Road	Plot 1, SR Builders, Station Yard	OBJECT – Concern over room sizes, below standard, lack of parking, other matters of concern now satisfied.  Proposed Councillor D Smith, seconded Councillor A Luccarini.  <b>RESOLVED.</b>
23.07.21 Expires 13.08.21	<b>4</b>	DC/21/1436/FUL	a. two dwellings b. vehicular access c. car parking and bike storage  Mr Mark Simpkin	Land At Rose Bank Burton End Haverhill Suffolk	NEUTRAL – Concern over bedroom sizes – overdevelopment and parking spaces insufficient and below Highway's guide.  Proposed Councillor A Brown, seconded Councillor J Crooks.  <b>RESOLVED.</b>
26.08.21 Expires 16.08.21	<b>5</b>	DC/21/1418/LB	a. repair works to external walls, b. repair damaged chimney stack, c. two replacement windows, d. repairs to window sills, e. protect brick face with natural materials render  Dr Pasqualino Visocchi	117 Burton End	NEUTRAL – Note the damp issues.  Proposed Councillor A Brown, seconded Councillor B Davidson.  <b>RESOLVED.</b>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
27.07.21 Expires 17.08.21	6	DC/21/1452/RM	Reserved matters application - (pursuant to hybrid planning permission SE/09/1283) for sports pitches, together with associated open space, means of enclosure, play equipment, changing room facilities and areas for car parking and cycle parking and discharge of conditions B9 and B10 of outline planning permission in regards to vehicle movements, parking and highways details  Mr Isaac Jolly, Persimmon Homes	Land NW of Haverhill Anne Sucklings Lane	OBJECT – In addition to previous notes during previous discussion, lack of bike racks at sports grounds.  Proposed Councillor B Davidson, seconded Councillor A Brown.  <b>RESOLVED.</b>
30.07.21 Expires 20.08.21	7	DC/21/1406/HH	Single storey rear extension following demolition of existing conservatory  Mr Wayne Thomas, Plan B Drawing Services	6 Howe Road	NEUTRAL – Proposed Councillor D Smith, seconded Councillor B Davidson.  <b>RESOLVED.</b>
03.08.21 Expires 24.08.21	8	DC/20/0614/RM	Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill  <i>Revised plans and documents which seek to address the concerns previously raised by the Planning Officer and consultees. The changes are discussed in the revised Design, Access and Compliance Statement (revision July 2021) and include: Changes to the extent of the red line Revised road design and layout Inclusion of traffic calming measures and pedestrian crossing points Revised soft landscaping proposals and</i>	Land at North West Haverhill	OBJECT – As per previous discussions.  Proposed Councillor A Brown, seconded Councillor D Smith.  <b>RESOLVED</b>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			<i>public open space Additional information in relation to play areas Removal of sports pitches (these are being progressed in a separate application)</i>  Mr Issac Jolly		
03.08.21 Expires 24.08.21	9	DC/21/1501/TPO	TPO 084 (1982) tree preservation order - a. one Cypress lawson (C1 on plan T7 on order) remove split hanging limbs overhanging driveway and reduce height by two metres b. one Ash (A1 on plan and T9 on order) overall crown reduction by two metres  Mr & Mrs Goodman	20 Wrattling Road	NEUTRAL – Proposed Councillor B Davidson, seconded Councillor A Brown.  <b>RESOLVED.</b>