

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 2nd November 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 D Roach
Alison Cornish, Taylor Wimpey
Dan Humphries, Taylor Wimpey
Connor Gilyatt, Taylor Wimpey

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. **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

/190 The above apologies of absence were noted.

P21 Declarations of Interest and requests for Dispensation

/191 None

P21 Minutes of the Meetings held 19th October 2021

/192 Councillor J Crooks proposed, Councillor A Luccarini seconded that the minutes of the meeting held 19th October 2021 were approved as a true record by show of hands. All in favour. **RESOLVED**

P21 Matters Arising from the Minutes

/193 There were no matters arising.

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

/194

Mr Ford gave members an update on a letter that had been sent to Matt Hancock MP regarding the ongoing situation at Anne Suckling Road. The reply had mentioned that the matter had been discussed at West Suffolk District Council and Suffolk Highways and that the consideration was that the road was suitable to be an access road. Mr Ford raised that he believed that the matter was still on going and current and whether members of this working party knew any further details, as the tone of the letter was that this had been decided.

Councillor Burns replied that this matter was still under discussion with all the various consultees and that nothing had yet been decided. As the Local ward members should have called this application in and the Town Council had objected, the application will go to the delegation panel for discussion. Councillor Brown suggested that as many neighbours as possible write to the District Council with their objections.

Mr Strachan stressed that residents were very anxious about this application and enquired if there was anything that could be done to find out how Highways had come to their decision. Mr Strachan also wanted to know how this could be kept proactive in making the thoughts and petition from residents known to known. Councillor Hanlon suggested that they contact Suffolk Highways directly, along with Penny Mills at West Suffolk DC. Councillor Hanlon also advised that they appoint one spokesperson to attend that would represent all residents that have objected to keep within the 3 minute time allowed to speak. Councillor Burns advised that comments can now be sent to Development Control in audio form. Councillor Brown reiterated that they keep contacting Highways to let them know the huge strength of feeling around this point.

P21 Weavers View, Three Counties Way, Taylor Wimpey Presentation

/195 Alison Cornish thanked the Town Council for the opportunity to attend the meeting. AC is the Town Planner for Taylor Wimpey and is responsible for obtaining matters permission for the development, which is now being referred to as the Arboretum Phase II. AC introduced Dan Humphries, Designer, who is responsible for the layout, elevations, materials and buildings as a whole and Connor Gilyatt, Assistant Planner Coordinator, who will be assisting in preparing the matters application.

AC explained that attending this meeting is the start of the public consultation and they will shortly be speaking to Withersfield Parish Council, following this they will be undertaking a full public consultation. This will run from the 29th November for four weeks and will take place via a website rather than an in person exercise.

AC explained that, as members would be aware, the site was allocated for employment use in the Local Plan and that the Arboretum Phase I development, which was delivered a few years ago, enabled the employment land to be serviced and ready for use. It was apparent, before Taylor Wimpey was involved, it had been decided by the Inspectorate following an appeal, that as there had been no take up there was no use for employment land at this site, therefore in April this year outline planning application was approved at appeal for residential use. The Inspectorate took the view that there was other employment land available in Haverhill and that for sustainability of the site, development of residential use would

outweigh the loss of employment land. Taylor Wimpey then purchased the site and outline planning permission was given for up to 155 dwellings.

The site will be developed in line with Taylor Wimpey's environmental strategy, which comprises of three pillars; first being to address climate change within their developments, second to improve biodiversity and nature value on their sites and the third is to reduce waste by minimising use of resources and also using sustainable resources where possible. Taylor Wimpey will build the houses, if granted, compliant to part L and F of new building regulations which are emerging currently. So, although nothing is set in stone at the moment as to how that will be achieved, it is likely that the houses could have photovoltaic panels on the roof, waste-water heat recovery and gas flue heat recovery systems and homes will be as energy efficient as possible in the way the buildings are constructed. In 2025 Taylor Wimpey propose to replace the use of gas boilers with either electric boilers or ground or air source heat pumps. Taylor Wimpey are currently working on the best solutions. All sites where they have on site parking will be provided with electric car charging points.

Taylor Wimpey are working to increase the habitat on their sites by 10% and will provide hedgehog highways, bird and bat boxes to try and increase biodiversity. Technical consults will then input into the layout of the site to advise on the application and comments from public consultation will be taken on board.

Dan Humphries shared a Power Point presentation with the members on their concept ideas. The drawings showed initial ideas on road layout, which showed that pedestrians take priority over vehicles, tree lined entrance and large children's play area and existing path network. Existing landscape buffers will remain and be enhanced.

The drawings showed access points from Three Counties Way, outward looking buildings, public open spaces and the interactions with the existing Arboretum development. DH explained how the design will address noise issues on the Western point near the main highway.

148 dwellings are currently proposed, which gives 44 dwellings per hectare. Car parking will be in accordance with Suffolk Highways standards and the priority will be to try to provide parking on plot or as close to the front door as possible. There will be no overlooking from the proposed development to the existing Arboretum properties.

Affordable housing will be integrated with the private properties and the development was shown to have a predominance of 3 bedroom homes. Taylor Wimpey are working to the provided parameter plan, so currently the plans comprise of 2 storey, 2.5 storey and 3 storey properties. The proposed street scene replicates the existing Arboretum, using similar materials and design, which is contemporary in appearance and comprises occasional rhythm with the buildings with a distinctive entrance on to the square.

AC requested that they return to the planning working party later in the year after the public consultation. This will allow for the plans to have been amended once all comments have been taken on board.

Questions were then opened up to members.

Councillor Hanlon raised concerns over traffic leaving the site onto the A1307, he commented that as this was built for employment land rather than residential would the junction be able to cope with traffic generated from 144 properties. AC replied that the Inspectorate had taken this into consideration and that the junction would not require an upgrade as employment use would have generated more traffic.

Councillor Brown stated that he understood that this has already gone through outline planning permission, but that this was against the will of all local councillors who had wanted the provision high quality jobs for Haverhill. TB questioned what the development would bring to Haverhill as there were already 4000 houses being built in Haverhill and that after a huge consultation as part of the 2031 vision plan, this land had been designated to be used as strategic employment land. TB argued that the site would not be sustainable as residents would have to use their cars to get anywhere from the site as the site is not near any facilities. TB outlined that there is a poor bus service and that new residents would not work in Haverhill, therefore they would be leaving Haverhill to travel to work. Vehicles leaving the site onto the A1307 will add to the congestion on this road. There is poor health provision in Haverhill, which this will add to. On a positive, TB welcomes the sustainable buildings.

AC responded to TB's points. AC does understand that the site was proposed to have been used for employment, which was why WSC and HTC had objected however, Taylor Wimpey were not involved at that time. The Inspectorate has come to the view that after years of marketing, that the site would be more sustainable for residential use rather than not being used and that the site was ready to be brought online very quickly. In terms of connections to local services, this would have been considered at outline planning stage, which was when links to the surrounding area and Withersfield village would have been looked at so Taylor Wimpey are slightly constrained to what has already been established at that stage. Taylor Wimpey will try to maximise linkages to the surrounding area within these constraints. The base line for traffic generation would have been set high for the employment use, the Inspectorate considered that residential use would not be a negative impact to this. In respect of health care, as part of the S106, they are required to pay a contribution to health care provision to try to mitigate some of the impact from the new residential development.

Councillor Burns outlined that this application is in Withersfield Parish so there is no financial benefit for Haverhill Parish and outlined the background of the Town Council's objections for change to residential use. JB would like to see the density brought down to 30 per hectare, JB agreed with TB on lack of bus services and that Haverhill has no rail service, therefore he would like to know how will these units be marketed to benefit Haverhill? JB raised that Taylor Wimpey should consider going above the recommendation for parking standards outlined by Suffolk Parking

Standards given the past problems on developments in Haverhill. JB felt that the housing was too close together and was completely against the 3 storey building at the gateway. JB asked who is deciding the percentage of affordable housing and type of housing on this site?

AC answered that housing density is similar to the existing Arboretum development, maybe less. AC mentioned that access to services is the same as those of existing residents. AC takes JB's point on parking standards, but they are there to comply with and Taylor Wimpey will be liaising with Highways to look at parking needs on the site. Affordable units are 'pepper potted' around the site so as not to cluster them together but also will need to consider requirements of the RSL's and social landlords who request them not be too scattered for maintenance. Taylor Wimpey will need to get a balance to suit all. In terms of the housing mix, this is informed by the local district council and Taylor Wimpey have started engaging with them on the pre application consultation. They have met with the case officer and the housing officer to provide the correct housing mix to meet the local need. The open housing market is driven by what they think the market would want in that area and is dealt with by sales and marketing team.

Councillor D Smith asked how much of the affordable housing is social housing and what size the properties were as there needs to be a variety of sizes and types, such as bungalows? DS agreed with other members that the density was too high and did not like the flat roof idea.

AC answered that there was 80% rented and 20% shared ownership. They would be compliant to internal space standards. A variety of properties would be delivered, including ground floor flats and bungalows. AC reiterated that they would meet the local need.

Councillor Crooks stated that he felt that this site would sell well, being near Sainsburys and pond area etc, however he would like to see a line of sight photos on how the development would sit in the landscape, also agrees that turning right on A1307 could be an issue, so maybe a no right turn?

Dan Humphries stated that this was very early stages of the process and that all the comments from this meeting would be taken on board.

P21 /196 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 /197 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 /198 Matters to Report

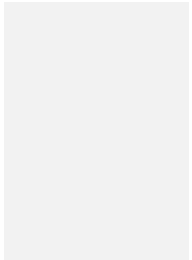
Councillor Burns reported that the Dementia Village application was being discussed at WSC Development Control tomorrow and asked members for any comments that had not already been put forward.

P21 Date of next Meeting

/199 The next meeting of the Planning Working Party will be 23rd November 2021

P21 Closure

/200 The meeting was closed at 8.40pm



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
15.10.21 Expires 05.11.21	1	DC/21/1880/VAR	Variation of condition 2 of DC/19/2073/FUL to enable the use of revised plans for a replacement assembly room and welfare block (following demolition of existing) Dr Abigail Britten	The Scout Hut, Colne Valley Road	SUPPORT Proposed Councillor Brown, seconded A Luccarini
21.10.21 Expires 11.11.21	2	DC/21/1961/ADV	a. one internally illuminated fascia sign b. one internally illuminated projecting sign c. one edge illuminated window poster display sign Sarah Dellow, Papa John's	36 High Street	NEUTRAL Proposed Councillor D Smith, seconded Councillor B Davidson
22.10.21 Expires 12.11.21	3	DC/21/1970/TPO	TPO 402 (2005) tree preservation order – one Field Maple (T1 on plan and order) overall crown reduction by up to one metre and crown lift to four metres above ground level and remove epicormic growth from base Zoe Coe	8 Stirling Drive	NEUTRAL Proposed Councillor B Davidson, seconded Councillor L Smith
22.10.21 Expires 12.11.21	4	DC/21/1770/FUL	a. Single storey side extension with enclosed roof mounted electrical room and plant area; b. repositioning of existing access; c. solvent store enclosure; d. two carbon absorption vessels Mr Jim Dorsett, Austin Company	K1, 5 Rookwood Way	NEUTRAL Proposed Councillor L Smith, seconded Councillor Crooks

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
25.10.21 Expires 08.11.21	5	DC/21/1648/HH	a. Single storey front and side extension (following demolition of existing garage) Mr and Mrs Burton	1 Helions Park Grove	NEUTRAL Proposed Councillor T Brown, seconded Councillor B Davidson
27.10.21 Expires 17.11.21	6	DC/21/1988/HH	Single storey rear extension Mr Ashley Charlton	12 Broad Street	NEUTRAL Proposed Councillor J Crooks, seconded Councillor A Luccarini