

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 7th December 2021 at 7.00pm



HAVERHILL
TOWN COUNCIL

Present:

Councillor A Brown (Vice Chairman)
Councillor J Crooks
Councillor B Davidson
Councillor D Smith
Councillor L Smith
Councillor A Stinchcombe

Apologies:

Councillor P Hanlon (Chairman)
Councillor A Luccarini

In Attendance

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

There were 4 members of the public present.

Welcome:

Councillor T Brown 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

/211 The above apologies of absence were noted.

P21 Declarations of Interest and requests for Dispensation

/212 Councillor T Brown declared a non-pecuniary interest in item P21/ 219 - 1 DC/21/1926+/HH

P21 Minutes of the Meetings held 23rd November 2021

/213 Councillor B Davidson proposed, Councillor D Smith seconded that the minutes of the meeting held 23rd November 2021 were approved as a true record by show of hands. All in favour.

RESOLVED

P21 Matters Arising from the Minutes

/214 There were no matters arising.

P21 Tree Preservation Order

/215 **Car Park, Chantry Mills, High Street. TPO/003(2021)**
Confirmation of Order was noted

P21 /216 Public Forum on planning matters other than applications before the committee

None.

P21 /217 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 /218 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 /219 Matters to Report

Councillor J Burns

Vixen Public House, the owners have contacted West Suffolk District Council, development has deemed to have been started. JB would like to see some retail units for local services included.

Councillor D Smith

Hazel Close development is not having a balcony now, but still regards it as over development with bedrooms in the loft space.

P21 /220 Date of next Meeting

The next meeting of the Planning Working Party will be 21st December 2021

P21 /221 Closure

The meeting was closed at 7.45pm

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
18.11.21 Expires 09.12.21	1	DC/21/1926/HH	Cladding to first floor elevations	23 Boxford Court	NEUTRAL Proposed JC, seconded DS
19.11.21 Expires 10.12.21	2	DC/21/2275/P3CMA	Prior approval application under part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - a. change of use from commercial, business and service (class E) to dwellinghouses (class C3) b. part conversion of retail unit to five apartments with one retail unit remaining	1-3 High Street	
<p>OBJECT The Town Council are aware that the previous application has been withdrawn and this is a resubmitted application, members are also aware that this is a Prior Approval Application and therefore would not be consulted on this type of application, however, the Town Council previous objections still stand with the addition of the comments below;</p> <p>This is a key site for retail previously occupied by a national headline retailer. Whilst the traditional retail model may be evolving and a slightly smaller unit is appropriate, this location still demands units that can accommodate key businesses to maintain the vitality of the town centre (NPPF 121a).</p> <p>The proposal is an overdevelopment of the site and will add nothing to the economy of the High Street and Town Centre.</p> <p>The size of units; the needs of vulnerable or disabled people must be considered, a functional, appropriate space must be provided for mental health and wellbeing. There is no provision for disabled parking bays.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>Location. The proposals form one side of the market square, which is regularly used for outdoor concerts and entertainment, with Christmas lighting and amplified music and speech. Public Health should be asked to comment on the suitability of this location for supported housing, where unavoidable disturbance is guaranteed. Suitable sound mitigation such as triple glazing should be specified. Any bedrooms should be placed away from the frontage onto the Market Square.</p> <p>JC Proposed, LS Seconded.</p>					
22.11.21 Expires 06.12.21	3	DC/21/1452/RM	<p>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</p> <p>Mr Isaac Jolly, Persimmon Homes</p>	Land NW of Haverhill, Anne Sucklings Lane, Little Wratting	OBJECT
<p>Members noted the comments raised by members of public present and Councillor Joe Mason (appendix ii) and proposed to OBJECT to the existing plans.</p> <p>It was recommended that as a gesture of goodwill, Persimmon consider the inclusion of additional picnic spaces to encourage families to use the area. Also the provision for play equipment for children with disabilities and a shared facility for both girls and boys.</p> <p>To confirm that the gate has been removed in favour of a height barrier.</p> <p>Persimmon to considered Drainage. The site is heavy clay land and the whole site will need to be drained otherwise it will be unusable for 6 months of the year due to it being waterlogged.</p> <p>Concern was raised over the lack of public engagement and collaboration with the Town Council from the relevant departments at West Suffolk Council on the designation of the green space. It was requested by members that before any further progression was made on this application that dialogue took place between West Suffolk Council's Leisure department, planning officers, members of the Town Council and members of the public to ascertain the needs for the site as it is understood that there is no need for a designated marked up football pitch which would dominate the area and that a more communal, multi-use green space which addressed the needs of the whole community rather than a minority would be more suitable.</p> <p>Proposed Councillor T Brown, seconded Councillor Stinchcombe</p>					
23.11.21 Expires 14.12.21	4	DC/21/2210/TPO	<p>TPO 197 (1994) Tree Preservation Order – two Sycamore (T1 and T2 on plan and order) – crown reduction in height by up to four metres and lateral crown reduction by up to</p>	8 Trefoil Court	<p>NEUTRAL</p> <p>Proposed Councillor Crooks,</p>

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			<p>two metres to previous pruning points; one sycamore (T3 on plan and order) – crown reduction in height by up to four metres and lateral crown reduction by up to two metres</p> <p>Claire Quinn, Havebury Housing</p>		seconded Councillor Davidson

(Appendix II)

Mr and Mrs Strachan outlined their comments which had been circulated to members prior to the meeting and which have been submitted on West Suffolk District Council's website, concluding that the space should be a communal green open space which would meet the needs of the whole community rather than specific to a football pitch.

Mr Ford outlined the background to the application and was concerned over the delay in progression of the application. Mr Ford commented that he feels that comments have been largely ignored by the developer and agree that there should be a large open space for all ages.

Councillor Joe Mason has called in the application which may have led to a delay to the application. Councillor Mason would recommend that as a gesture of good will, picnic benches could be added into the area. Councillor Mason is happy for the area to be both an open space and marked out football pitch, the open space is naturally a multi-functional space. JM feels that Haverhill is well covered for space for Football teams and that this space may not be required. He would urge the Town Council to request the inclusion of additional picnic spaces to encourage families. A Zip wire could be provided for older children? A shared community asset for girls as well as boys are supported with a range of facilities.

Councillor Liz Smith suggested a provision for play equipment for children with disabilities.

Councillor Burns commented that times have changed since the original Masterplan was agreed and that officers from the District Council should engage with the Town Council and the public to agree what is needed on the site.

Councillor Crooks agrees with Councillor Mason. Secondly, with the money that is being saved by Persimmon by not providing a changing facility and toilets that a better green space and play area could be provided.

There was some debate over the size of the car park, JC commented that there is a need for a car park as currently at Motts Field cars park on the road when a match is on and block the road.