

Haverhill Town Council



HAVERHILL
TOWN COUNCIL

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 1st March 2022 at 7.15pm

Present: Councillor P Hanlon (Chairman)
Councillor A Brown (Vice Chairman)
Councillor B Davidson
Councillor A Luccarini
Councillor D Smith
Councillor L Smith
Councillor A Stinchcombe

Apologies: None

In Attendance: Colin Poole, Town Clerk
Councillor J Burns
Councillor J Mason (7.36pm)
Councillor E McManus

There were 7 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.**

P22 Apologies for Absence

/021 There were no apologies for absence, all present.

P22 Declarations of Interest and requests for Dispensation

/022 None.

P22 Minutes of the Meetings held 24th January 2022

/023 Councillor L Smith proposed, Councillor T Brown seconded that the minutes of the meeting held 15th February 2022 were approved as a true record by show of hands. All in favour.

RESOLVED

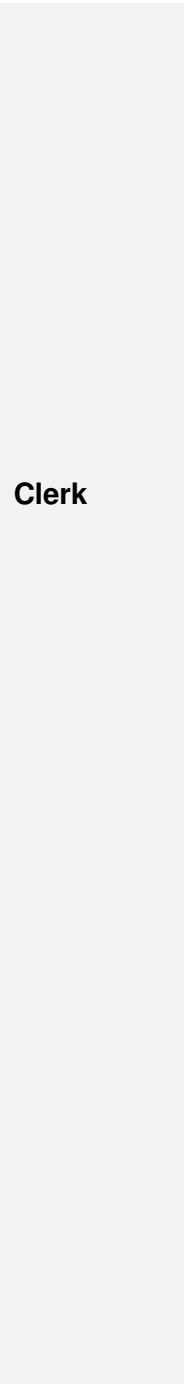
P22 Matters Arising from the Minutes

/024 None.

P22 Public Forum on planning matters other than applications before the committee

/025 Mr Espin explained his confusion over the planning appeal and the grounds on which it has been lodged given that it had been 6 months after it was decided. Additionally, he was outlined that the appeal has been made by an applicant that no longer owns the property, the ownership has now been transferred to a

developer. Cllr Stinchcombe confirmed that the appeal had been submitted in time by one day. Councillor D Smith explained that it can take the Inspectorate some time to look through the caseload and that appeals may not show on the system for some while. Councillor D Smith explained that the house has been granted demolition under General Permitted Development, a decision made by central government not local government. Councillor D Smith mentioned and that if the property is demolished our objection on Heritage grounds will no longer be valid, however the remaining Town Council's objections are still relevant. Mr Espin will write directly to the Inspectorate and appreciates the Town Council's help on this. He also has photographic evidence of the car parking issues and will send them to the Clerk.



Clerk

P22 West Suffolk Council, Standard Appeal
/026 27 Clements Lane Haverhill Suffolk CB9 8JR

It was proposed by Councillor D Smith and seconded by Councillor Stinchcombe the Clerk reiterate, re-emphasise and re-word the Town Council's objections. The Clerk will also submit photos of evidence of car parking issues.
All in favour

P22 Planning Applications determined by the Clerk and Chair under Delegated
/027 Powers (List A attached)

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

P22 Planning Applications currently before West Suffolk District Council and
/028 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)

Notes on comments by members of public attached Appendix (ii)

P22 Matters to Report

/029 Councillor J Burns reported that there has still been no response from the enforcement team on the footpath at Lidl.

P22 Date of next Meeting

/030 The next meeting of the Planning Working Party will be 21st March 2022.

P22 Closure

/031 The meeting was closed at 8.56pm

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
15.02.22 Expires 08.03.22	1	DC/22/0078/RM	Reserved matters application - submission of details under outline planning permission DC/15/2424/OUT – matters reserved by condition 2 (appearance, landscaping, layout and scale) for the development of unit 6 (formerly unit 2) of plot NE2, for Class B1, B2 and B8 use HE2 HAVERHILL 1GP Ltd.	Land Adj Haverhill Business Park Bumpstead Road Haverhill Suffolk	NEUTRAL Proposed Councillor Brown, seconded Councillor Davidson
21.02.22 Expires 07.03.22	2	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, Little Wratting, Suffolk,	See below;

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>OBJECT</p> <p>The Town Council do not have an objection on the application for the open space, however, the amended location plan document shows a different road layout which has not been approved and the Town Council STRONGLY OBJECT to.</p> <p>The Town Council's objection is based on the use of this location plan, the Design and Access statement document for this application shows a different road layout from which residents and Town Council were anticipating being used. The Town Council request that Persimmon withdraw drawing 039ESK55 and submit an approved drawing from the Masterplan.</p> <p>The Town Council request that Persimmon look at the drainage on the playing fields, as the land is clay soil and will be become unusable for some months of the year.</p> <p>Proposed T Brown Seconded L Smith</p>					

Members of Public Appendix (ii)

WSC (West Suffolk Council)
ASR (Anne Suckling Road)
JM (Councillor Joe Mason)
JB (Councillor J Burns)

Mr Ford referred to the previous planning meeting regarding two properties adjacent to his property that the town council had objected to on parking issues and the impact of additional traffic onto ASR. He would like to add that there are further developments exiting on ASR and that Persimmon have now been given permission to take construction traffic down ASR. Given the current works taking place, large HGV's using the road, parking issues and existing traffic queues he raised concerns over access and safety if Persimmon use ASR for 3b and Phase 6. The original plan was that the relief road would be used for access and that entry for these phases would be off the relief road.

Mrs Strachan commented that the planning application comprises of both the open play space and agreed with Mr Ford that it looks as though the plans show that ASR would be used by Persimmon as a route for their construction traffic for clearing the site, although some clearance is already taking place from the tarmac road that has been laid. They had been assured using ASR would not happen. Mrs Strachan also raised that the infrastructure plan shows that the link road has not been put in, which means that ASR will now a main access road.

Councillor Mason replied that confirmation has been given by Persimmon and the Planning team that relief road is on track to be completed by March 2023. JM is however angry that the hedge clearance has been left so late and near to the nesting season but has been informed that there will be ecologist on site to ensure that no nesting birds will be disturbed and that the planning enforcement team will be also be visiting the site. Regarding access on to 3b, JM explained that only vehicles moving plant machinery to strip and level the land and removal of soil and vegetation away should be using ASR and that this will be for a limited time. JM has been assured that peak times will be avoided and suggested that this is monitored. Construction vehicles should not be using ASR as there is no permission in place yet for any building to be taking place. JB explained there is no intent to use ASR for construction of 3B, the existing internal road which goes through to the top of 2a will be the main entrance route for construction traffic for phase 6 and 3B when this commences. Mr Ford mentioned that these vehicles had been using ASR for some time, JM replied that Persimmon would have needed to do some test excavation prior to starting. JM mentioned that WSC had raised some concern over the quantity of excavations that have taken place on 6b and the planning team and enforcement team will be visiting the site to ensure the site is safe for the public and that Persimmon are adhering to what they should be doing. Mrs Strachan questioned why stripping the land couldn't be done from the top of the site, rather than using ASR for access. JM has noted the concerns raised and will contact WSC to ask why ASR is being used and will come back to the committee. Councillor D Smith raised that any permission given to Persimmon should have been a variation of condition, JM will look into this. Councillor T Brown requested that JM mention accumulative impact on ASR to WSC, perhaps some signs can be placed there to say no access to construction vehicles.

Councillor J Burns mentioned that delays to the building of the relief road have been due to the number of drawings that have been submitted, rather than Persimmon holding things up.

DC/21/1452/RM

Mr Ford supports the open space area and is pleased they Persimmon have taken on board comments. He is concerned that they have included the road infrastructure on the location plan. He would like the open space application to go through as soon as possible but does not accept the road infrastructure part of the application. He raised concerns over the loop around the site and that the school area shows no dropping off point.

Mrs Strachan agrees with Mr Ford, additionally she would like to see a bus gate along ASR, although is

aware that WSC are not keen on this idea. Persimmon have put forward 4 models, one of which still had a link road but that they have said that this would not be ideal as a hedge would need to be removed. However, Mrs Strachan feels that the result of not putting in the link road would result in excessive traffic along ASR and the junction, which is already dangerous. Mrs Strachan has written to Highways to voice their concerns, but not had a reply yet. Mr Strachan suggested that the road infrastructure should be a separate application, rather than included on this application.

Councillor J Mason will contact Highways regarding letter of concern from the residents. JM commented that Persimmon have learnt a lesson on community engagement and have shown more consideration in these plans. Liaising with the Town Council has worked well and aided them in producing better first plans. JM agrees that the open space part of the application needs to move quickly to enable those that are living there now to have a place to go, which is why it was separated out from the Infrastructure application, although thinks there is still an objection from Anglian Water on drainage and type of grass. The infrastructure plan is more contentious and will call in to bring forward more discussion. JM commented that the decision on ASR is not Persimmon's and that decisions are made by SCC Highways, who are adamant that there should be a number of ingresses and egresses from the estate, which also would not take into account those off the bypass. JM shares the concerns of the public on the volume of traffic. The good news that this is not now a through road. Mrs Strachan suggested that Highways visit the site at peak times, to see the impact that it would have and that Persimmon should still build the link road.

Councillor Brown requested that Persimmon should look at the drainage in the playing fields as the land is mostly clay and will be unusable for some months of the year.