

# Haverhill Town Council

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

### PLANNING WORKING PARTY

Held remotely on Monday 21<sup>st</sup> March 2022 at 7.15pm



**Haverhill**  
TOWN COUNCIL

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

**Apologies:** Councillor A Luccarini  
Councillor L Smith

**In Attendance:** Colin Poole, Town Clerk  
Councillor J Burns  
Councillor J Mason  
Councillor E McManus (8.06pm)  
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.**

#### **P22 Apologies for Absence**

/032 The above apologies were noted.

#### **P22 Declarations of Interest and requests for Dispensation**

/033 All members declared a non-pecuniary interest in item P22/040 Item 2; as the applicant is known to them.

#### **P22 Minutes of the Meetings held 1<sup>st</sup> March 2022**

/034 Councillor D Smith proposed, Councillor T Brown seconded that the minutes of the meeting held 1<sup>st</sup> March 2022 were approved as a true record by show of hands. All in favour.

**RESOLVED**

#### **P22 Matters Arising from the Minutes**

/035 None.

#### **P22 Taylor Wimpy, Presentation of Phase 2, The Arboretum**

/036 Notes attached appendix (ii)

**P22 Royal Mail**

**/037** The Council gave permission to carry out the consultation, with the comment that this is only in respect of housing on the new development.  
Councillor A Stinchcombe proposed, seconded by Councillor T Brown  
All in favour

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

**/038** Notes attached appendix (ii)

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

**/039** 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 received by publication of agenda (List B attached)**

**/040** Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

**P22 Matters to Report**

**/041** Councillor Burns circulated the below prior to the meeting:

- a) Weds 23rd Mar: roundabout on A143 is due to fully open allowing traffic into the site as well as along the A143. The temporary entrances for the constructions and sales sites will remain for a while longer but will eventually be closed/reinstated. The temporary 30mph speed restriction will be moved to just north of Jessamine Cottage and made permanent.
- b) Mon 28th Mar - Chalkstone Way roundabout will have 3-way lights until 4th May.
- c) Fri 5th May until 7th June. 3-way lights will be removed & replaced with 2-way lights. At same time Millfields Way will be closed at the northern end from north of Eriswell Road to the roundabout meaning there will be no access to Chalkstone Way at that point from Millfields Way.
- d) Weds 8th June to 13th June. Lights will change back to 3-way and Millfields Way northern section will reopen.
- e) Tues 14th June. 3-way lights will change to 2-way near to Westfield School to allow for construction of footpath from New Croft to the new roundabout on the Westfield School site.
- f) I have asked Redrow if they can consider helping to reopen the underpass to Westfield School that SCC so singularly failed to do despite having funds allocated and plans drawn up. No promises.
- g) The show homes at the Hawthorn's (the southern parcel) are now no longer being built as such but instead will go straight to market. Redrow are now using technology to market all their UK sites via means of virtual showrooms meaning you can go into any sales office in the country, on a pre-arranged visit, and see another site under construction with everything dedicated to that sales operation. The show homes on the Parkland's (northwest) will remain.
- h) The 3 x trial timber framed homes (originally as show homes) are taking a lot longer than expected to complete.
- i) Due to Covid, Brexit and various other factors housebuilding schedules are currently about 3 months behind due to lack of materials and workers.
- j) The first homes on Parklands are due to be occupied this Friday (25<sup>th</sup>) with ongoing occupations until at least 1<sup>st</sup> April as the houses are completed – delayed from January.
- k) The first homes on the Hawthorns end are due to be occupied starting end June as long as roundabout is complete.

- l) Redrow are expecting around 80-90 completions a year meaning a 10-year construction schedule at the moment.
- m) The local centres, health facilities, etc. are still under the control of the original landowner. It is understood about 8 months ago architects were appointed to draw up outline designs, but Redrow have not heard anymore since. They have a meeting this week where this is due to be raised as it is a core part of one of their phases.
- n) Overhead power lines were due to have been put underground by now but again delays due to apparent land issues with the current landowner.
- o) All of the names we submitted for road naming have been allocated.
- p) Further updates will be posted to <https://redrowgreatwilseypark.co.uk/> in the next couple of days I have been told.

Councillor Burns has contacted the Family History Group with a request that they might like to suggest more road names for the Gt Wilsey development, which will be in the region of 150 new roads. Councillor Burns requested the Clerk include this as an item on the next agenda and for members to think of ideas ahead of the next meeting.

**Clerk**

**P22 Date of next Meeting**

**/042** The next meeting of the Planning Working Party will be 5<sup>th</sup> April 2022

**P22 Closure**

**/043** The meeting was closed at 9.06pm

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
25.02.22 Expires 18.03.22	<b>1</b>	DC/22/0285/HH	a. single storey rear extension following demolition of existing conservatory b. insertion of larger window to ground floor front elevation	7 Aspen Close	NETURAL  Proposed Councillor B Davidson, seconded Councillor T Brown
03.03.22 Expires 24.03.22	<b>2</b>	DC/22/0339/TPO	TPO 209 (1994) Tree Preservation order – four Beech (blue on plan within G1 on order) remove all limbs overhanging boundary fence  Haverhill Scout and Guides HQ, Roger Andre, RJFA	Trees to rear of 5,6 and 7 Vanners Road	NEUTRAL  Proposed Councillor B Davidson, seconded Councillor A Stinchcombe
07.03.22 Expires 28.03.22	<b>3</b>	DC/22/0347/FUL	Three dwellings and associated access  c/o Agent, Silverley Properties Ltd	27 Clements Lane	OBJECT
<p>Mr Espin outlined that is essentially the same application that has been previously submitted. He noted that a transport adviser from Buckinghamshire had been consulted on the plan and suggested that this would be a desktop exercise and could not give an accurate view of the lane. Mr Espin referred to the Suffolk Highways Guidance document and that this application does not meet the requirements, especially on the tandem parking issue. Councillor Burns has viewed the transport assessment diagram, residents from the houses to the East will have to drive to the front door of the home on the West to be able to turn round. JB suggested residents send their objections in asap. Mr Espin has a document ready to submit.</p> <p>OBJECT on the following:</p> <ul style="list-style-type: none"> <li>• The proposal does not meet the Suffolk Guidance for Parking’s parking standards             <ol style="list-style-type: none"> <li>I. The proposed three dwellings will be accessed via the narrow access road currently being used by residents for parking and will cause further congestion and access issues.</li> </ol> </li> </ul>					

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<p>II. The transport document shows that houses to the East will have to drive to the front door of the home on the West to be able to turn around, which is unacceptable.</p> <p>III. There is insufficient room for manoeuvring of all vehicles, but would be particularly difficult for larger vehicles such as delivery lorries etc.</p> <p>IV. The design shows a provision for garages, however, the garage for property number one should be discounted as contribution towards a parking space, as the size of the garage is below the Suffolk Parking Guidance Parking standards, being less than 6 x 3m.</p> <ul style="list-style-type: none"> <li>The Town Council ask whether the application complies to Policy DM 2 Character of the Area, as the buildings are out of keeping with existing cottages.</li> </ul> <p>Proposed Councillor D Smith, seconded Councillor B Davidson. All in favour</p>					
10.03.22 Expires 24.03.22	4	DC/21/2418/FUL	<p>RE-CONSULTATION</p> <p>Construction of 3 x 4 storey houseblocks, new pharmacy, property store, healthcare, education / vocational training, kitchen, commercial workshop and laundry buildings, 3 x MUGA1s and running track, extension to gatehouse and gym within the secure perimeter fence, together with additional car parking, a new off-site property store, landscaping and external lighting</p> <p>Lloyd, Ministry of Justice</p>	HMP Highpoint, HMP Highpoint South, Haverhill South	
<p>The Town Council's previous objections still stand;</p> <p>Amenity</p> <ul style="list-style-type: none"> <li>The height of the proposed 4-storey house blocks will have a negative impact on the residential amenity of the properties on the Highpoint Estate which will cause overlooking and overshadowing.</li> <li>Additional security lighting will cause light pollution for residents within the perimeter and those surrounding.</li> </ul> <p>Transport</p> <ul style="list-style-type: none"> <li>There is a very limited bus service, therefore most staff and visitors will arrive for work and visiting by car. This will inevitably cause an increase in the number of vehicles using the car park resulting in a negative impact on the residential amenity of the properties in Chestnut walk due to noise and light pollution. Prison staff work irregular shifts and the noise from the carpark will be constant.</li> </ul> <p>Highways</p> <ul style="list-style-type: none"> <li>The existing entrance off the A143 near Stirling House is dangerous due to the poor visibility splay as it is on a blind bend, cars entering the proposed new carpark behind Chestnut Walk will increase the risk of accidents. Additionally, there are limited footpaths around the site and crossing the A143 from one side</li> </ul>					

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<p>of the site to the other is currently extremely dangerous. A condition should in place to reduce the current 40mph speed limit to 30mph and the provision of a crossing.</p> <p>- The roads around the estate owned by Highpoint Prison are already in a very poor state of repair, the proposal will cause a further deterioration due to increased usage. The poor state of repair of the roads is an ongoing concern for residents and this should be dealt with as part of the application as they are a risk to both road users and pedestrians.</p> <p>Proposed Councillor D Smith, seconded Councillor B Davidson All in favour</p>					
15.03.22 Expires 05.04.22	<b>5</b>	DC/22/0383/HH	First floor extension over existing double garage  Mr Matthew Cleaver	7 Spartan Close	NEUTRAL  Proposed Councillor T Brown, seconded Councillor A Stinchcombe 3 for 2 against

## **Taylor Wimpy Presentation Appendix (ii) The Arboretum (Phase 2) Haverhill**

Alison Cornish gave a presentation on the updates that had been made since their previous presentation which are highlighted below;

AC outlined that the Reserved Matters application has been finalized and has been submitted to WSC. Today's presentation would concentrate on the layout and design which has been altered after considering comments from public consultations, meetings with Haverhill Town Council and Withersfield Parish Council and constraints to the site which have been encountered during the process. The number of units have been reduced to 145 from 148 units. The density was designed at 45 dph but now has been reduced to 43.5 dph, which addressed one of the Town Council's concerns. The proposal incorporates 143 affordable units, ranging in size from 1-4 bedrooms. There are two points of access off Three Counties Way.

Dan Humphries outlined key changes. The buildings overlooking the pond now have a stronger frontage, with more windows overlooking the green space. Along the Northern boundary, the parking area has been designed out and now have buildings which overlook the green spaces. An attractive arrival square has now been designed with a tree lined avenue with hard paved areas. Trees and open spaces will be maintained by a management company. The design is an outward looking development which ensures frontages overlooking key green spaces.

Due to constraints on affordable housing units, these have been placed in clusters of 15 and have been placed in tranches which are well integrated amongst the private units. Affordable housing will be MDSS compliant and will be a variety of 1-4 bedroom homes which includes 1-2 bed apartments and 2-4 bedroom housing. Four of the apartments are M42 compliant which will help provide some options for future accessibility and functionality.

Connor Gilyat showed members the street scenes and characters slides. He explained which materials were to be used and that these will match the existing phase 1 development. The same materials will be used for affordable and open marketing units. The flat roofs have been replaced with pitch roof design.

Alison Cornish showed the building heights plan, which is in accordance with the outline planning permission. The site comprises of single storey units (garages), 2, 2 ½ and 3 storey apartment blocks. Comments have been taken aboard to protect the amenity of properties close by the proposed development, therefore, the proposed houses have now been set back, hipped roofs will be built on units along the boundary and windows have been removed on the side elevations and the properties have been aligned with existing. Shadow plans were used to ensure minimal impact on existing properties. Site sections showed that proposed properties were in alignment with the Epi Centre with sufficient landscape buffering.

Landscaping. The plans showed the LEAP which is in accordance with the Masterplan and sits centrally within the new development and existing. Existing landscape buffers around the site will be retained and enhanced and will be maintained by private management companies. The existing pond will have additional aquatic planting. Trees will be provided to soften important areas.

The adjacent Nursery School was consulted when designing the play area and the types of equipment to be supplied. The play equipment will be suitable for all children, including those that are less able. An entrance from the nursery has been incorporated into the design, alongside access for the public at the other end of the area.

An ecological enhancement plan has been submitted with the RM application. They are proposing to include hedgehog highways and holes, wildflower areas, high vernacular mounds to give shelter and basking areas for amphibians and reptiles, bat and bird boxes, native hedges throughout the development and aquatic planting around the pond.

Alison outlined that Building regs are changing, Parts L and F are being introduced this summer with implementation due for next summer which will capture most of this development. To meet the needs of Part L and F, Taylor Wimpey are proposing to use a Fabric First approach, which includes airtight insulation, hot water heat recovery systems as well as a gas flue heat recovery system and each house will be provided with an electric vehicle charging point either attached to the house or via a post where remote parking is provided. If Taylor Wimpey are still building houses on the Haverhill site when the 2025 Future Homes Standards are brought in they will comply with the requirements which come into force.

## Q&A

Councillor Brown:

Could TW bring forward meeting sustainable standards for this development

*AS – the measures it takes to implement the technology and to get the construction details sorted takes quite a while, which is why the Government have given a few years warning so development companies can work in stages to implement. TW are working towards refining and perfecting these details and are constantly working towards making homes sustainable, therefore, they will incorporate as much as they can from the start of the build.*

Will room sizes meet the Government's suggested minimum standards in the affordable housing units?

*AS, yes they will all be NSS compliant*

Will the pond be safe for the general public, children in particular and how it will be maintained?

*AS the pond is already there and is familiar to families already, there is no proposal to fence off the pond, however it is separated by a fence from the play area. It is an integral part of the site and is an important SUDS feature. There will be seating provided around the pond and as in any open water body, there is a responsibility for the public for their own safety. A management company will maintain.*

Councillor D Smith

How much of the play equipment is accessible to less able children, there is a shortage in Haverhill for this type of equipment, could a disability group be consulted on the type of equipment to be provided as well as the nursery?

*AS – Equipment was discussed with the Nursery who are well placed to give advice and they were happy that most of equipment provided would be suitable for less able children. The site is constrained by size, therefore a roundabout for wheelchair users was discounted as this would mean the loss of other equipment. It was felt that the equipment provided gave a good range for all users and the wider community.*

Councillor John Burns suggested that WSC be consulted on the play area as well.

*AS the scheme will be submitted with the plans to WSC and therefore they will be consulted.*

PV panels on houses, is this standard on all houses?

*AS – Yes, PV panels will be on the houses as well as the other features mentioned in the presentation.*

Bird boxes. Will these be appropriate to birds in the area? Can you provide Bug Hotels?

*AS – TW have been advised by Ecologists to provide Swift and House Martin boxes, along with bat boxes. AS couldn't see why bug hotels couldn't be created, maybe by the nursery children. TW will liaise with the Ecologist and this will be a work in progress.*

Have there been discussions with SCC for adopting roads or will they be maintained by Management Co, especially the bricked paved areas outside the affordable housing.

*AS – outlined on the map the road which would be adopted and those that would be maintained by the management company. Most of the affordable housing will be taken on by RSL's who will have responsibility for the area alongside the Management company.*

Councillor John Burns questioned if there were footpaths to the main road and the Epi Centre?

*AS explained that there are links to existing footpaths where possible and created accesses to the Southern and Northern terraces and into the existing footpath which leads to the Epi Centre and beyond. JB has concerns on the exit to the main road.*



### **Members of Public**

Mr Ford circulated an email prior to the meeting to bring to the attention of the working an update on the infrastructure application and the reply from Penny Mills, Planning Officer. His concern is the original application was discussed by the working party in August, there is now a discharge of condition which talks of approved plans, which have not been approved. In addition, the concern and the ideas have not been taken on board and nothing has changed.

Mr Strachan added that a petition has been submitted referring to the road and feels that this has not been taken on board and feels that things should be able to be altered.

Councillor Joe Mason has had assurance from Planning Officer that the current arborology application will not be approved until the revised infrastructure plan has been put to consultation. JM does agree that there is some immobility to consider the concerns of the residents and the additional load that Anne Suckling Road will experience, particularly at SCC and that the masterplan always saw Anne Suckling Road as an access road onto the Persimmon site.

Mr Strachan outlined that the internal roads lack connection to the relief road.

Councillor J Burns reminded the members that these are all conditions by default they don't come to the council for consideration so suggested that the council consider the conditions at the working party.

Councilor J Mason reiterated that Penny Mills has stated that this will not get approval until the infrastructure plan gets approval, so we are waiting on the delivery of this and the following consultation period. JM and TB both recommended that the concerns of the residents be raised by the Town Council prior to the infrastructure plan being submitted.

Councillor Brown proposed that a letter be sent in support of the residents to WSC and SCC.  
Councillor Pat hanlon seconded.