

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 3rd May 2022 at 7.00pm



Present: Councillor P Hanlon (Chairman)
Councillor A Brown (Vice Chairman)
Councillor D Smith
Councillor L Smith

Apologies: Councillor B Davidson
Councillor A Luccarini
Councillor E McManus
Councillor A Stinchcombe

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Assistant Town Clerk
Councillor J Burns
County Councillor J Mason (left 8.44pm)

There were four 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

/062 The above apologies were noted

P22 Declarations of Interest and requests for Dispensation

/063 Councillor Liz Smith declared a non-pecuniary interest in item P22/??? as an employee of HMP

P22 Minutes of the Meetings held

/064 Councillor T Brown proposed, Councillor Liz Smith seconded that the minutes of the meetings held 5th April 2022 and 11th April 2022 were approved as a true record by show of hands. All in favour.

RESOLVED

P22 Matters Arising from the Minutes

/065 Page 292/293, P22/052 – Item 1, Councillor J Burns commented that the shop has opened despite planning permission not being in place and have been advised that they are contravening planning rules.

Page 296 – Councillor Brown reminded the Clerk to submit the letter to SCC

Clerk

P22 /066 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)

P22 /067 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)

Mrs Strachan thanked members for the input at the previous meeting and Colin Poole for the email to the planning officer in respect of the Persimmon application DC/20/0641/RM which was thoughtful and full of information on the roads.

P22 /068 Matters to Report

Councillor J Burns reported:

- Stellas had opened without planning permission
- There is no news on the Vixen Pub
- There is no news on the Atterton and Ellis site
- The Fox PH has planning permission to go ahead, but is in negotiations with Highways over access to the site

Councillor D Smith reported:

There is scaffolding blocking the crossing outside Peacocks, Councillor Burns suggested contacting Highways

P22 /069 Date of next Meeting

The next meeting of the Planning Working Party will be 24th May 2022

P22 /070 Closure

The meeting was closed at 8.48pm

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

List B – To be considered at the Working Party Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
31.03.22 Expires 21.04.22	1	DC/22/0429/HH	Single storey rear extension Mrs S Summers	5 Bute Court	NEUTRAL Proposed Councillor Brown seconded Councillor L Smith
04.04.22 Expires 18.04.22	2	DC/21/2418/FUL	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 Lloyds, Ministry of Justice	HMP Highpoint, HMP Highpoint South, Haverhill Road, Stradishall	OBJECT Our previous objections and comments still stand, the impact from lighting has not been address. The road infrastructure which is a key issue, has not also been addressed. Proposed Councillor L Smith seconded councillor T Brown
19.04.22 Expires 10.05.22	3	DC/22/0386/OUT	Means of access and layout to be considered – one dwelling with associated access Mr D Earley	Land South of Chapel Farm Cottage, Anne Sucklings Lane, Little Wrattling	See Below:

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>OBJECT</p> <p>The Town Council support objections from Willoughbys.</p> <p>Overdevelopment and over density of the site within the curtilage of a Listed Building</p> <p>The site is too close to neighbouring boundary and access to the site is adjacent both to the footpath on 2b and the entrance to the allotment on 2b at the brow of a hill and close to Falklands Road</p> <p>The application is too vague, there is no cumulative impact statement for the site given the surrounding development.</p> <p>The Town Council request a site visit from WSC Planning Officers to access the cumulative effect on the area.</p> <p>Proposed Councillor L Smith, seconded Councillor Hanlon</p>					
11.04.22 Expires 02.05.22	4	DC/22/0618/RM	<p>Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 98 dwellings, together with associated means of enclosure, car parking, vehicle and access arrangements, landscaping and open space for a phase of residential development known as Phase 6. The application includes the submission of details to enable the discharge of conditions B9, B16, B17, B20, B21, B24 of outline planning permission SE/09/1283</p> <p>Mrs Beth Deacon-Bates, Persimmon Homes</p>	Land NW of Haverhill, Anne Sucklings Lane, Little Wrating	See below

OBJECT:

- Street scenes (A-E drawing 21-3114-015); the topography of site makes for staggered approach to house lines and there is no break in the property which lacks 'air gaps' to allow light through the buildings. Aesthetics of buildings joined together makes for a large and ungainly building.
- Three storey building (Street Scene CC), the hill inclines and albeit set back, there is a loss of privacy for residents on Falklands Road, which breaks with initial recommendations of side on properties to avoid overlooking to existing residents.
- Density continues to be an issue, should be appropriate for the site.
- Amenity: this phase does not include a green space and although members understand that this is an urban design, there is a need for green space for resident's health and wellbeing.
- Affordable rented and shared ownership are clustered together and should be distributed throughout the site
- Bin locations; there are some properties with unacceptable long routes to put out bins.
- Electric Charging Points should be provided for all properties.
- There is no cumulative impact statement
- Garages; single garages are 3.3 x 7.3m, double garages are thinner.

Proposed Councillor T Brown, seconded Councillor D Smith
All in favour

20.04.22 Expires 11.05.22	5	DC/22/0537/TPO	TPO 275 (1973) tree preservation area - Area 1 - one Thuja (T1 on plan and within G3 on order) - fell, one Ash (T2 on plan and within G3 on order) - fell, one Prunus (T3 on plan and within G3 on order) - fell, seven Ash (G4 on plan and within G3 on order) - fell, eight Elms (G5 on plan and within G3 on order) - fell Area 2 - three Thuja and one Yew (G1 on plan) - fell Area 3 - eight Elms (G2 on plan and within A1 on order) fell, one Pine (G2 on plan and within A1 on order) fell, approx 40 self set various species (G2 on plan and within A1 on order) fell Mr J Nicholson, Freshwater Estates	Boyton Hall Anne Sucklings Lane Little Wrating Suffolk CB9 7TA	See below:

STRONGLY OBJECT

There is little detail in application to justify or scrutinise the need to fell these trees. The impact on the rich and biodiverse habitat and wildlife living in the area, both on and in the live and dead trees, would be extensive by felling such a huge number of trees, particularly as there is no talk of replacing the dead ones with a like for like species. It would be a great shame to see Elms disappear from this area.

The Town Council request that an agricultural, ecological and impact report is provided to justify the need to fell the trees.

Proposed Councillor T Brown, seconded Councillor D Smith

19.04.22 Expires 12.05.22	6	SCC/0030/22SE	Retrospective permission for retention of temporary singular modular building SCC	Place Farm Primary Academy, Camps Road	NETURAL Proposed Councillor L Smith, seconded Councillor D smith
---------------------------------	----------	---------------	--	--	--

Appendix (ii)

DC/22/0618/RM

Members of the Public comments:

Mr Strachan; Outlined that it was difficult to consider the whole position of the application and the visual impact on the area as only has site 6 not the other side of the road. Not clear if there will be 3 storey buildings reflecting the existing. Street Scene cc (from back of Falklands Road) shows 3 storey buildings, which appear to be huge and dominating. Concern that it will be impactful going up the hill. Drawings show a gentle incline, however the actual hill is very steep. The run of buildings are impactful, these could be broken up. There is no green landscaping inside this development, which will affect the community.

Mr Ford; Agrees with Mr Strachan over the gradient of the hill and the 3 storey buildings. Plans give a false impression and would like to see a site visit. The application asked for a discharge of condition B9 (loading and unloading) Persimmon stated it has been met on some of the items, however in regards to access to the site they have been told that ASR will not be used as access, there should be a statement on how Persimmon will access the site.

Mrs V Phillips; Reiterated concerns previously raised over the safety issues on parked cars on ASR and being surrounded by housing. Also concerns over removal of the trees.

Russ: Also raised concerns over ASR and flooding issues.

Mr Strachan asked if residents along Falkland Road had been informed on the application.

Councillor J Mason; has received a letter from WSC Planning and would imagine that they have received it too as he has had residents contact him regarding this.

Raised concerns over street scenes A-E on drawing 21-3114-015; topography of site makes for staggered approach to house lines and one of the points he wants to raise is that there is no break in the property and lacking of air gaps to allow light through the buildings. Aesthetics of buildings joined together makes for large and ungainly building and as 3 storey it seems they get larger. Caveat is that the building at the top of site curls left so his hidden from view. It is frustrating that the applications are done piece-meal so cannot get an overall picture of the site. Objection is line of property is unbroken. Density continues to be an issue.

Agrees that this phase does not include a green space, understands that this is an urban design, but does need a green space for resident's health and wellbeing.

Street Scene CC – Hill inclines, 3 storey building (albeit set back) there is a loss of privacy for residents on Falklands Road, which breaks with initial design of side on properties.

Affordable rented and shared ownership should be more distributed, which are clustered together.

Bin locations; there are some properties with long routes to put out bins.

Meeting with WSC on the infrastructure plan is still waiting to happen, but has received assurances that before this goes to development control this will take place and have agreed to produce a report on road traffic calming measure that they are willing to fund. They will also do a site walk with Councillor Mason.

Councillor Mason will call this application in as there is more to do.

Councillor Tony Brown; agrees with residents and Councillor Mason and the need for gaps for light. Reiterate consultation with SCC Highways and residents on the road network. Promises made by the developer earlier on in the process on overlooking needs to be considered. Please to see ECP, but none on the affordable housing properties.

Councillor Mason; Raised an issue over the pond and ditch affecting Falklands Rd residents and damage to the ditch. When a developer takes ownership of land the developer JM suggests that a they should take more responsibility for the ponds and asked if there was any way that matters such as this can be dealt other than having to be taken as a Civil matter as suggested by WSC. CP suggested residents worked together on contacting Persimmon.

Councillor Burns stated that there is no cumulative impact statement

Councillor D Smith phases coming forward are worse than the last

Councillor L Smith understand that there may be a demand for flats, but these could be made lower, height of these flats are unnecessary

Councillor Hanlon Flats should be at the bottom of the hill rather than the top. Single garages 3.3 x 7.3m, double garages are thinner.

Clerk to invite Persimmon to next meeting.