

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 8th June 2022 at 7.00pm



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

Apologies: Councillor A Luccarini
Councillor J Mason

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Assistant Town Clerk
Councillor J Burns

There was one member 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

/080 The above apologies were noted

P22 Declarations of Interest and requests for Dispensation

/081 Councillor E McManus declared a pecuniary interest in item P22/086, item 1 as Ward member and living near the site.

P22 Minutes of the Meetings held

/082 Councillor A Stinchcombe proposed, Councillor Elaine McManus seconded that the minutes of the meetings held 24th May 2022 were approved as a true record by show of hands. All in favour.

RESOLVED

P22 Matters Arising from the Minutes

/083 There were no matters arising.

P22 Notice of Appeal, Application DC/21/1436/FUL, Land at Rose Bank, Burton

/084 **End**
Noted.

P22 /085 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 /086 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)

P22 /087 Matters to Report

The clerk circulated an email from Charli Glasswell, West Suffolk Council, proposing the name 'Freeman Close' to be used by the developer Redrow. No objections. Proposed T Brown, seconded Councillor Davidson.

Councillor Burns reported that there are no updates on the Vixen, other than all the conditions had been approved. Also, no further news on the old Fox Pub.

Councillor Smith reported that she attended the WSC Local Plan workshop and proposed that the Town Council submit a comment as a whole. This will be put on the next agenda. Councillor L Smith will circulate link to the workshop.

LS/Clerk

P22 /088 Date of next Meeting

The next meeting of the Planning Working Party will be 28th June 2022

P22 /089 Closure

The meeting was closed at 8.08pm

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
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30.05.22 Expires 20.06.22	1	DC/20/0614/RM	Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, draining, POS, landscaping and allotments for Land at North West Haverhill Mr Issac Jolly	Land NW of Haverhill, Anne Sucklings Lane, Little Wratting	See below:

OBJECT:

- The change of the of the local centre being the hub of the internal roads is most disconcerting and it is not been understood why this has been changed without full consultation with the public before plans were drawn up. It is a fundamental and major change to the entire development.
- As previously mentioned, Councillors are extremely concerned that not having provision for a drop off point at the school would be a disastrous mistake. Omitting a drop off point has the potential to cause traffic chaos at school pick up and drop off times. It was noted by the committee that the Town Council’s comments have not been ignored and that the idea submitted by Suffolk Education is to discourage driving to school and that the pedestrian link through to parking at the parade/shopping area was thought to be an adequate and safe option. However, the view of the members is that this would work, given that Haverhill already experiences major problems in the town outside existing schools where vehicles are using grass verges, estate areas and blocking the highway during school drop off and pick up times. The proposed primary school will not be used exclusively for residents of the Persimmon estate and people will travel by car to the site, experience has shown that they will park as close to the school as possible.
- Although there is provision for some dropped kerbs on the site, the Town Council request that dropped kerbs are installed at every corner and junction to make the site fully accessible.
- Concerns were raised over pedestrians, particular students wishing to go to Samuel Ward, and the hazards they will have face navigating this journey as there is no recognised crossing point for Wratting Road except the one at Chalkstone Way.

The Town Council has requested further technical information from the Planning Officer on how the bus gate at Howe Road works. The Town Council are unable to comment on this until we have received this information.

Proposed Councillor L Smith, seconded Councillor Stinchcombe.					
24.05.22 Expires 15.06.22	2	DC/22/0469/RM	(a) Reserved Matters application – submission of details under outline planning permission DC/19/1711/OUT allowed at appeal (APP/F3545/W/20/3256979) – for appearance, layout and scale in respect of the construction and open space (b) Discharge of condition 17 (sound insulation) of permission DC/19/1711 OUT Taylor Wimpy	Land West of Three Counties Way, Three Counties Way, Withersfield	NEUTRAL Proposed Councillor Hanlon, seconded Councillor L Smith
23.05.22 Expires 13.06.22	3	DC/22/0822/FUL	Industrial building to replace existing utility built industrial units Mr J Cooper, GBM Building Services	Cherry Gardens, Helions Bumpstead Road	NEUTRAL Proposed Councillor Davidson, seconded Councillor McManus
25.05.22 Expires 17.06.22	4	DC/22/0790/VAR	Variation of Condition 2 of DC/20/0559/VAR to enable use amended plans for the variation of condition (1) of DC/16/2302/OUT (AP/17/0007/REF) to allow use of drawing no. 9115/17/1A which shows the revised floor layout and elevations Mr and Mrs R Oakley	Croft House, Croft Lane	See below
<p>OBJECT</p> <p>It was unclear as to why the previous design has been changed to remove the blind windows. Members favoured the original design is more in keeping with the street scene.</p> <p>Please note, the Town Council are NOT objecting to the replacement of block paving to water permeable bound resin.</p> <p>Proposed Councillor Stinchcombe, seconded Councillor L Smith</p>					

25.05.22 Expires 17.06.22	5	DC/22/0851/HH	First floor side extension Mr Victor Law	28 Helions Park Avenue	
<p>OBJECT The development is overbearing and overdevelopment of the site.</p> <p>Inadequate car Parking for a four bedroom property. Additionally, drawings show an arrangement for parking of vehicles on the site, which is not possible. Access to the parking area is blocked due to the road sign for Helions Park Avenue placed on the brick wall, therefore removal of the wall to allow parking in such a configuration is not possible.</p> <p>Proposed Councillor D Smith, seconded Councillor L Smith. (5 in favour, 1 against, 1 abstained)</p>					
30.05.22 Expires 22.06.22	6	DC/22/0869/HH	First floor side extension Mr L Carr	73 Arrendene Road	NEUTRAL Proposed Councillor Davison Seconded Councillor McManus

Appendix (ii)

DC/20/0614/RM

Members of the Public comments:

Councillor J Mason: statement read by the Chairman.

'For your information some residents and I are meeting Highways for a site visit next week relating to ASR and the impact Persimmon joining Ann Suckling with have. S106 money will also be discussed as concerns pedestrians and cyclists in particular students wishing to go to Samuel Ward and the hazards they will have face navigating this journey as a result of the Persimmon development (cycle lanes stop when they reach ASR and there is no recognised crossing point for Wrattling Road except the one at Chalkstone Way which pedestrians and cyclists will not use). This has been recognised as an issue by Highways in short they are serious health and safety concerns about the wider impact that this development is having beyond the red line of this application.

Mr and Mrs Strachan: read by the Clerk

We have just realised that the above application is on the town council planning working party meeting tonight.

We would appreciate it if you could send our apologies for not attending the meeting because we are unable to attend as a result of family commitments.

Also Chris and Mike Ford asked to send their apologies for similar reasons too.

A letter making us aware of this planning only arrived on Saturday 4th June and because of this short notice we have not had time to scrutinise the plans or make comments.

I presume the councillors involved in planning have had very little time to scrutinise these most recent reserved matters too. The slow drip feed of alterations and changes that build layers of new detail are very difficult to keep pace with. We wonder if our councillors would prefer more time to look at this new application in more detail too.

I believe that a teams meeting is still being planned for us by Joe Mason to discuss the road infrastructure with Highways and Penny Mills on 16th June.

We will look at the new application as as soon as we can and put any comments and objections on the planning portal.

Meanwhile we would appreciate it if these comments could be mentioned and minutes at the meeting tonight, if that is possible.