

Haverhill Town Council



HAVERHILL
TOWN COUNCIL

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 28th June 2022 at 7.00pm

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

Apologies: Councillor A Brown (Vice Chairman)

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

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

/090 The above apologies were noted

P22 Declarations of Interest and requests for Dispensation

/091 No declarations of interest were made and no dispensation had been received.

P22 Minutes of the Meetings held

/092 Councillor A Luccarini proposed, Councillor L Smith seconded that the minutes of the meetings held 7th June 2022 were approved as a true record by show of hands. All in favour.

RESOLVED

P22 Matters Arising from the Minutes

/093 There were no matters arising.

P22 Suffolk County Council Decision Notice

/094 Noted.

P22 Notice of Appeal

/095 Noted, members do not wish to change or modify their comments.

P22 Local Plan

/096 It was proposed by Councillor L Smith and seconded by Councillor D Smith, that Councillor Burns liaise with Assistant Clerk to put together a comment for submission to the Local Plan Consultation (Appendix iii*). All in favour
RESOLVED

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

/097 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)

/098 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P22 For members of the Public to speak on Planning Matters other than applications before the Working Party

/099 Mr Strachan had circulated prior to the meeting two pictures of the site at NW Haverhill, which showed the proposed internal road structure and how it has changed. He advised that a site visit had taken place on 16th June with Penny Mills, WSC Planning Officer and Highways, where mitigation methods for Ann Suckling Road were discussed, along with issues around the junction with A143. Mr Strachan was concerned that West Suffolk Council thought that there would only be doubling of traffic along ASR and that Highways have not taken a traffic survey. Mr Strachan will be attending Development Control and has worked with Mr Ford to formulate a timeline and comments for the meeting. Councillor Burns advised that there is only 3 minutes to speak, so to circulate these 24 hours prior to the meeting to District Councillors on the committee, along with any photographic/video evidence.

P22 Matters to Report

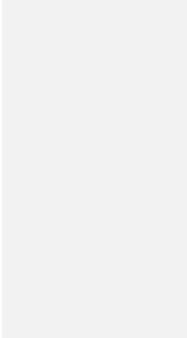
/100 Councillor Burns reported

- Work is nearly complete on the Chalkstone Way roundabout which scheduled to be completed by about 4th July after final resurfacing; delayed because a gas main was found much closer to the surface than expected. It is now open east and westbound with Millfields Way link section still closed because of that gas main. The new northern footpath from New Croft to the roundabout is due to start at same time as roundabout completes with 3-way lights for about a month.
- Redrow report that the cost of building a housing unit has increased dramatically with insulation. The temporary construction access opposite Falcon Close is now expected to remain in situ to separate the new residents and construction traffic. The entire phase is being built out, regardless of sales, because they do not want to lose control of contractors and materials. Some snagging issues north of this phase have been identified with the green corridor and WSC are liaising.
- Camps Road will be closed longer than planned.
- Stellas is still operating, despite being issued a noise abatement notice and no planning approval.

JB/VP

VP

Councillor D Smith reported that he had received complaints from residents near the NW development of dust being raised by the earth movers. The Assistant Clerk is to pass on details of the site manager to Councillor McManus.



P22 Date of next Meeting

/101 The next meeting of the Planning Working Party will be 12th July 2022.

P22 Closure

/102 The meeting was closed at 8.29pm

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
31.05.22 Expires 23.06.22	1	DC/22/0882/HH	Single storey rear extension (demolition of existing store).	5 Elm Close	NEUTRAL Proposed Councillor Davidson, seconded Councillor Stinchcombe. All in favour
31.05.22	2	22/01217/REM	Application for the approval of Reserved Matters (in respect of Access, appearance, landscaping, layout and scale) pursuant to outline planning permission. McDonald's Restaurant	Land at Haverhill Business Park, Phoenix Road, Helions Bumpstead	See below and appendix (ii)
<p>NEUTRAL</p> <ul style="list-style-type: none"> • Amenity; light pollution The Town Council request that the height of the advertisement totem pole is reduced, the current height would impact on residential neighbours. • Highways and Transport It has been noted that Suffolk Highways have not commented on the application and the Town Council request a traffic survey is provided. • Sustainability The number of Electrical Vehicle charging point should be increased. <p>Proposed Councillor Luccarini, seconded Councillor Davidson. All in favour</p>					
10.06.22 Expires 01.07.22	3	DC/22/0923/TPO	TPO 519 (2010) tree preservation order – one Beech (indicated on plan and in area G1 on order) reduce longitudinal growth up to two metres no exceeding 50mm diameter	45 Tudor Close	NEUTRAL Proposed Councillor Stinchcombe, seconded

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			cuts, selected north and west lateral branches that exceed 3.5 metres from the stem to be reduced to three metres, overall crown thin by 20 percent. Flagship Services		Councillor Davidson. All in favour
13.06.22 Expires 27.06.22	4	DC/22/0637/HH	RE-CONSULTATION a. porch b. rooflight to front elevation c. dormer to rear elevation d. detached garage to rear (following demolition of existing garage) e. new conservation rooflight to front elevation	9 Recreation Road	NEUTRAL Proposed Councillor Davidson, seconded Councillor Stinchcombe. All in favour.
16.06.22 Expires 07.07.22	5	DC/22/0967/HH	Single storey rear extension	6 Blenheim Close	NEUTRAL Proposed Councillor Stinchcombe, seconded Councillor Davidson All in favour
16.06.22 Expires 07.07.22	6	DC/22/0977/FUL	Creation of three parking spaces and alterations to site frontage. Havebury Housing	1-4 Clements Lane	See below:
<p>NEUTRAL</p> <ul style="list-style-type: none"> • Sustainability The Town Council request that Electric Vehicle Charging points are provided • Highways and Transport It has been noted that Suffolk Highways have not commented on the application. The Town Council have concerns with safe access to and egress from the site, as there is no turning circle provided in this application, there is potential for vehicles reversing out on to the highway. Members noted on the location and block plan that the proposed parking area shows the depth (front and back) of the bays would not allow for unloading a wheelchair without obstructing the footpath. The Town Council observed that the site block plan showed the parking bays to be very narrow. <p>Proposed Councillor Stinchcombe, seconded Councillor Luccarini. All in favour.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
17.06.22 Expires 08.07.22	7	DC/22/0851/HH	First floor side extension	28 Helions Park Avenue	<p>OBJECT Insufficient parking and overdevelopment of the site</p> <p>Proposed councillor Davidson, seconded Councillor L Smith, 6 for 1 against.</p>

Appendix (ii)

22/01217/REM:

District Councillor J Crooks outlined that the site abuts Haverhill South Ward. He outlined that this was a fantastic opportunity for Haverhill and had received very positive support on social media. The site sits in well established landscaping and he fully supported the access from Bumpstead Road, he did not agree with objections on the Braintree Planning Portal that the access would cause stacking on the highway as there was a sufficient run up to the order point. This was an excellent application and suggested that the Town Council request 24 hour opening. The application would also give facilities to lorry drivers. He did agree that the advertising totem pole was too high.

Councillor Burns disagreed with Councillor Crooks, stating that he had no problem with the applicant going on to this particular site, however, there needs to be monitoring of the speed limits along Bumpstead Road and a transport assessment was needed and suggested the site should be accessed from Phoenix Road. JB also agreed that the advertisement totem pole was too high and would impact on residential neighbours. There has been no noise or waste assessment provided and that the site was poorly laid out, given that delivery lorries would be using the same access as the public. He noted that there had been no pre-application advice. Councillor Burns also raised that there were not enough Electric vehicle charging points and that the surrounding fence, being only 1.2m high, would not protect the neighbouring residents from noise. Councillor Burns stated that he fully supported the concept of McDonalds coming to the town and felt that this would a benefit, but that these issues needed to be addressed.

Councillor Luccarini said that this was positive for the town and that there had been many positive comments on social media. AL had no issue with the access to the site from Bumpstead Road and thought that a junction would actually slow vehicles down. He would be surprised if there were stacking vehicles on the highway.

Councillor Hanlon agreed the need for more electric charging points and the need for a traffic survey from SCC Highways

Appendix (iii)

Local Plan Consultation, comments from Haverhill Town Council

- a) 2.03a (NW Haverhill) & 2.03b (NE Haverhill/Great Wilsey). There is no change from Vision 2031, and planning permission already granted, so no comments.
- b) 2.03c (Wisdom). The new request for SHELLA may try to include what are now overgrown (and deliberately abandoned by Wisdom) allotments which in 2031 were allocated for education. They may try to allocate for housing and should be resisted because of the lack of allotments in town, the waiting list, and fact this is an industrial area. If not allotments, it would make an ideal location for suitably designed small business units for which there is a massive demand in the town exacerbated by large tracts of land allocated to warehousing providing very little in the way of large scale jobs.
- c) 2.03d (Gurteens). No comment other than the original Vision 2031/Town Centre Masterplan should be respected with provision for small pop-up type shops, museum and other such facilities. Retention and reuse of Grade 2 listed buildings should be encouraged.
- d) 2.03e (Atterton & Ellis). The grassed and treed area to the southeast MUST be retained, as was agreed some time ago, and not included in the development plan. This is a gateway to the conservation area and must not be developed.
- e) 2.03f (Castle Manor). The inclusion of a potential for “some residential” should be resisted as the school will need space for expansion for the estimated 2-3,000 extra 11- to 16-year-olds that will be in the town as part of the 2031 plans. Not all can be accommodated at Samuel Ward Academy.
- f) 2.03g (Bumpstead Road), 2.03h (Falconer Road), 2.03j (Industrial Estate) & 2.03k (Homefield Road). These are already zoned for industrial & employment in Vision 2031 and must be retained as such.
- g) 2.03i (Research Park). This is NOT in Haverhill nor does it appear in Withersfield. It should NOT be part of Vision 2040 for Haverhill if Haverhill does not benefit – you cannot have it both ways. Haverhill will provide all of the services and so should benefit financially.
- h) 2.03l (Stour Valley Road). This is already zoned for light industrial and must be retained as such to provide small units for small businesses.