

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 6th September 2022 at 7.00pm



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor A Brown (Vice Chairman)
Councillor A Luccarini
Councillor D Smith
Councillor A Stinchcombe
Vacancy

Apologies: Councillor B Davidson
Councillor L Smith

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

/134 The above apologies were noted

P22 Declarations of Interest and requests for Dispensation

/135 P22/140, Item 7, Councillor Brown declared a pecuniary interest in this item as the Vestey Trust are the landlords for his business.

P22 Minutes of the Meetings held

/136 Councillor L Smith proposed, Councillor A Stinchcombe seconded that the minutes of the meeting held 9th August 2022 were approved as a true record by show of hands.

All in favour.

RESOLVED

P22 Matters Arising from the Minutes

/137 None

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

/138 Appendix (ii) - None

P22 /139 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 /140 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)

Comments from member of public and councillors on Brickfield Drive Appendix (ii)

Items 1 and 9 were taken as one application

Councillor Brown left the meeting for item 7

P22 /141 Matters to Report

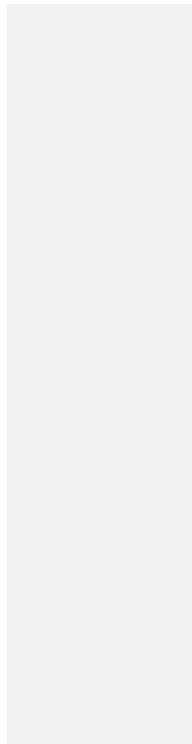
None

P22 /142 Date of next Meeting

The next meeting of the Planning Working Party will be 20th September 2022

P22 /143 Closure

The meeting was closed at 8.19pm



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
05.08.22 Expires 26.08.22	1	DC/22/0664/ADV	a. two externally illuminated fascia signs b. two non-illuminated fascia signs c. two non-illuminated totems d. 12 non illuminated post mounted signs e. eight non-illuminated numerical signs on loading doors f. two directional signs g. 10 non-illuminated information signs HE2 Haverhill 1GP Ltd	Haverhill Business Park, Unit 8 The Trade Centre Icen Way Haverhill Suffolk CB9 7FD	NEUTRAL Proposed Councillor Stinchcombe, seconded Councillor Brown All in favour
09.08.22 Expires 31.08.22	2	DC/22/1333/VAR	Variation of conditions 2 and 6 of DC/19/0226/FUL to allow for approved car parking plans U-BP-PP004 and FP28675-A-112 P Mr Jon Mackereth, Fairhome Property Developments Ltd	1-3 High Street	NEUTRAL, to provide no right turn signs at the exit of the car park Proposed Councillor Brown, seconded Councillor Stinchcombe All in favour
26.08.22 Expires 17.09.22	9	DC/22/1332/HH	Variation of conditions two and four of DC/17/2539/FUL to enable use of revised car parking layout plan and allow for revised car parking layout showing 10 spaces for the approved development with an additional 4 spaces for the conversion of building to provide 14 residential units, including addition of dormer extension, minor operational development and associated car parking	5 High Street	NEUTRAL, to provide no right turn signs at the exit of the car park Proposed Councillor Brown, seconded Councillor Stinchcombe All in favour

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Mr Jon Mackereth, Fairhome Property Developments		
09.08.22 Expires 31.08.22	3	DC/22/1322/FUL	a. change of use of property from (C) dwelling to (E(f)) day nursery; b. single storey flat roof extensions to the rear; c. widen vehicle cross over and create 2 drop-off parking bays; d. replace existing garage door to window Mr and Mrs R Wheeler, Golden Apples Day Care Nurseries Ltd	Little Croft, 10 Hamlet Road	STRONGLY OBJECT See below
<p>STRONGLY OBJECT</p> <p>Parking: The provision of two parking spaces is insufficient and falls well below the standards set by Suffolk County Highways for a proposal of this type. The lack of parking provision would encourage parking along Hamlet Road for both staff and visitors, which would add to the already chaotic situation. The lack of proposed spaces on site and no turning circle, would result in vehicles having to exit onto Hamlet Road in reverse and given that is effectively one lane due to existing parking along the road, poor visibility this would be extremely dangerous.</p> <p>Residential Amenity The proposed opening times would have a detrimental impact on neighbouring residents. The area is predominately residential and the proposal is inappropriate for the area, noise from the business would have an impact on neighbour's amenity and quality of life.</p> <p>Proposed Councillor Brown, seconded Councillor D Smith, all in favour.</p>					
12.08.22 Expires 03.09.22	4	DC/22/1313/FUL	Five apartments (following the demolition of existing building) Mr R Oakley, Onions Yard Developments Ltd	SR Builders, Station Road	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>OBJECT Overdevelopment Although the Town Council liked the design of the building, this is overdevelopment of the site.</p> <p>Amenity It has been noted that the Bin store is at the rear of the building, therefore bins will need to be taken out via a narrow passage that is not on their land which is unacceptable</p> <p>Parking There is no parking provision for the development which will exacerbate parking congestion along Station Road. It should also be noted that Station Road is subject to a TRO</p> <p>Proposed Councillor Brown, seconded Councillor Luccarini All in favour.</p>					
16.08.22 Expires 07.09.22	5	DC/22/1394/HH	Front porch Mr & Mrs Brown	30 Moneypiece Close	NEUTRAL Proposed Councillor Stinchcombe, seconded Councillor Luccarini All in favour
24.08.22 Expires 15.09.22	6	DC/22/1423/FUL	Replacement of range of barns Mrs H Pelly	Great Wilsey Farm, Wilsey Road, Little Wrattling	SUPPORT Proposed Councillor Brown, seconded Councillor Luccarini All in favour
24.08.22 Expires 15.09.22	7	DC/22/1398/RM	Submission of details under outline planning permission DC/16/0473/OUT – the means of appearance, landscaping, layout and scale for the construction of up to 30 dwellings, associated garages, ancillary development, public open space and landscaping Trustees of the Vestey 1993 Settlement	Development Land, Brickfields Drive	
<p><u>The outline permission under DC/16/0473/OUT expired on 15th August 2022. Therefore, this RM application no longer relates to that original outline permission.</u></p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>OBJECT</p> <p>Traffic, Means of Access and Construction Management</p> <p>The conditions in the outline application relating to TRO for means of access have not yet even been applied for, therefore not been met. These relate to construction method transport plans</p> <p>Means of access is still through Brickfields Drive which is a major concern. There are already a lot of cars and vans parking on Hales Barn Road, which already causes constant problems for ambulances, bin lorries etc. Additional traffic through Brickfields Drive or Hales Barn Road, including construction traffic, will exacerbate the congestion. How will construction traffic access the site as Brickfields Drive is too narrow?</p> <p>Residential Amenity</p> <p>Two gaps shown in the hedge on the drawings are clearly to access the green area and will encourage footfall via Masons Close to the communal space, which will add to the existing problem of members of the public parking their cars whilst accessing the green space. One of the gaps is quite close to 26 Masons Close, which could potentially cause a problem to that resident. The Town Council request that this is reduced to one access point. Additionally a simple wooden fence is provided to replace the existing old fence, rather than a planted hedge.</p> <p>Sustainability</p> <p>There is no provision for a access to properties for those with mobility issues.</p> <p>There are no Electric Vehicle charging points, either in garages or in communal parking areas.</p> <p>To note: The Town Council are not in agreement with the separate application for a non material change which seeks to relax condition 19, from complete accordance with details of the approved plans and documents of the outline planning application to delete the word 'complete accordance' to 'broad accordance' .</p> <p>Proposed Councillor Stinchcombe, seconded Councillor D Smith All in favour</p>					
26.08.22 Expires 17.09.22	8	DC/22/1432/HH	a. conversion of existing garage to a habitable space; b removal and replace garage doors with wall and insertion of window and render to match existing dwelling Mrs Joanne McCollville	14 Tern Close	NEUTRAL Proposed Councillor Brown, seconded Councillor Luccarini All in favour

Appendix ii

Mr John Senior, 26 Mason Close, adjacent to development.

There are two key issues: i) positive changes, rear of property, overlooking properties have been reorientated and reduced in number. The pedestrian access has been removed outside of his front garden, however, landscaping plans show there is new fencing and a hedge, which show a couple of gaps and there is no indication whether they are for pedestrians. Currently dog walkers etc already use Masons Close to park and climb over fence to access fields and if the proposed gaps are left this could potentially become a footpath. Masons Close is a narrow, shared access, with no parking and no footpath or right of way. Mr Senior is requesting that the new fence is built and that the hedge covers completely, with no gaps.

ii) Means of access is still through Brickfields Drive which is a major concern. There are already a lot of cars and vans parking on Hales Barn Road, which already causes constant problems for ambulances, bin lorries etc. Additional traffic through Brickfields or Hales Barn Road, including construction traffic, will continue to cause a problem. Would like to see an objection on the grounds of access.

Councillor J Burns: Gave the background to the development from initial application 6 years ago and highlighted that nothing has been resolved over construction traffic access to the site.

Councillor J Mason: Agrees with Mr Senior and the impact of traffic along Hales Barn Road and Meadowlands as a whole. The two gaps shown in the hedge on the drawings are clearly to access the green area and will encourage footfall to the communal space. JM questioned if there was a need for two access points, one of which is quite close to no. 26 Masons Close and could cause a problem. Can a simple wooden fence be provided, rather than a planted hedge with one access point.

Councillor P Hanlon commented that there are no Electric vehicle charging points.

Councillor J Mason commented that there is no provision for a access to properties for those with mobility issues.

Discussion took place around RM and means of access along Brickfields Drive.