

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 6th December 2022 at 7.00pm



HAVERHILL
TOWN COUNCIL

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

Apologies: None

In Attendance: Councillor J Burns

There were no 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

/193 The above apologies were noted

P22 Declarations of Interest and requests for Dispensation

/194 P22/200 Councillor Brown declared a Pecuniary interest in List B, Item 3, applicant is his landlord.

P22 Minutes of the Meetings held

/195 Councillor T Brown proposed, Councillor D Smith seconded that the minutes of the meeting held 22nd November 2022 were approved as a true record by show of hands.

All in favour.

RESOLVED

P22 Matters Arising from the Minutes

/196 None

P22 Notice of Development Control Committee, DC/22/1447/RM

/197 Councillor T Brown will attend to represent Haverhill Town Council

- P22 /198 For members of the Public to speak on Planning Matters other than applications before the Working Party**
Appendix (ii)
- P22 /199 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 /200 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 /201 Matters to Report**
JB reported on S106 Monies - See appendix (ii)
- P22 /202 Date of next Meeting**
The next meeting of the Planning Working Party will be 20th December 2022
- P22 /203 Closure**
The meeting was closed at 7.32pm

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
21.11.22 Expires 12.12.22	1	DC/22/1880/FUL	a. new access and permeable surface b. offices, storage buildings, containers and ancillary buildings for landscaping and groundworks business (sui generis) Mr Mark Newton, The Thermosafe Pension Fund	Land East 13 Spring Rise, Falconer Road	The Town Council WELCOME this application. Proposed SUPPORT Councillor Brown, seconded Councillor Stinchcombe. All in favour
28.11.22 Expires 12.12.22	2	22/01217/REM	RE-CONSULTATION Application for the approval of Reserved Matters (in respect of access, appearance, landscaping, layout and scale) pursuant to outline planning permission 15/01477/OUT granted 04.10.2016 for: Construction of access road and the erection of a freestanding drive-thru restaurant with car parking, goal post height restrictor, customer order displays and associated works. <i>Additional Plan</i>	Land at Haverhill Business Park, Phoenix Road, Helions Bumpstead	NEUTRAL – To reiterate our previous comments. Proposed Councillor D Smith, seconded Councillor Luccarini All in favour
29.11.22 Expires 13.12.22	3	DC/22/1398/RM	RE-CONSULTATION Submission of details under outline planning permission DC/16/0473/OUT – the means of appearance, landscaping, layout and scale for the construction of residential development of up to 30 dwellings, associated garages, ancillary	Development Land, Brickfields Drive	See below:

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			development, public open space and landscaping Trustees of the Vestey 1993 Settlement		
<p>JB updated on Brickfields Drive, e-mail from Charlotte Waugh, Planning Officer West Suffolk Council <i>'I've discussed this with legal and they agreed that as the application was submitted prior to this date it was still acceptable for us to validate it and now determine it. As such, it still benefits from the outline approval.</i> <i>The agent/developer has not responded to the points raised directly, albeit some of the issues may have changed with the amended plans.</i> <i>As you are aware the development has outline planning permission and as such, despite the issues locally with parking, the highway authority are satisfied with the proposed access point. A construction management plan is a condition on the outline application which will require discharging, albeit I don't know where else access could be gained for construction as I think it unlikely to be achievable from either side.</i> <i>Similarly the TRO is an existing condition which will require work before commencement. I have not been made aware that this process has been started.</i> <i>Electric charge points are now a requirement of the building regulations so will be required on this development.</i> <i>Access to Masons Close has now changed slightly with the position of the basin'.</i></p> <p>DS ; None of our previous objections have been addressed. PH: Outlined to the working party Suffolk County Council Highways concerns</p> <p>Councillor Brown left the room for this item</p> <p>OBJECT This an overdevelopment of the site and amended layout has not addressed any of our previous concerns, therefore our objection still stands. The Town Council have noted that Highways have not commented on access to the site, however, agree and re-iterate their concerns raised in their letter submitted 15th September 2022 and 1st December 2022. The Town Council notes the update on our previous comment around the outline permission expiry date.</p> <p>Proposed Councillor Hanlon, seconded A Stinchcombe All in favour</p>					

Appendix (ii)

Councillor Burns reported on S106 monies;

QUOTE

All sums spent since the last update in July 2021 are;

Sums spent in 2021/22 on the Recreation Ground and Castle Playing Fields were (DC/13/0166)

£48,825.52 (DC/14/1637) **£2,421.09** and (SE/11/1419) **£6,500.00**

Sums spent in 2022/23 on the Haverhill Railway walk extension were (DC/18/2299) **£33,098.51** and (DC/18/1187) **£15,000.00**

All the current s106 sums held for Haverhill as at 06.12.2022 are;

Sum received that must be spent at Henry Close play area is (DC/15/1697) **£16,348.00**

Sum received that must be spent by NHS England for health provision serving the Hales Barn development is (SE/09/1283) **£400,395.50**

Sum received that must be spent at Haverhill Cemetery is (SE/09/1283) **£10,000.00**

Sum received that must be spent by NHS England for Clements & Christmas Maltings/Haverhill Family practices is (DC/18/1187/FUL) **£33,220.00**

Sum received that must be spent at Castle Playing Fields (DC/19/0479) **£25,862.69**

Future s106 obligations

Please see the attached summary again, of the two main sites in Haverhill, the first to reach a trigger for a WSC obligation was the Persimmon development of 1,150 homes (SE/09/1283) at the Hales Barn site, currently 270 occupations; the cemetery contribution and the NHS contribution have been received. The Redrow development of 2,500 homes (DC/15/2151) at Wilsey Park, at 48 occupations, is still yet to reach the first WSC obligation, which is for the first 150 affordable homes to be delivered prior to 142 open market occupations.

There are nine more sites that have future WSC obligations they are;

The 30 homes at Brickfields Drive, which has to pay WSC £35,000.00 and deliver 9 affordable homes, has still not submitted their reserved matters, so not commenced on site.

The 87 homes at Chapelwent Road, have now been completed and we are processing the adoption of the open space by WSC (with £163,770.00 for maintenance) when transferred.

The 39 homes at Manor Road, have now been completed and we are processing the adoption of the open space by WSC (with £22,977.00 for maintenance now received).

The 50 unit care home at Camps Road, has now paid WSC £400,250.00 for off-site affordable housing which can be technically spent anywhere in the district.

The 38 homes at Boyton Meadows, have now all been sold to Havebury Housing as affordable homes.

The 26 homes at Chivers Road, have now been completed and we are processing the adoption of the open space by WSC (with £58,558.73 for maintenance now received).

The 155 homes at Three Counties Way, allowed on appeal, which has to deliver 30% affordable homes, £91,800.00 for NHS and a LEAP for WSC, just now needs some conditions to be discharged.

The 17 homes at the former Vixen site should deliver £4,749.50 and five affordable homes and £30,498.00 for public open space, just now needs some conditions to be discharged.

The final development approved is the 37 homes at Camps Road which will pay £367,125 for affordable housing but this site is not expected to start until 2023

UNQUOTE

S106 Breakdown available on the HTC website.