

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 17th January 2023 at 7.00pm



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: Colin Poole, Clerk
Vicky Phillips, Deputy Clerk
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.**

P23 Apologies for Absence

/001 None, all present.

P22 Declarations of Interest and requests for Dispensation

/002 None.

P22 Minutes of the Meetings held

/003 Councillor D Smith proposed, Councillor T Brown seconded that the minutes of the meeting held 20th December 2022 were approved as a true record by show of hands.

All in favour.

RESOLVED

P23 Matters Arising from the Minutes

/004 None

P23 For members of the Public to speak on Planning Matters other than applications before the Working Party

/005 Appendix (ii)

P23/006 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)

P23/007 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)

P23/008 Matters to Report

- Planning application at New Croft: Councillor Hanlon reported that he was arranging a meeting with Peter Betts, Planning Officers, Haverhill East Councillors and all parties involved with the intention in solving the issue over parking.
- Councillor Burns reported that he is still waiting to hear about Lidl footpath and has not received an answer from West Suffolk Council regarding Sturmer Arches
- Councillor D Smith reported that there has been interest in the Clerkin site, which will cost a great deal to bring it back to a saleable condition

P23/009 Date of next Meeting

The next meeting of the Planning Working Party will be 31st January 2023

P23/010 Closure

The meeting was closed at 7.58pm

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
03.01.23 Expires 24.01.23	1	DC/22/2222/FUL	a. change of use of bookmakers (sui generis) to restaurant (class E) and hot food takeaway (sui generis) b. installation of ventilation system and minor alterations to existing shopfront Mr Adam Robinson, T Bellow Group Ltd	47 High Street	NEUTRAL Waste Management comments Extend opening hours
03.01.23 Expires 24.01.23	2	DC/22/2223/ADV <i>Taken with DC/22/2222/FUL</i>	a. one internally illuminated fascia sign b. one internally illuminated projecting sign Mr Adam Robinson, T Bellow Group Ltd	47 High Street	
<p>NEUTRAL - The Town Council note and agree with Waste Management's comments that the bin store and size of bins proposed need to be indicated as does the bin collection point. A litter management plan for the area around the takeaway also needs to be included. Members also noted Public Health and Housing comments restricting opening hours to Monday to Sunday 11:00 to 23:00, when other surrounding establishments have not had these restrictions put in place. The Town Council recommend that this be amended to a closing time of 12 midnight to be in line with surrounding restaurants and fast food establishments. Proposed Councill Brown, seconded Councill Stinchcombe All in favour</p>					
10.01.23 Expires 31.01.23	3	DC/22/2143/FUL	Eight residential units Mr Fawad Rahimi	Land at Empire Yard, Brooke Service Road	
<p>OBJECT Members of the Town Council's Planning working party were positive in principle about the site being developed, which would tidy up the area and members liked the design being set back from the road. However, the previously approved applications included small, start-up, affordable retail units and the Town Council are disappointed to see that there is no provision for these in this new application. The Town Centre Masterplan requires developments in this area to support the vitality of the High Street and there is high demand in Haverhill for small, starter units as all current affordable units are already filled.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>Concern was raised over the sizes of rooms in units 5 and 7 which appear to be below the minimum standards for a two-storey dwelling. Unit 5 (for two persons) is 18sq m below minimum size standard and unit 7 (for 6 persons) is 12sq m below minimum size standards.</p> <p>Concern was raised that the metal sheet roof in this design will be out of keeping in comparison with the slate roof of Barclays Bank, which is a Grade II Listed Building.</p> <p>Lack of parking provision. The public car park opposite the site is a short stay car park, with no overnight parking.</p> <p>Although there are less than 10 units, the Town Council request conditions are placed requiring a construction management plan be provided due to the constraints of the site, the area is small and the residential properties behind the proposal would be affected. Where would construction materials and vehicles be located during construction?</p> <p>Proposed Councillor Luccarini, seconded Councillor L Smith All in favour</p>					
10.01.23 Expires 31.01.23	4	DC/23/0023/FUL	Canopy with PV array to South West elevation Mr Michael Sale, Michael Sale Architectural Surveyors Ltd	Jodal, Falconer Road	NEUTRAL Proposed Councillor D Smith seconded Councillor A Stinchcombe All in favour
10.01.23 Expires 31.01.23	5	DC/23/0019/HH	Single storey rear extension Mr Kris Thomson	28 Beech Grove	NEUTRAL Proposed Councillor D Smith, seconded Councillor B Davidson All in favour