

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 14th February 2023 at 7.00pm



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor B Davidson

In Attendance: Colin Poole, Clerk
Vicky Phillips, Deputy Clerk
Councillor J Burns
Peter Betts, Haverhill Community Sports Association, New Croft
Tom Harrison, Haverhill Community Sports Association, New Croft

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

/022 The above apologies were noted.

P22 Declarations of Interest and requests for Dispensation

/023 Councillor A Stinchcombe declared an interest in P23/ 027 being a customer of Clarke Telecom Ltd

P22 Minutes of the Meetings held

/024 Councillor A Luccarini proposed, Councillor L Smith seconded that the minutes of the meeting held 31st January 2023 were approved as a true record by show of hands.

All in favour.

RESOLVED

P23 Matters Arising from the Minutes

/025 None

P23 Street Naming, Persimmon Homes, Phase 3B

/026 Members had no objections to the suggested road names; Somers Street, Earnshaw Road, Haslam Drive, Dutfield Close and Forster Close.

P23 Clarke Telecom Limited

/027 To consider pre-consultation for proposed radio base station at Beaumont Vale, Haverhill

Members had serious concerns regarding the position of the proposed 17m (56ft) high mast, particularly over the proximity to residential properties and the negative impact the mast will have on a green open space which is the gateway to a residential area. Concern was also raised over the need to trim back established trees.

Members are aware there is a need for a mast, and the constraints stated in the submitted documents were taken on board, however, it was decided that there were more suitable sites near the area which could be considered and possibly would give better coverage. Beaumont Vale is in a dip, whereas the industrial area nearby is higher and would have less impact on residential properties.

It was requested that the applicant reconsider the location.

Deputy Clerk to submit comments.

Clerk

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

/028 Report from Peter Betts and Tom Harrison, New Croft – appendix (ii)

P23 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

/029 Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)

P23 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)

/030 Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

P23 Matters to Report

/031 Councillor D Smith reported that a planning application has gone in for solar panels at Rookwood Way

Councillor J Burns reported:

- that some work has started a Lidl, he is hoping that it is the footpath and will keep an eye on it.
- Sales at Gt Wilsey development were currently at 55 occupations, but have slowed down
- Roundabout at Chalkstone Way is near to being signed off
- The certificate of lawfulness may not be issued for the ex-Vixen Public House
- The ex-Fox Public House is again up for sale.

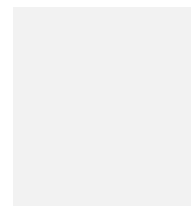
Councillor T Brown received some information on a campaign for ethically sourced bricks and asked if this was something the Town Council would be interested in. C Poole said that this would need to go to Full Council, Councillor Brown will circulate the information.

P23 Date of next Meeting

/032 The next meeting of the Planning Working Party will be 28th February 2023

P23 Closure

/033 The meeting was closed at 8.12pm



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
	1	DC/22/2107/FUL	Creation of a 3G Artificial Grass Pitch (AGP) with landscape bund, perimeter fencing, hardstanding areas, storage container, floodlights and access footpath	The New Croft, Chalkstone Way	
<p>Following commitments and assurances given by the applicant to address issues raised by the Town Council members resolved to withdraw all objections raised on the 20th December 2022 and support the application.</p> <p>Proposed Councillor Brown, seconded Councillor D Smith All in favour</p>					
06.02.23 Expires 27.02.23	2	DC/23/0111/FUL	a. change of use of ground floor retail to a mixed use retail spaces for smaller units to be rented and b. change of use of upper levels into four residential units including extending the loft space at rear of building	2-3 The Chantry Centre, High Street	
<p>OBJECT</p> <p>Members of the planning working party agreed that conceptually the application is a good idea and welcome the provision of small retail units, which there is a need for in Haverhill. However, concerns were raised over room sizes, which are very are small. Unit 4 falls below the National Described Space Standards and has no living area shown other than an area marked as 'office'. The size of the units could have an impact on residents' health and well-being and is not considered fit for purpose in providing adequate space for occupants' amenities.</p> <p>There is no parking provision for residential units, a condition should be put in place in any planning decision for a resident's parking permit scheme.</p> <p>Members raised concern over the loss of rear access for deliveries to the retail units. This would mean delivery vehicles having to deliver to the units via the High Street, which has restricted or no access to traffic.</p> <p>Members noted that the plans available do not show fire escapes.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Proposed Councillor Brown, seconded Councillor L Smith					
All in favour					
08.02.23 Expires 01.03.23	3	DC/23/0153/LB	Replacement windows	20 Cangle Junction,	NEUTRAL Proposed Councillor Brown, seconded Councillor D Smith All in favour

Appendix (ii)

New Croft Application, Peter Betts and Tom Harrison

Peter Betts explained that he had recently met with Councillor Pat Hanlon, Councillor David Roach, Lizzie Cocker, John Eaton, Damien Howard and Howard Cook to address issues raised around parking at the New Croft.

Mr Betts explained that he has provided a full parking assessment to West Suffolk Planners, which had taken place over a series of evenings and weekends and considered use of the car park by all the clubs that used the venue and also when both Haverhill Rovers and Haverhill Borough were playing at the same time.

Mr Betts informed the working party that along with additional signage to be placed outside the venue, slalom poles and obstacles have been positioned on the grass verges to discourage parking on them. Peter Betts will continue to work with local residents, on social media and through communications to encourage people not to park on the verges and to use the car parks. For a long term solution, funding from Councillor Roach and Suffolk Highways will provide a fence along the grass verge.

An agreement with Samuel Ward Academy will provide additional parking on their site outside of school operating hours and parents will also be encouraged to use the turning circle to drop off and pick up, rather than waiting along Chalkstone Way.

A further planning application will be submitted for an additional entrance into the pitch.

Acoustic fencing has been placed to mitigate noise for residents in Churchill Avenue.