

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING WORKING PARTY

Held remotely on Tuesday 28th February 2023 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 A Stinchcombe
Vacancy

Apologies: Councillor L Smith

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

/034 The above apologies were noted.

P22 Declarations of Interest and requests for Dispensation

/035 None

P22 Minutes of the Meetings held

/036 Councillor A Stinchcombe proposed, Councillor D Smith seconded that the minutes of the meeting held 14th February 2023 were approved as a true record by show of hands.

All in favour.

RESOLVED

P23 Matters Arising from the Minutes

/037 None

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

/038 None

P23 /039 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 /040 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 /041 Matters to Report

Councillor Burns reported:

Lidl footpath is being constructed.

At the Business Park, the owner has asked for a discharge of a condition in Bumpstead Road. The condition was for a footpath along Bumpstead Road to the Business Park, along with a crossing, which hasn't been done. JB will report this to the officer.

It was proposed by Councillor Brown and seconded by Councillor Stinchcombe that the Town Council write a letter to the Planning Service Manager and Director of Planning to insist the condition is enforced.

All in favour.

P23 /042 Date of next Meeting

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

P23 /043 Closure

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
07.02.23 Expires 14.02.23	1	DC/23/0052/FUL	Ground mounted solar farm with substation, CCTV, boundary fence, landscaping and associated works Mr Lee Barratt, Euro API	Solar Farm, Rookwood Way	
<p>STRONGLY OBJECT</p> <p>The proposed development is on prime industrial land, of which there is very little available in Haverhill, therefore this application does not comply to West Suffolk Council's DM30 Policy 'Appropriate Employment Uses and Protection of Employment Land and Existing Businesses' as there is an insufficient supply of alternative and suitable employment land available to meet local employment job growth requirements in Haverhill. Proposed Councillor T Brown, seconded Councillor Stinchcombe. All in favour</p> <p>RESOLVED</p>					
14.02.23 Expires 28.02.23	2	DC/22/2143/FUL	Eight Residential Units Mr Mohammed Rahmany	Land at Empire Yard, Brook Service Road	
<p>OBJECT</p> <p>The re-consultation planning application has not addressed any of the Town Council's previous comments and objections and the applicant has in fact reduced the size of four of the units, which now do not meet National Minimum Space Standards; Unit 1 – 2 person, 1 bedroom should be 58sq m and is 39 sq m Unit 2 – 2 person, 2 bedroom should be 58sq m and is 56 sq m Unit 5 – 2 person, 1 bedroom should be 58sq m and is 40 sq m Unit 7 – 6 person, 3 bedroom should be 102 sq m and this is 90 sq m</p> <p>It was proposed by Councillor Stinchcombe and seconded by Councillor Brown that the Town Council's previous comments and objections still stand. All in favour</p> <p>RESOLVED</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
15.02.23 Expires 08.03.23	3	DC/23/0012/FUL	a. conversion of existing light industrial depot building (class E) to nine apartments (class C3) b. external car and bicycle parking, refuse area and landscaping Baljit Virk, MK Associates Ltd	Hazel Stub Depot, Burton End	
<p>OBJECT The Town Council object to the loss of small affordable business units, which were built for the purpose of use by starter/set up businesses. The site is not sustainable, there is no bus service, therefore there will be a need to travel by car There is no footpath to the site and pedestrians would have to cross the Haverhill Bypass, which is a 60mph road. The site is outside the town settlement</p> <p>Proposed T Brown, seconded Councillor A Stinchcombe All in favour RESOLVED</p>					
21.02.23 Expires 14.03.23	4	DC/23/0217/FUL	Change of use from residential dwelling (class C3) to a residential children's home (class C3(b)) for up to 4 children Mrs Joanne Binfield, Area Camden Ltd	Manor Croft, 40 Hamlet Road	
<p>OBJECT The Town Council are supportive of and would welcome the application in principle, however, must object on parking. The application shows parking for three vehicles with a turning circle, however, the plans do not show the turning circle. Without the turning circle there will be insufficient room for manoeuvring on site. The Town Council request that plans are drawn up to show exactly how the turning circle will be incorporated into the site. The Planning statement quotes that the home will have a full time Registered Manager and two Support Workers on site, therefore, the provision of two dedicated parking bays and one for visitors is insufficient, resulting in the need for a member of staff and/or visitors parking off site. Proposed Councillor Davidson, seconded Councillor Luccarini All in favour RESOLVED</p>					