

# Haverhill Town Council

## Minutes of a Meeting of Haverhill Town Council's

### PLANNING WORKING PARTY

Held on Tuesday 4<sup>th</sup> April 2023 at 7.00pm at Haverhill Art Centre, High Street, Haverhill.



**Haverhill**  
TOWN COUNCIL

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

**In Attendance:** Colin Poole, Clerk  
Vicky Phillips, Deputy Clerk  
Councillor J Burns  
Councillor M Marks  
Councillor J Mason  
Councillor D Roach  
Justin Kinsey, EuroApi  
Paul Smith, EuroApi  
Lee Barrett, EuroApi  
Joanne Capuano, Area Camden

There were 31 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**

/065 The above apologies were noted.

#### **P22 Declarations of Interest and requests for Dispensation**

/066 None

#### **P22 Exclusion of Press and Public**

/067 It was proposed by Councillor Stinchcombe and seconded by Councillor T Brown that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest due to the confidential nature of the business to be transacted – Confidential 3rd party information for item P22/068.

**P22 /068 Presentation on application DC/23/0052/FUL given by Paul Smith, Justin Kinsey and Lee Barrett, Euroapi. Ground mounted solar farm with substation, CCTV, boundary fence, landscaping and associated works, Solar Farm, Rookwood Way**

PS shared a PowerPoint with members of the working party which explained the background to Euroapi. PS, JK and LB gave some context to the planning application and the reasons behind the need for the solar farm. PS explained that the solar panels were on unoccupied land, which was currently not in use. The solar panels would contribute significantly to rising energy costs and would ensure that Euroapi would remain competitive. The solar farm has a limited lifespan of 25-30 years and would be able to be dismantled if the land was needed for employment use in the future.

Councillor Hanlon thanked them for attending the meeting. It was decided that the application would be brought back for further consideration at the next the planning working party.

VP

**P23 /069 For members of the Public to speak on Planning Matters other than applications before the Working Party**

Joanne Capuano from Area Camden and 32 residents attended the meeting for the Tasman Road application. There was a long discussion between JC and members of the public on the application. Residents strongly objected to the change of use to a residential children's home, explaining that Tasman Road was not a suitable site for this type of home. Concerns were raised over additional traffic, parking, staffing, possibility issues arising from anti-social behavior and noise.

**P23 /070 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 /071 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 /072 Minutes of the Meetings held**

Councillor L Smith proposed and Councillor Davidson seconded that the minutes of the meeting held 20<sup>th</sup> March 2023 were approved as a true record by show of hands.

All in favour.

**P23 /073 Matters Arising from the Minutes**

None

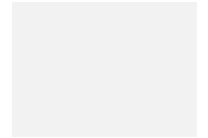
**P23 /074 Matters to Report**

Councillor Burns reported that West Suffolk Council have a new machine, designed to clean pavements. JB asked members to report any locations of concern.

**P23 /075 Date of next Meeting**

The next meeting of the Planning Working Party will be 18<sup>th</sup> April 2023

**P23** **Closure**  
**/076** The meeting was closed at 8.28pm



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
17.03.23 Expires 08.04.23	<b>1</b>	DC/23/0229/FUL	Change of use from residential (C3) to residential children's home (C3(b)) for up to 4 children  Ms Joanne Binfield, Area Camden	9 Tasman Road	OBJECT:
<p>Parking: There is not enough parking provision for on-site parking for the number of staff identified in the supporting statement as being on-site day and night. This would be exacerbated during the handover period. Additionally, there is no parking provision for external visitors for example support workers, deliveries, cleaners etc. who would need to park along Tasman Road, which is already extremely congested. The site is situated at the end of a cul-de-sac which would be difficult to access.</p> <p>Amenity/Outdoor Space: Members considered the garden to be inadequate for the proposed use of the property, it should be large enough to provide an amenity that would support the provision of good quality outdoor space for the young people and staff.</p> <p>Proposed Councillor Brown, seconded Councillor L Smith RESOLVED</p>					
20.03.23 Expires 12.04.23	<b>2</b>	DC/23/0412/FUL	Residential building of multiple occupancy (HMO) providing six residents rooms and a communal area  Mr Richard Kitching, Ellis Estates	Land rear of 5 Wratting Road	OBJECT:
<p><u>Residential Amenity</u> This proposal is an overdevelopment of the site</p> <p><u>Parking</u> There is a lack of parking provision on the proposed site, which will have a cumulative impact on the site</p> <p><u>Access</u> Les Ager Drive is very narrow, members raised concerns over access issues for construction traffic.</p> <p>Proposed Councillor L Smith, seconded Councillor T Brown RESOLVED</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
22.03.23 Expires 14.04.23	<b>3</b>	DC/23/0414/VAR	Variation of conditions 2 (approved plans) 8 (vehicular access) 9 (new access) 10 (parking and maneuvering) 15 compliance with biodiversity) and 17 (ecological enhancement) of DC/22/1880/FUL to allow the use of amended plans for a. new access and permeable surface b. offices, storage buildings, containers and ancillary buildings for landscaping and groundworks business (sui generis)  Mr Mark Newton, Thermosafe Pension Fund	Land East 13 Spring Rise, Falconer Road	NEUTRAL  Proposed Councillor L Smith, seconded Councillor D Smith RESOLVED