

# Haverhill Town Council

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

### PLANNING WORKING PARTY

Held remotely on Tuesday 27<sup>th</sup> June 2023 at 7.00pm



**Haverhill**  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor A Brown (Vice Chairman)  
Councillor A Luccarini  
Councillor D Smith  
Councillor R André

**Apologies:** Councillor M Martin  
**Absent:** Councillor Q Cox

**In Attendance:** Colin Poole, Clerk  
Councillor J Burns (from 7.42pm)

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**

/111 The above apologies were noted.

#### **P23 Declarations of Interest and requests for Dispensation**

/112 Councillor Brown declared an interest in P23/117 - Item 5 – The applicants are family friends and Councillor Brown left the room while discussion took place.

#### **P23 Minutes of the Meetings held**

/113 Councillor Brown proposed and Councillor Smith seconded that the minutes of the meeting held 6<sup>th</sup> June 2023 were approved as a true record by show of hands.

All in favour.

**RESOLVED**

#### **P23 Matters Arising from the Minutes**

/114 Councillor Smith reported that the Town Council's comments for Planning Application DC/23/0735/FUL, Haverhill Service Station, are not on the West Suffolk Council's planning portal. The Clerk to contact.

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

/115 None present.

VP

**P23 /116 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 /117 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 /118 Matters to Report**

i) It was proposed by Councillor Crooks and seconded by Councillor Brown that the Clerk contact the Anaerobic Digestion Plant, Euston BioGas, to arrange a site visit for Councillors. All in favour.

ii) Councillor Smith reported that application DC/23/0012/FUL at Hazel Stub Farm was refused by West Suffolk DC.

iii) Councillor Brown reported that application DC/23/0348/TE1 was refused by West Suffolk DC. Members thanked Councillor Luccarini for his work on this.

**P23 /119 Date of next Meeting**

The next meeting of the Planning Working Party will be 11<sup>th</sup> July 2023

**P23 /120 Closure**

The meeting was closed at 7.52pm

VP

Signed .....  
**Chairman**

Date.....

**Appendix (i)**

|  |  | PLAN NO. | PROPOSAL | LOCATION | TOWN COUNCIL DECISION |
|--|--|----------|----------|----------|-----------------------|
|  |  |          |          |          |                       |
|  |  |          |          |          |                       |

**List B – To be considered at the Working Party Meeting**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          | PLAN NO.       | PROPOSAL                                                                   | LOCATION                                   | TOWN COUNCIL DECISION                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|----------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------|
| 13.06.23<br>Expires<br>04.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>1</b> | DC/23/0923/HH  | a. single storey front extension b. replacement window to front elevation. | 27 St Botolphs Way                         | NEUTRAL<br>Proposed Councillor Smith,<br>seconded Councillor Brown.<br>All in favour |
| 14.06.23<br>Expires<br>05.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>2</b> | DC/23/0887/FUL | Installation of 4.5 metre high perimeter fencing to playing field          | The New Croft,<br>Chalkstone Way           | OBJECT                                                                               |
| <p>OBJECT: Public access should be available.<br/>Members were concerned that the land appears to belong to West Suffolk Council and that the planning application does not demonstrate that West Suffolk Council have agreed to fencing being installed on their land. Members questioned whether HCSA have a contract to manage the land surrounding the pitches and have the right to prohibit use by the public, without even the option of a perimeter walk. The land surrounding the pitches is regularly used by residents who live close by and although members understand concerns around dogs fouling on the pitches, the land should continue to be a communal amenity for the public.</p> <p>Proposed Councillor André, seconded Councillor Brown<br/>All in favour</p>                                      |          |                |                                                                            |                                            |                                                                                      |
| 14.06.23<br>Expires<br>28.06.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>3</b> | DC/22/2143/FUL | Seven residential units (as amended)                                       | Land at Empire Yard,<br>Brook Service Yard |                                                                                      |
| <p>OBJECT:<br/>Members noted that the revised application has reduced the height of the building, but the town council still object to this application as many of the Town Council's previous comments have not been addressed.</p> <p>The application is still an overdevelopment of the site.<br/>There is no provision for small retail units, as outlined in the Town Centre Masterplan.<br/>Lack of parking provision, the nearest car park is short stay car park owned by West Suffolk DC, which will lead to illegal off-street parking along the service road. There should be an arrangement to rent spaces for residents.<br/>There are still 3 units that are below minimum space standards, unit 1 is 39sq m and should be 58 sqm. Units 5 and 6 are 42sq m and 43sq m, both of which should be 50sq m.</p> |          |                |                                                                            |                                            |                                                                                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          | PLAN NO.       | PROPOSAL                                                                                                                                                                                                                                 | LOCATION              | TOWN COUNCIL DECISION                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <p>Members noted the design of the walkway through the building and have suggested that this needs to be improved, it is not welcoming, and it is not obvious that it is a public access. Although initially there was plans in the Masterplan for business/shops fronting onto the service road, there is no desire for houses fronting on to the service road.</p> <p>Proposed Councillor Hanlon, seconded Councillor Luccarini.<br/>5 for 1 against, carried.</p> |          |                |                                                                                                                                                                                                                                          |                       |                                                                                                                                        |
| 15.06.23<br>Expires<br>06.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>4</b> | DC/23/0941/HH  | Dropped kerb and hardstanding to form off road parking                                                                                                                                                                                   | 109 Withersfield Road | OBJECT:                                                                                                                                |
| <p>Concern was raised over the loss of the two trees.<br/>Concern was raised over vehicles pulling into the premises across the pavement, parallel to the road, and the lack of visibility as the access is cut into the verge which will create an additional road hazard in a difficult area.</p> <p>Proposed Councillor Andre, seconded Councillor Smith<br/>4 for, 2 against. Carried.</p>                                                                       |          |                |                                                                                                                                                                                                                                          |                       |                                                                                                                                        |
| 15.06.23<br>Expires<br>06.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>5</b> | DC/23/0724/HH  | a. detached garage b. two single storey side extensions c. French doors to rear elevation following demolition of existing conservatory) d. demolition of existing garage                                                                | 14 Bergamot Road      | Councillor Brown left for this application<br><br>NEUTRAL<br>Proposed Councillor Crooks,<br>seconded Councillor Smith<br>All in favour |
| 19.06.23<br>Expires<br>10.07.23                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>6</b> | DC/23/0879/TPO | TPO 376 (2004) tree preservation order – three Beech (T1, T3 and T4 on plan, T4, T2 and T1 on order) overall crown reduction by up to three metres; one Beech (T2 on plan, T5 on order) reduce eastern co-dominant stem by three metres. | 46 Beaumont Court     | NEUTRAL<br><br>Proposed Councillor Smith,<br>seconded Councillor Andre<br>All in favour                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |                |                                                                                                                                                                                                                                          |                       |                                                                                                                                        |