

# Haverhill Town Council

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

### PLANNING WORKING PARTY

Held remotely on Tuesday 8<sup>th</sup> August 2023 at 7.00pm



HAVERHILL  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor A Brown (Vice Chairman)  
Councillor R André  
Councillor Q Cox  
Councillor J Crooks  
Councillor A Luccarini  
Councillor M Martin  
Councillor D Smith

**Apologies:** None

**In Attendance:** Colin Poole, Clerk  
Vicky Phillips, Deputy Clerk  
Councillor J Burns

There were 4 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**

/131 The above apologies were noted.

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

/132 Councillor Brown declared an interest in P23/138 - Item 2 – Councillor Brown's company works directly with Thurlow Estates  
Councillor Brown declared an interest in P23/138 – item 6 – Councillor Brown is friends with the applicant.  
Councillor Brown wished to leave the room whilst discussion on these items took place.

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

/133 Councillor R André proposed and Councillor M Martin seconded that the minutes of the meeting held 24<sup>th</sup> July 2023 were approved as a true record by show of hands.  
All in favour.  
**RESOLVED**

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

/134 There were no matters arising.

**P23 Tree Preservation Order TPO/033(2022)**

/135 Members noted the TPO at Boyton Hall, Anne Suckling Lane (circulated prior to the meeting).

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

/136

Withersfield Parish & District Councillor Indunil Wijenayaka, Frank Eve, Vice Chair of Withersfield Parish Council Mark Bowman and David Huckstep all spoke on application DC/23/0572/FUL. They explained to members that the applicant has not demonstrated the need to change the track and have not addressed any concerns raised by Withersfield Parish Council.

Cllr Wijenayaka reiterated that the changes would destroy the meadow, which is on the Living England's Habitats Map, destroy a newly laid hedge which is of bio-diverse value, not demonstrated the impact on the village of Withersfield, have not outlined the track network or interface with the current footpath and have not fully explained what the track is to be used for.

Given the nature of the changes to the track and the lack of demonstrable need, they were strongly of the opinion that the track was being prepared for use by the proposed Anaerobic Digester.

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

/137

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)**

/138

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

**P23 Matters to Report**

/139

Members noted the circulated email regarding work taking place at the Rose & Crown public house (appendix ii), which had also been forward to West Suffolk District Council. Members were pleased that the building was being tidied up, but Councillor Luccarini will visit the premises and ask what work is taking place.

AL

**P23 Date of next Meeting**

/140

The next meeting of the Planning Working Party will be 5<sup>th</sup> September 2023, the clerk reminded members that the meeting will start at 7.30pm.

**P23 Closure**

/141

The meeting was closed at 8.10pm

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
17.07.23 Expires 07.08.23	<b>1</b>	DC/23/1105/TPO	one Ash tree (T1 on plan, A2 on order) reduce lateral spread of lowest lateral scaffold limb to west, by up to 2 metres	Location Land Rear Of 10 Atterton Road Haverhill Suffolk	<i>It was noted that this application had been discussed at the previous meeting</i>
20.07.23 Expires 09.08.23	<b>2</b>	DC/23/0572/FUL	Re-consultation for Revised Plans  The plans show a reduction in width of the access.	Back White Horse Field Horseheath Road Withersfield	OBJECT:  Proposed Councillor Andre, seconded Councillor Smith 7 for 1 Abstained

It was resolved that there have been no material changes to the application which affect the comments that the Town Council previously submitted (shown below), therefore we continue to object on the same grounds.

- There is not enough information to support the application and the need to change the existing access, which is suitable as it is for the current level of farm vehicles. There have been no issues with the access at the current level of use. There are five existing gates, all of which are capable of taking the current farming equipment. There is no information on how many vehicles will be using the access and where the vehicles will be coming from, either from Haverhill or through other parts of Withersfield. Will the track connect to other existing tracks?
- Conditions should be placed that the access be used for agricultural traffic.
- The access will be located on an ancient meadow, which is on the Living England's Habitats Map. The Town Council also have concerns over hedges being removed.
- The traffic survey was conducted in a week in November which is not representative of a high use period, including their own agricultural use.
- The access is next to the local Public House, near Skippers Lane and a junction which would effectively make this area a crossroads.
- The access will cross the existing pathway, potentially increasing conflict with the footpath rather than resolving any conflict.
- The planning application includes putting in a 73 ft long pipe to turn the stream into a 1ft diameter culvert at the point of this crossing, which the Town Council are concerned would increase the flood risk. The explanation given by Suffolk County Councils Flood and Water Manager is that the ground is very flat and whilst that is below what Highways recommend as a minimum, which is 450mm, and for such a length of pipe the diameter should be 1.2m, the argument is that there isn't enough height of stream bank to accommodate that, therefore the Town Council's concern that if this is for farm vehicle access and a 1ft diameter pipe is adequate for the stream, why does it need culvert at all, which could be easily driven over by a tractor.
- The Town Council request further information from Thurlow Estates as to whether the access would be used for access in any future planning applications, including the proposed Anaerobic Digestor.

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>The Town Council support Withersfield Parish Council's objections to this application.</p> <p>In addition to the above :</p> <ul style="list-style-type: none"> <li>there is no indication of where the access point links to, to enable determination of whether the smaller access point would be safe and adequate for heavy use;</li> <li>the traffic survey shows the average percentile speed is 36-37 miles per hour which is way above the 30 mph speed limit, on a narrow bend where large wide farm vehicles can be wide enough to cross the centre of the road, covering half the width of the road. It was also noted that the traffic survey was taken in November, which is the lowest point of the year, the survey should be taken now, when the harvest is taking place.</li> </ul>					
18.07.23 Expires 08.08.23	<b>3</b>	DC/23/1049/FUL	Provision of temporary excavation of a 70 metre long utilities trench and installation of underground cables to connect the permitted solar farm development at land south of Rookwood Way (Ref DC/23/0052/FUL) to the EuroAPI operational site, Rookwood Way, Haverhill	EuroAPI, 12 Rookwood Way	NEUTRAL  Proposed Councillor Brown, seconded Councillor D Smith All in favour
20.07.23 Expires 10.08.23	<b>4</b>	DC/23/1049/FUL	RE-CONSULTATION Underground cables to connect solar farm at land south of Rookwood Way  Mr Lee Barratt, EuroAPI	EuroAPI, 12 Rookwood Way	NEUTRAL  Proposed Councillor Brown, seconded Councillor D Smith All in favour
20.07.23 Expires 10.08.23	<b>5</b>	DC/23/1113/HH	a. single storey front extension b. first floor side extension over existing garage	79 Arrendene Close	NEUTRAL  Proposed Councillor Brown, seconded Councillor Andre All in favour
25.07.23 Expires 15.08.23	<b>6</b>	DC/23/1140/HH	Detached single storey garage	1 Langham Way	NEUTRAL  Proposed Councillor Smith, seconded Councillor Luccarini All in favour

**Appendix (ii)– Email received to the office on 2<sup>nd</sup> August 2023**

Dear all,

The Rose and Crown in Withersfield Road is inside the conservation area that is Queen's Street extending down to Broad Street. New owners, have recently started modification work inside and are doing exterior decorating I believe.

I bring this to the notice of the Planning Committee as I have not seen any application to carry out this work and it is possible that this work should have sort Planning authority before starting. You may need to have this checked out to ensure no Planning or conservation rules have been contravened.

[Redacted name]