

# Haverhill Town Council

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

### PLANNING WORKING PARTY

Held remotely on Tuesday 5<sup>th</sup> September 2023 at 7.30pm



**HAVERHILL**  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor R André  
Councillor Q Cox  
Councillor D Smith

**Apologies:** Councillor A Brown (Vice Chairman)  
Councillor J Crooks  
Councillor A Luccarini  
Councillor M Martin  
Vicky Phillips, Deputy Clerk

**In Attendance:** Councillor J Burns  
Colin Poole, Clerk  
Mr Chris Gatland, Head of Planning, Redrow Homes PLC  
Ms Harriet Wooler, Bidwells

There was 1 member 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**

/142 The above apologies were noted.

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

/143 Cllr André declared a non-registrable interest in item P23/139.7, Land adjacent 19a Hamlet Road, as he lived in Elmhurst Road, which is adjacent to the site. It was proposed by Councillor Q Cox, seconded by Councillor D Smith that a full dispensation be granted to allow Cllr André to take part in the debate and vote.

**RESOLVED**

#### **P23 Minutes of the Meetings held 8<sup>th</sup> August 2023**

/144 Councillor D Smith proposed and Councillor R André seconded that the minutes of the meeting held 8<sup>th</sup> August 2023 were approved as a true record by show of hands.

**RESOLVED**

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

/145 P23/139: Rose and Crown public house. In Cllr A Luccarini's absence this matter was deferred to the next meeting.

**P23 Redrow Homes, Development at Great Wilsey Park**

**/146** Mr Chris Gatland and Ms Harriet Wooler provided an update on the ongoing work and upcoming applications for the next phases.

Mr Gatland summarised the works carried out so far on the site. The next parcels to be developed are A3 and A5, consists of approximately 198 dwellings with 23% affordable homes built to Nationally Described Space Standards and density.

Next steps are collating public feedback, preparing detailed designs and submission of reserved matters by November 2023.

**Questions**

Cllr D Smith asked about the schedule for building affordable housing.

CG – One planning is achieved for a parcel, it is separated into build phases. As affordable housing is evenly distributed geographically, they are built as the same time as the neighbouring dwellings.

Cllr J Burns commented that the economic conditions had impacted on the speed of build-out. He commented favourably on the vision for A3 and A5. D1 and E1 have been earmarked for a primary school and allotments. What are Redrow's plans?

CG – D1 will be given to SCC to build a school under s106. Transfer of E1 is in progress, but anticipated in 2024.

Cllr J Burns asked about the land to be given to the school.

CG – earmarked to be given to the school by the landowner, and not fully aware of progress.

Cllr D Smith asked that some of the green space be set aside for wildflowers.

CG – agreed.

Cllr P Hanlon asked if building affordable housing was beneficial to Redrow in the current financial conditions?

CG – Yes, there is every incentive to build affordable housing in a timely manner, as long as there is a registered housing provider ready to acquire it.

Cllr R André asked how an affordable housing 'ghetto' is avoided.

CG – The planning permission in 2018 secured housing affordable housing on a parcel-by-parcel basis. The geography and timing of delivery are completely different, so there is no great number of affordable housing in a cluster.

The Chair thanked Chris and Harriet for the presentation.

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

**/147** None

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

**/148** 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)**

**/149** Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i)

**P23 Matters to Report**

**/150** Cllr R André advised of a development in Faulkner Road which had commenced without planning consent. This was raised with West Suffolk Enforcement, who visited the site and awaiting a planning application.

The Clerk advised that if Enforcement considered that a development would have been granted planning consent had it been applied for, then they would only invite a planning application, but would not enforce it. Cllr D Smith proposed, seconded by Councillor R André, that we write to demand enforcement takes out an injunction to stop these works.

**RESOLVED**

**P23 Date of next Meeting**

**/151** The next meeting of the Planning Working Party will be 19<sup>th</sup> September 2023 at 7pm.

**P23 Closure**

**/152** The meeting was closed at 21:45pm

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
07.08.23 Expires 29.08.23	<b>1</b>	DC/23/1200/FUL	external works; a. removal of existing signage, lettering, projecting sign, CCTV; b. remove existing ATM and replace window glazing; c. remove existing night safe and infill aperture.  Barclays Bank plc	39 High Street	NEUTRAL
07.08.23 Expires 29.08.23	<b>2</b>	DC/23/1201/LB	a. removal of external existing signage, lettering, projecting sign, CCTV; b. remove existing ATM and replace window glazing; c. remove existing night safe and infill aperture; d. remove internal counter, and glazing partitions and doors  Barclays Bank plc	39 High Street	NEUTRAL With observation that a condition should be set to require the building interior works to be carried out with reasonable care and attention.
07.08.23 Expires 29.08.23	<b>3</b>	DC/23/1230/HH	a. single storey front extension b. re-cladding all elevations c. single storey rear extension (following demolition of existing conservatory)  Mr and Mrs Julian	Long Drive, Wrattling Road	NEUTRAL
07.08.23 Expires 29.08.23	<b>4</b>	DC/23/1081/HH	a. two storey side extension b. enlargement of first floor window to front elevation  Mr & Mrs M Nicholson	11 Constable Road	NEUTRAL
15.08.23 Expires 06.09.23	<b>5</b>	DC/23/1281/TPO	Two Lime (T1 and T2 on plan) – fell  Ms Charley Rosa, Remus Management	38 Tudor Close	NEUTRAL With comment that replacement trees must be suitable, well-

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
					established and well-maintained.
15.08.23 Expires 06.09.23	6	DC/23/1280/TPO	One Norway Maple (T1 on plan) and one Field Maple (T2 on plan) – fell  Havebury Housing Partnership	8 & 9 Stirling Drive	SUPPORT With comment that the applicant do not replace these trees in the same location.
15.08.23 Expires 06.09.23	7	DC/23/1203/FUL	One dwelling (following demolition of side extensions to 19a Hamlet Road)  Mr Anderson	Land adjacent 19a Hamlet Road	Cllr RA was granted dispensation.  OBJECTION  The access point is hazardous being so close to the junction, particularly with the parking in Hamlet Road directly opposite the junction.
22.08.23	8	23/01994/FUL	Demolition of the existing buildings on site and the erection of a 64no. bed care home (use Class 2) together with access, car parking, landscaping and associated works	The Woodlands Hotel, Coupals Road, Sturmer, Essex	OBJECTION Path through woods linking permissive path between ETP and new country park has been enjoyed for 15 years. Conditions should be set: A requirement to maintain the permissive path Public access to the restaurant Construction of a footway along Coupals Road to allow for safe access by staff and residents.
21:30 It was proposed by councillor P Hanlon, seconded by Councillor D Smith, that Standing Order 3w be suspended to allow the remaining business to be transacted. <b>RESOLVED</b>					
24.08.23 Expires 15.09.23	9	DC/23/1338/HH	a. single storey front extension b. two storey rear extension following demolition of existing single storey rear extension	33 Mill Hill	NEUTRAL

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Mrs Zoe Stewart		