

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held remotely on Tuesday 27th February 2024 at 7.00pm



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor Q Cox
Councillor J Burns
Vicky Phillips, Deputy Clerk

In Attendance: Councillor J Mason
Colin Poole, Clerk
Jane Lomas, Council Administrator

There were 19 members of the public present.

Welcome:

Councillor P Hanlon welcomed everyone to the meeting and advised that the meeting was being recorded.

P24 Apologies for Absence

/025 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/026 Item 4 on List B: Councillor Luccarini informed Councillors that he knows the owner of the neighbouring property.

P24 Minutes of the Meeting held 30th January 2024

/027 Councillor M Martin proposed and Councillor A Luccarini seconded that the minutes of the meeting held 15th January 2024, were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/028 None.

P24 DC/23/1899/FUL

/029 NEUTRAL:

Haverhill Town Council originally objected to this application based on the concerns raised by Private Sector Housing and Environmental Health. We welcome the arrangements that have been negotiated and therefore change our view to neutral. However, this agreement is reliant on the imposition of and strict adherence to the

conditions proposed, and our change of heart is subject to those conditions being included as part of the decision.

Proposed Councillor Brown, seconded Councillor André

RESOLVED

P24 /030 For members of the public to speak on Planning Matters other than applications before the Committee

Three members of the public raised objections to Item 1 on List B. Concerns were:

- Permission was granted for a children's home at 40 Hamlet Road which has not yet opened, so there has been no time to carry out an impact assessment.
- There is also a care home on Hamlet Road. Hamlet Road is in a Conservation Area and currently has two homes listed as commercial.
- The provision of four parking spaces will not provide adequate provision for staff, therapists, family, etc. There is little space for parking on the road as this is often filled with people shopping in the town.
- The narrow, single-track lane to access the parking at the rear was not designed for heavy traffic. The upkeep of the lane is the responsibility of residents, and a higher volume of traffic would be detrimental to its condition.
- As the garden will be utilized for parking, there is no outdoor space for the children.

P24 /031 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) – None

P24 /032 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)

P24 /033 Matters to Report

None.

P24 /034 Date of next Meeting

The next meeting of the Planning Committee will be held Tuesday 12th March 2024

P24 /035 Closure

The meeting was closed at 7.58pm

Signed
Chairman

Date.....

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
16/02/2024 Expires 08/03/2024	1	DC/24/0123/FUL	Change of use of dwelling (class C3) into children's care home (class C2) Ms Joanne Binfield, Area Camden Ltd	Airedale, 26 Hamlet Road	OBJECT:
<p>Haverhill councillors support the provision of children's homes in Haverhill but the proposal for this property is unsuitable for a number of reasons:</p> <ol style="list-style-type: none"> 1) Hamlet Road is a residential road in a Conservation Area and is over-saturated with other commercial properties, all in converted houses, so all compromises to some extent. There comes a point when a line has to be drawn as a limit to development. 2) Lack of appropriate outside amenity space. Drawing PA103 shows the rear garden given over entirely for car parking. This leaves only the front garden as amenity space, and it will therefore need to be used as if it was a back garden. This narrow garden slopes towards the busy road, has low fencing all around and a low iron gate. It provides no security, no privacy and is unsuitable for children to play in, or relax outdoors, or for other back-garden activities such as hanging out of washing. Whilst there may be sufficient <i>quantum</i> of amenity space, some <i>qualitative</i> judgement is expected as to the suitability of it, or any credible potential to turn it into a secure space. It clearly is not possible to put tall fencing and a secure gate in place as this would hugely detract from the street scene in a conservation area. 3) Access to the property is via 8 steps and a slope at the front, or along a privately-maintained access lane. This is an issue for wheelchair users and other less-ambulant visitors, which would not necessarily be an issue for a single household but for C2 some consideration towards disabled access is appropriate. 4) Car parking is limited to 4 spaces, but manoeuvring on-site is very restricted with PA103 showing car 4 blocking in the first 3 cars. This indicates that staff will need to wait on the single-track service road and swap multiple cars at each shift change, with no turning space so reversing in and out on and off the service road will be a frequent occurrence and considerable nuisance and potential danger to other users of this service road. 5) Drawing PA103 shows an illuminated cycle store far forward of the building line in the front garden, which would normally be challenged as an inappropriate structure in a front garden, but is certainly incompatible with protecting a conservation area. The conservation officer should be asked to comment on this aspect of the proposal, and whether a washing line or rotary dryer is within the range of expectations for the front garden of a property in a conservation area. 					

6) Comparisons might be drawn by the applicant for this proposal and the use/impact of any large household moving into this property. However, if there was no difference, change of use class to C2 wouldn't be required. The defacto material difference that properties being considered for use as homes for looked-after children should be subject to greater scrutiny as to their suitability is acknowledged in planning law and cannot be discounted.

Proposed Councillor Brown, seconded Councillor D Smith

RESOLVED

07/02/2024 Expires 28/02/2024	2	DC/24/0166/ADV	Application for advertisement consent - a. one externally illuminated fascia sign b. one externally illuminated hanging sign Mrs Sue Layton, CO-OP	7 High Street	NEUTRAL Proposed Councillor Luccarini, seconded Councillor André. RESOLVED
13/02/2024 Expires 05/03/2024	3	DC/24/0157/HH	One and a half storey rear extension including one dormer with two windows and creation of rooms in roof space (following demolition of rear conservatory). Mr and Mrs Child	4 Flavian Close	NEUTRAL Proposed Councillor Brown, seconded Councillor André. RESOLVED
19/02/2024 Expires 11/03/2024	4	DC/23/1999/FUL	Three dwellings with vehicular and pedestrian access Mrs Bianca Dyer, Freshwater Estates (Haverhill) Ltd	Land rear of Beechwood and Albany House, Hill Crescent	OBJECT:

The Town Council OBJECT to this on the following:
Over-development; the site is too small for the number of dwellings. As a result, the proposed accommodation is below the minimum sizes set out in the emerging local plan.
Out of keeping with the street scene: This section of Wratting Road is characterised by large individual properties, set well back from the road on large plots. This is a terrace of three dwellings set in front of, and at an untidy angle to, the established building line.

Proposed Councillor Brown, seconded Councillor D Smith.

RESOLVED

20/02/2024 Expires 12/03/2024	5	DC/24/0185/FUL	Detached light industrial units (Class B2) Mr J Cooper, GBM Building Services	Cherry Gardens, Helions Bumpstead Road	NEUTRAL:
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However, the Town Council does wish to record a comment on the adequacy of the proposed parking and space for the manoeuvring of delivery vehicles. Conditions imposed on the approval of DC/22/0822/FUL when the first business units were developed, included several conditions in regard to parking which appear incompatible with building additional units on those parking spaces. If they were required for the first tranche of buildings, how are fewer spaces needed for more units?

Proposed Councillor Brown, seconded Councillor D Smith

RESOLVED

20/02/2024 Expires 12/03/2024	6	DC/24/0062/ADV	16 advertisement flags Mr Isaac Jolly, Persimmon Homes	Land NW of Haverhill, Anne Sucklings Lane	OBJECT:
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The Town Council understand the need to advertise and that the inclusion of flags is entirely usual for housing developments. However, it is noted this is in the main a retrospective planning application for advertisement flags, with a couple of additional ones added in. The council is of the opinion that there are already quite enough flags and if anything, some could be removed as they will no doubt be needed to be deployed elsewhere. The reason for this is as follows:

- 1) Street scene – this is an entrance to Haverhill and with much of the construction completed at this locale, are they still needed?
- 2) Residential amenity – the flapping of flags outside of residential property can create a noise nuisance, and therefore developers should recognise a cut-off date where each phase of a major development normalises as a neighbourhood. Another 5 years appears excessive.
- 3) Distraction to drivers at a new and complicated series of junctions. Highways should be approached to comment, given the upcoming opening of the relief road, whether normal rules regarding advertisements at road junctions should now be applied, given the applicant has enjoyed the use of these flags for several years already.

Proposed Councillor Brown, seconded Councillor Martin

RESOLVED

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