

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Tuesday 12th March 2024 at 7.00pm



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor Q Cox
Councillor M Martin
Councillor J Burns

In Attendance: Colin Poole, Clerk
Vicky Phillips, Deputy Clerk

There were 7 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

/036 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/037 Councillors P Hanlon, T Brown, A Luccarini and D Smith declared a Registrable Interest on item P24/40 being West Suffolk Councillors. A dispensation was granted on the basis that the meeting would be inquorate otherwise.
Proposed Councillor Luccarini, seconded Councillor Brown.

Councillor A Luccarini declared a Non-Registerable interest on item P24/041, he will leave the room for this item

RESOLVED

P24 Minutes of the Meeting held 27th February 2024

/038 Councillor D Smith proposed and Councillor R André seconded that the minutes of the meeting held 27th February 2024, were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/039 None.

P24 **Appeal Notifications**

/040 i) DC/23/0012/FUL – Hazel Stub Farm, Burton End

Haverhill Town Council originally objected to this application on the following:

- the loss of small affordable business units, which were built for the purpose of use by starter/set up businesses.
- The site is not sustainable, there is no bus service, therefore there will be a need to travel by car.
- There is no footpath to the site and pedestrians would have to cross the Haverhill Bypass, which is a 60mph road.
- The site is outside the town settlement.

It was noted in the appellant's Statement of Case document, that the above concerns, along with those of West Suffolk District Council's and Highways, had not been addressed. Members voted to submit further comments to the Planning Inspectorate reiterating that the site is not in a sustainable location, is not well connected by public transport and the lack of footpaths.

Proposed Councillor Brown, seconded Councillor Luccarini

RESOLVED

6 members of public were present for this item. The Town Council advised that they should also submit their objections to the Planning Inspectorate individually.

ii) DC/23/0412/FUL – Land rear of 5 Wratting Road

Haverhill Town Council originally submitted the following objections:

- Residential Amenity: this proposal is an overdevelopment of the site,
- Parking: there is a lack of parking provision on the proposed site, which will have a cumulative impact on the site,
- Access: Les Ager Drive is very narrow, members raised concerns over access issues for construction traffic.

It was noted that the Town Council's concerns had not been addressed and that these were to be highlighted and submitted directly to the Planning Inspectorate.

RESOLVED

Clerk

Clerk

P24 **West Suffolk Local Plan**

/041 The meeting considered a consultation response. Whilst satisfied with the legality of the document the meeting discussed two aspects of soundness:

1 – *Is the Local Plan robust enough in defending the employment land allocations that have already been relied upon for sustainability of existing housing allocations and developments under construction?* Haverhill has seen examples where large-scale housing development was considered sustainable because of the presence of sufficient employment land, only to see subsequent housing development take place on that employment land. Haverhill itself as a town is built out to the boundaries and therefore the sustainability of already-approved housing development is dependent on existing employment land being robustly protected from reclassification. There are no options for new employment land, so this cannot be a mitigation. Permitted Development Rights present a danger that existing employment land will be lost, making Haverhill a less sustainable town, with insufficient employment land available to wealth creators wishing to provide employment in Haverhill.

2 – *Is the Local Plan robust enough in protecting land allocations for infrastructure such as GP surgeries, dentists, shopping areas and community buildings?* Under the previous Local Plan poor s106 agreements saw additional housing development on land allocated for infrastructure because s106 had been

'timed out', and where such slow implementation of projects meant the s106 funds were woefully short of what was agreed.

The Meeting also considered the Local Plan in respect of cross-border working with neighbouring authorities. This is in the context that Haverhill is directly adjacent to Braintree District Council and South Cambridge District Council areas. Indeed, parts of the town of Haverhill are in Braintree District. The recent planning application for a McDonalds restaurant (Braintree Planning ref 15/01477/OUT) demonstrated very poor cross-border co-operation, albeit particularly by Braintree. Concern was raised that the only co-operation and communication was at a very high level and not necessarily particularly focused on planning matters. What processes and structures have been put in place for cross-border co-operation and what opportunities are there for local representatives (and local people) to get involved?

It was proposed Councillor Brown, seconded Councillor Smith that the above comments be submitted.

RESOLVED

P24 /042 For members of the public to speak on Planning Matters other than applications before the Committee

None

P24 /043 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 /044 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 /045 Matters to Report

None.

P24 /046 Date of next Meeting

The next meeting of the Planning Committee will be held Tuesday 25th March 2025

P24 /047 Closure

The meeting was closed at 8.04pm

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
23.02.24 Expires 15.03.24	1	DC/24/0258/FUL	One substation adjacent to the North West of the school site Mr Isaac Jolly, Persimmon Homes	Land NW of Haverhill, Anne Sucklings Lane	NEUTRAL Proposed Councillor R André, seconded Councillor Brown RESOLVED
26.02.24 Expires 18.03.24	2	DC/24/0267/HH	Dropped kerb and hardstanding to form off-road parking with electric charging point	109 Withersfield Road	NEUTRAL Proposed Councillor Brown, Councillor R André RESOLVED
27.02.24 Expires 19.03.24	3	DC/24/0271/HH	Single storey front, side and rear extensions (following demolition of existing garage and conservatory)	Foure, 4 Hill Crescent	NEUTRAL Proposed Councillor R André, seconded Councillor Brown RESOLVED
29.02.24 Expires 21.03.24	4	DC/24/0247/TPO	TOP 111a (1991) tree preservation order – two Common Beech (T2 and T3 on plan, T9 and T10 on order) overall crown reduction by up to five meters as per pruning diagram; one Common Beech (T4 on plan, T11 on order) overall crown reduction by up to five meters as per pruning diagram, crown lift by 5.2 meters.	La Maison, Hamlet Road	NEUTRAL Proposed Councillor R André, seconded Councillor Luccarini RESOLVED

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
04.03.24 Expires 25.03.24	5	DC/24/0208/HH	Conversion of garage to home gym	4 Elveden Way	NEUTRAL Proposed Councillor Brown, seconded Councillor R André RESOLVED