

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Tuesday 23rd April 2024 at 7.00pm



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

Apologies: Councillor J Mason

In Attendance: Councillor J Burns
Councillor B Davidson
Councillor L Smith
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

/058 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/059 None.

RESOLVED

P24 Minutes of the Meeting held 25th March 2024

/060 Councillor D Smith proposed and Councillor A Luccarini seconded, that the minutes of the meeting held 25th March 2024, were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/061 None.

P24 /062 For members of the public to speak on Planning Matters other than applications before the Committee

None

P24 /063 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 /064 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)

Mrs Murgatroyd spoke on application DC/24/0123/FUL – 26 Hamlet Road, outlining her objections on the application, particularly the installation of the gates and how this would affect the residents using the private driveway / service road at the rear of the property. She raised concerns that the amendments to the application had in no way improved the application and that residents' objections to the application still stood. Councillor Luccarini also read out a statement on behalf of Mr Page, who could not attend the meeting, stating his objections to the application and raising concerns regarding the amendments.

P24 /065 Matters to Report

Great Wilsey Park local centre consultation is taking place on Sunday 28th April at the New Croft.

P24 /066 Date of next Meeting

The next meeting of the Planning Committee will be held Tuesday 7th May 2025

P24 /067 Closure

The meeting was closed at 7.47pm

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
09.04.24 Expires 30.04.24	1	DC/24/0123/FUL	<p>Re-Consultation Change of use of dwelling (Class C3) into children's care home (C2)</p> <p><i>An amended site layout has been received which alters the parking arrangement and removes the cycle storage from the front garden.</i></p> <p>Ms Joanne Binfield, Area Camden Ltd</p>	Airedale, 26 Hamlet Road	OBJECT:

OBJECT

The Town Council's previous objections still stand, however, we have noted the removal of the cycle storage from the front garden therefore remove paragraph 5) from our objection.

In addition, the amended site layout altering the parking arrangement has not addressed the parking issue. If anything, it is worse than before. Repositioning the gates and narrowing the car park compounds the limited manoeuvring on site. Vehicles will not have sufficient space to swing in or out of the access safely and will have no line of sight into the service road. The proposed new positions for the gates also obstruct the vision splay for the neighbouring property. Whilst the architect has drawn the cars in tight positions on a plan, HTC challenges whether this parking arrangement is going to be consistently achievable in the real world.

The amended site layout exacerbates the problem of swapping multiple cars at each shift change, resulting in the nuisance and potential danger to other users of this service road, only now the drivers will be distracted by avoiding contact with gate posts, walls, fences and colleague's vehicles, rather than focussing on safely entering the service road. The Town Council request Highways comment on this aspect of the application, given the potential issues around parking at the rear of the property, staff and visitors will park on Hamlet Road at the front the property, adding to the existing congested parking along Hamlet Road, which has made this effectively a single-track road with no passing spaces for some distance.

Proposed Councillor T Brown, seconded Councillor M Martin

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
RESOLVED					
	2	23/01994/FUL	<p>RE-CONSULTATION Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.</p> <p><i>Revision to parking, landscape strategy and footpath connection; Response to consultation comments; revised BNG; Revised Health Impact Assessment; revised name for village green management plan.</i></p>	The Woodlands Hotel	OBJECT
<p>OBJECT The Town Council agrees with and reiterates the comments made by West Suffolk Council planning officer Penny Mills. There is a need for an appropriate pedestrian footway and cycle way to the development and safe connectivity to the site.</p> <p>Proposed Councillor Brown, seconded Councillor Luccarini</p> <p>RESOLVED</p>					
19.03.24 Expires 11.04.24	3	DC/24/0400/P3CMA	<p>Prior Approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – Change of use of first floor from commercial, business and service (class E) to one flat (Class C3)</p> <p>Summer Clift, Gold Leaf Property Investments</p>	40 High Street	
<p>OBJECT The Town Council note that although the rooms do meet suggested minimum standards, the Town Council are disappointed to see that these rooms are very small and that the development is of a low quality.</p> <p>There is no parking available for this accommodation.</p> <p>The Town Council are also disappointed that this is yet another low-quality development in the High Street. This development, given the existing planning permission for small one and two bedroom apartments above the old Argos building, will not foster a sustainable mixed-use of developments in the High Street.</p> <p>RESOLVED</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
28.03.24 Expires 20.04.24	4	DC/24/0440/P3MPA2	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from (commercial, business and service) Class E of upper floor to Class C3 (dwellings) two studio flats with additional skylights / roof windows Mr I Tuga	7 The Chauntry Centre	
OBJECT					
The Town Council note that although the rooms do meet suggested minimum standards, however, the Town Council are disappointed to see that these rooms are very small.					
There is no parking available for this accommodation. The cycle store is in the correct place, with the need to carry the cycles up the stairs. Inadequate natural light					
The Town Council are also disappointed that this is yet another low-quality development in the High Street. This development, given the existing planning permission for small one and two bedroom apartments above the old Argos building, will not foster a sustainable mixed-use of developments in the High Street.					
Proposed Councillor Luccarini, seconded Councillor Brown RESOLVED					