

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



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor R André
Councillor M Martin
Vicky Phillips, Deputy Clerk

In Attendance: Councillor J Burns
Colin Poole, Clerk
Jane Lomas, Meeting Administrator

There were 0 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

/068 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/069 None.

RESOLVED

P24 Minutes of the Meeting held 23rd April 2024

/070 Councillor Q Cox proposed and Councillor D Smith seconded, that the minutes of the meeting held 23rd April 2024, were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/071 None.

P24 /072 For members of the public to speak on Planning Matters other than applications before the Committee

None

P24 /073 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 /074 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 /075 Matters to Report

DC/24/0400/P3CMA – 40 High Street, Haverhill

Councillors have been informed that Prior Planning Permission to convert the above property from commercial use to a one-bedroom flat has been granted. Councillors expressed their disappointment as the Town Council had registered an objection to the proposed plan on the grounds of minimum size, which they understood to be a material matter for permitted development.

P24 /076 Date of next Meeting

The next meeting of the Planning Committee will be held online after 7:30pm on Monday 20th May 2024, following online training delivered by West Suffolk Council.

P24 /077 Closure

The meeting was closed at 7.57pm

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
	1	DC/24/0366/FUL	a. one convenience store b. one drive-through coffee shop with associated parking and landscaping (following demolition of existing public house) Rutherford Holdings	The Fox PH, Haverhill Road, Little Wrating	OBJECT:
<p>OBJECT The proposed development is contrary to the local plan in that it harms the aspirations of the masterplans for the adjacent Boyton Hall and Great Wilsey developments. It does this through undermining the viability of proposals for local convenience stores on both of these new developments. Significant officer and councillor time at all levels of local government and planning policy officers and planners have worked with both developers and the community for years to create sustainable developments which take into account sustainable travel, walking routes and co-locations of schools, shops and community facilities. The positioning of an ASDA convenience store on this site will introduce competition which could well undermine the business viability for stores where they have been planned, leaving a hole in the community instead of a vibrant community centre promised and planned.</p> <p>The original proposals for a pub/restaurant may have been temporarily stalled due to the economic downturn, but recently pub chains have announced plans to expand, so it is not unreasonable to believe that, unless given over to this proposal, a sustainable use of the site as a pub/restaurant remains possible. In terms of sequential development concerns, there is a Costa coffee in the High Street which brings people into the town, and a new drive-thru coffee shop is being built in Haverhill already. With a McDonald's already restaurant given planning permission as well, is a third drive-thru sustainable?</p> <p>The council also object on the grounds of the potential light pollution from car park lighting, the proposed totem and advertising signage. Whilst the application is missing any mention of proposed lighting, details of opening hours etc, design and access statement and planning statement, it is possible to find examples of Costa stores online of a similar design which shows the extensive lighting employed at those locations. This is very close to residential housing which was sold to new residents on the understanding a pub/restaurant would occupy this site, which of course has a completely different and more subtle lighting associated with it.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p>The council expresses concern about the noise from more frequent deliveries to the ASDA store and Costa, compared to a pub/restaurant, and the increased traffic associated with drive-thrus and convenience stores. It should be noted that SCC Highways anticipated the less frequent and overall lesser amount of traffic associated with a restaurant when agreeing the design for the access to the site.</p> <p>Proximity to residential property – the location plan has excluded the existing houses, some of which appear to be little more than 10m away from the proposed ASDA. Please see attached plan showing the site location with the existing houses.</p> <p>The council also regards the proposed building elevations as inappropriate for what is a gateway site for the town. The previous proposal for a pub/restaurant was in keeping with the area whilst the proposed designs are distinctly urban ‘blots on the landscape’ for a semi-rural location.</p> <p>Taken as a whole, this proposal doesn’t support the creation of a sustainable economy. Whilst some public comments on the portal support a convenience store on the basis that there isn’t one on the Great Wilsey development, such as store is planned and this may well prevent it from happening. The council are delighted ASDA have calculated that a convenience store would be welcomed, but that must be to occupy one or both of the appropriately allocated sites, not run roughshod over the planned sustainable expansion of Haverhill.</p> <p>Proposed Councillor A Brown, seconded Councillor Q Cox RESOLVED</p>					
	2	DC/24/0534/TPO	TPO 192(1993) Tree Preservation Order – One Sorbus (as indicated on plan, A1 on order)	5 Atterton Road	OBJECT:
<p>OBJECT The Town Council objects to felling of this tree. It should be possible to carry out works to the tree through the employment of a professional tree surgeon to reduce it, but the applicant does not appear to be the owner of the tree.</p> <p>Proposed Councillor D Smith, seconded Councillor Q Cox RESOLVED</p>					
	3	DC/24/0497/HH	Detached garage to front elevation.	1 Eastern Avenue	NEUTRAL:
<p>NEUTRAL Proposed Councillor A Luccarini, seconded Councillor A Brown RESOLVED</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	4	DC/24/0523/HH	a. front porch b. two storey side extension c. single storey rear extension	51 Meadowsweet	NEUTRAL:
<p>NEUTRAL The Town Council noted that the proposed extension does not meet West Suffolk Council's minimum size standards for bedrooms, nor the parking guidelines issued by SCC Highways.</p> <p>Proposed Councillor Luccarini, seconded Councillor A Brown</p> <p>RESOLVED</p>					