

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Clements Community Centre on Monday 5th August 2024 at 7.00pm



Haverhill
Town Council

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

Apologies: Councillor Q Cox
Councillor M Martin
Councillor D Smith

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Deputy Clerk
Councillor J Burns

There was one member 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

/122 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/123 None.

RESOLVED

P24 Minutes of the Meeting 23rd July 2024

/124 Councillor T Brown proposed and Councillor R André seconded that the minutes of the meeting held 23rd July 2024, were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/125 None.

P24 Great Wilsey Park, Update

/126 Harriet Wooler and Emma Gladwin gave a PowerPoint presentation on the development at Great Wilsey Park, Appendix (ii). Information on the proposals around parcels A3 and A5 is available in their resident's newsletter available online. There was a short Q&A following the presentation.

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

/127 None.

P24 /128 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 /129 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 /130 Matters to Report

Councillor Burns reported that Empire Yard development had been approved.

P24 /131 Date of next Meeting

The next meeting of the Planning Committee will be held on 5th August 2024.

P24 /132 Closure

The meeting was closed at 7.58pm

Signed
Chairman

Date.....

Appendix (i)

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
16/07/2024 Expires 06/08/2024	1	DC/24/0887/TPO	TPO 912 (1993) tree preservation order – Works to be carried out as per recommendations in the tree survey Mr Stuart Critchell, Abbey Homes	Street Record, Atterton Road	SUPPORT Proposed Councillor André, seconded Councillor Brown RESOLVED
16/07/2024 Expires 06/08/2024	2	DC/24/0886/FUL	Installation of replacement plant on roof consisting of two refrigeration gas coolers, four air handling units (AHUs), four air source heat pumps (ASHPs), small extract fans and air conditioning condensers Sainsburys Heselby Ltd	Sainsburys, Haycocks Road	NEUTRAL Proposed Councillor Luccarini, seconded Councillor André RESOLVED
18/07/2024 Expires 08/08/2024	3	DC/24/0924/HH	a. single storey rear extension b. fenestration changes to rear elevation Mr and Mrs Donno	2 Croft Lane	NEUTRAL Proposed Councillor Luccarini, seconded Councillor Brown RESOLVED

22/07/2024 Expires 12/08/2024	4	DC/24/0847/HH	a. single storey side extension Mr Danny Early	Chapel Farm Cottage, Anne Sucklings Lane	NEUTRAL Proposed Councillor André seconded Councillor Brown RESOLVED
30/07/2024 Expires 30/08/2024	5	DC/24/1056/RM	a. submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 112 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development know as phases 5a and 5c. b. submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B24 of SE/09/1283 Mr Isaac Jolly, Persimmon Homes	Land NW of Haverhill, Anne Sucklings Lane	
<p>OBJECT:</p> <ul style="list-style-type: none"> It was noted that plots 12, 9 – Alnmouth End submitted in July 2024 (084-p-002) are shown as having two bedrooms, however plans submitted in August 2024 now show a master bed and Study on the first floor plan. Although the second room has been re-named, these essentially remain a two bedroomed property. Given that plots 10 and 11 are three-bedroom properties, the Town Council question whether the parking provision for the entire plot 9-12 meet current standards, 8 parking spaces across those 4 dwellings. It is not clear if any of these spaces are visitor spaces, therefore potentially increasing the total to 9. The Town Council understand that there are still outstanding issues which need addressing throughout previous phases, members felt that it would be sensible to complete these before starting any new phase of development. <p>Proposed Councillor Hanlon, seconded Councillor Luccarini. RESOLVED</p>					

Appendix ii

Current Construction Update:

Infrastructure RMA (approved on 20 May 2020)

- New roundabout access junctions into the site from Haverhill Road and Chalkstone Way
- Infrastructure roads
- Drainage ponds to the north
- Strategic planting to the north

First Residential RMA – Parcels A1, A2 and A8 (approved on 23 September 2020)

- Sales area on Parcel A2 constructed and operational (consisting of a sales centre building + 3 show homes)
- The Parklands - Parcels A1 and A2 – 69 completions (market)
- Parcel A8 – 76 units constructed and occupied, of which 57 are market tenure and 19 are affordable tenure.

Total Current Occupations: 145

Current Planning Update:

Amendments to Parcels A2 and A8:

S96a (Non-Material Amendment)/NMA) for the north part of Parcel A2 and the central part of Parcel A8, to meet the National Building Regulations.

New RMA for the southern part of Parcel A2 (This was required to ensure the appropriate methods for formalising the changes were used)

- Change to the Gateway area replacing the apartments with terraced and semi-detached houses.
- Some instances plots have been substituted with different house types to ensure compliance with Part L.
- All homes provide upgraded insulation and energy performance and include an air source heat pump instead of a gas boiler.
- Some bin collection points have been moved to reflect the updated Suffolk County Refuse Guidance.
- Landscaping has been amended to reflect the wider changes.

Next RM Application – A3 and A5

- 198 dwellings
- 23% affordable across both parcels, built to NDSS
- 24 dph density
- Delivery of the drainage pond to the south of A5
- Connections into the Public Rights of Way to the east.
- Pedestrian and cycle connections from Parcel A2 to the west into Parcel A3 and from A5 to the strategic landscape areas to the south
- A Village Green
- An East West pedestrianised green route
- Strategic tree belt running north-south along the eastern boundary
- Managed connections into the Great Field Plantation from A5

Next RM Application Parcel A3

- Circa 110 dwellings
- 26 affordable dwellings, equating to 23%, built to NDSS.
- 24 dph density
- New drainage pond and swales
- Strategic planting along the eastern and northern boundaries
- Pedestrian and cycle connections from Parcel A2 to the west into Parcel A3
- A new village green and green link connecting into the public right of way along the eastern boundary.
- New street typologies (the lanes) to reflect the rural character of the parcel particularly along the eastern edge where the development meets the countryside.
- The introduction of a bat hop at the entrance at A5.

Next RM Application Parcel A5

- 88 dwellings
- 20 affordable dwellings, equating to 23%, built to NDSS
- 24 dph density
- Delivery of the drainage pond to the south of A5 and drainage swales along the eastern boundary.
- Connections into the Public Rights of Way to the east.
- Pedestrian and cycle connections from A5 to the strategic landscape areas to the south
- An east-west pedestrian and cycle link through the center of the parcel with natural play features and opportunities for increased dwell time.
- Managed connections into the Great Field Plantation from A5.