

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 2nd September 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

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

There were no 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

/133 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/134 None.

RESOLVED

P24 Minutes of the Meeting 5th August 2024

/135 Councillor A Luccarini and Councillor D Smith seconded that the minutes of the meeting held 5th August 2024 were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/136 None.

P24 Proposal to Deregister Part of Village Green, Informal Consultation (VG52)

/137 **OBJECT:** The parcel of land shown on the drawings (in blue) fronts on to the road, the Town Council are concerned that once this has been removed it will potentially remove access to the green.

Proposed: Councillor André, seconded Brown.

RESOLVED

P24 Persimmon Homes Suffolk, Phases 5a and 5c

/138 **There was some discussion around response from Isaac Jolly.**

Response 1:

The Town Council note in Isaac's response that Persimmon are working to the National Design Space Standards. It was proposed that the Town Council contact the Planning Officer to advise if what is stated is correct. Councillor Mason explained he will be meeting with the Planning Officer to discuss this. Councillor Mason also explained that issues with car parking spaces is as a result of high density in 5a and 5c and is a result of the density from other previous phases. Additionally, issues over the siting of parking spaces he considers bad design and has been brought to the attention of Persimmon and was hoping that this would have been addressed, which he will also be bring to the attention of the planning officer.

Proposed Hanlon, seconded Brown.

RESOLVED

Response 2

Councillor Mason visited Cadent and the site manager. Cadent are continuing the work on the relief road. Councillor Mason suggested that the Town Council contact Persimmon to ask if they can plan with Cadent so that once they have completed their work there are no further delays.

Outstanding issues:

Farrant Road: Final surfacing has been delayed and temporary speed bumps are aggressive.

Dead Trees (over 30 across the site); should have been watered regularly checked to ensure that they are surviving once planted.

Park is full of weeds and thistles, Persimmon have been negligent in maintaining, resulting in residents not using the area.

Drainage and Sewage Issues on the play area, which is clay and will be bogged down in the winter months.

Broken knee high rail

Allotments; looking to deliver by December, but full of weeds.

There is a lot of dissatisfaction within the community with Persimmon. JM has liaised with Persimmon regarding updating residents and a community update. There are some good news, as well as updating on delays, that have not been put in their newsletters.

It was proposed that the Town Council facilitate a space for residents to get together, with the potential to create a resident's association. Persimmon will be invited to be involved.

The Town Council recognises that these comments are not subject of the reserved matters application, but that in response to Isaac's comments, we do need to bring these to the attention of Persimmon.

Proposed Councillor Brown, seconded Councillor Smith

RESOLVED

P24 /139 For members of the public to speak on Planning Matters other than applications before the Committee

None.

P24 /140 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)

P24 /141 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 /142 To consider Street Trading Licences

Street Licence applications determined by the Committee are shown on List C attached to the Minutes, see appendix (i)

P24 /143 Matters to Report

Councillor André would like the Clerk to pass on his thanks on the work around the Knife Angel

Proposed Councillor André, seconded Councillor Smith

RESOLVED

Councillor Brown reported that there have been complaints about noise, smell, dust and vibrations from properties and business neighbouring the Widdington Recycling Site. It was proposed that the Clerk write to SCC to echo their complaints.

Proposed Councillor Brown, seconded Councillor Luccarini

RESOLVED

Councillor Smith reported that the silt water had been cleared at Cleves Road 'bowls', but that the volume was no greater.

P24 /144 Date of next Meeting

The next meeting of the Planning Committee will be held on 23rd September 2024.

P24 /145 Closure

The meeting was closed at 8.34pm

Signed
Chairman

Date.....

Appendix (i)

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
30/07/2024 Expires 20/08/2024	1	DC/24/0969/TPO	Two Ash (T1 and T4 on plan, A1 on order) – fell	Gainsborough Road	NEUTRAL

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
02/08/2024 Expires 23/08/2024	1	DC/24/0967/HH	Two storey side extension	22 Poplar Close	NEUTRAL Proposed Councillor Luccarini, seconded Councillor André RESOLVED
07/08/2024 Expires 29/08/2024	2	DC/24/0979/FUL	Single storey side extension to existing community building Peter Betts, Haverhill Community Sport Association	The New Croft, Chalkstone Way	
<p>The Town Council fully support the HCSA, which is great resource for the town and a world class facility, therefore, will be taking a NETURAL stance on this application. However, the Town Council would like it noted that they do have serious concerns over parking. The current parking provision is inadequate and any additional development will exacerbate the situation. Although currently there is parking being provided at the neighbouring Samuel Ward Academy, this cannot be relied on, and HCSA need to facilitate additional parking provision. It was noted that the parking report on the portal is using old data which predates the 2nd 3G pitch.</p> <p>Additionally, the existing access is not wide enough, which is at times, causing queuing along Chalkstone Way. HCSA do need to explore the option of a second access/exit.</p> <p>Proposed Brown, seconded Councillor André RESOLVED</p>					
13/08/2024 Expires 04/08/2024	3	DC/24/1131/TCA	Six Lime (as shown on plan) overall crown reduction by five metres to previous pruning points.	West End Church	NEUTRAL Proposed Councillor Smith, seconded Councillor André RESOLVED

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
15/08/2024 Expires 06/09/2024	4	DC/24/1067/HH	Air Source heat pump to rear elevation	37 St Botolphs Way	NEUTRAL Proposed Councillor Luccarini, seconded Councillor André RESOLVED
19/08/2024 Expires 10/09/2024	5	DC/24/0921/LB	a. single storey side extension b. remove existing door and block up opening to kitchen c. create new opening in existing dining room d. new wall to create utility e. new opening on side elevation to link to new extension	Chapel Farm Cottage, Anne Sucklings Lane	The Town Council was unable to reach a decision as documents were unavailable to view on the portal.
21/08/2024 Expires 12/09/2024	6	DC/24/1181/P3MPA2	Change of use from commercial, business and service (Class E) of upper floor to dwelling (Class C3) to create one residential unit District Seven Estates	51 High Street	
<p>The Town Council OBJECT on the following:</p> <p>The development is of bad design. The unit was previously used as a small stock room for storage of children's shoes. The proposed residential unit is extremely small and just below the suggested minimum space standards.</p> <p>Parking: Although stated that there is sufficient parking available, these are local public car parks, some of which are short stay, where parking will need to be paid for.</p> <p>Downstairs rear access is to be removed; therefore, the existing business will only be serviced from the front. Deliveries to the front of business units should be discouraged as this results in delivery lorries and vans parking on the pavements and pedestrian areas.</p> <p>The removal of the stock room above could affect the viability of any future business from leasing the unit. There is a need for smaller businesses in the High Street and this could potentially discourage prospective businesses from leasing the unit.</p> <p>Given the huge amount of residential development in Haverhill, business units in the High Street should be protected from becoming residential, to encourage support for local shops and business.</p> <p>Proposal Councillor Luccarini, seconded Councillor Brown RESOLVED</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
22/08/2024 Expires 13/09/2024	7	DC/24/1118/HH	Conversion of garage to annexe	12 Sandpiper Close	NEUTRAL Proposed Councillor Seconded Councillor RESOLVED
23/08/2024 Expires 14/09/2024	8	DC/24/1182/P3CMA	Change of use from commercial, business and service (Class E) to residential (Class C3) to form three dwellings District Seven Estates	6 Jubilee Walk	
<p>The Town Council OBJECT on the following:</p> <p>The Supporting Statement: “<i>Proposal; The proposal is for the ‘Change of use from ancillary space above retail shop (Class E) to a use falling within Class C3 (dwelling houses) to create <u>one residential unit</u>’</i>” which is not applicable to this application.</p> <p>The development is of bad, poor-quality design, forcing three units into the space, resulting in extremely small apartments, barely allowing space for a single bed in the bedroom. Small corridors and bathroom doors opening into the kitchen area.</p> <p>There is no evidence to support that this would be a ‘low level of occupancy’.</p> <p>Parking: Although stated that there is sufficient parking available, these are local public car parks, some of which are short stay, where parking will need to be paid for.</p> <p>Given the huge amount of residential development in Haverhill, business units in the High Street should be protected from becoming residential, to encourage support for local shops and business.</p> <p>Proposed Councillor Luccarini, seconded Councillor Smith RESOLVED</p>					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Comments by 03.09.24	1	NEW (previous licence expired)	STC0005 – King Grill Kebab Van	Market Square	NO OBJECTION Proposed Councillor Seconded Councillor RESOLVED