

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Tuesday 4th December 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 3 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

/204 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/205 None.

P24 Minutes of the Meeting 18th November 2024

/206 Councillor R André proposed and Councillor T Brown seconded that the minutes of the meeting held 18th November 2024 were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/207 None

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

/208 None

P24 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

/209 Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)

P24 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)

/210

Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i). The Chairman invited members of the public who wished to address the Committee in relation to a planning application to speak ahead of the Committee. There were two members of the public attending who wished to raise objections on application DC/24/1461/FUL (Appendix ii)

P24 To consider Street Trading Licences

/211 Street Licence applications determined by the Committee are shown on List C attached to the Minutes, see appendix (i)

P24 Matters to Report

/212

Councillor Burns reported that Virgin Media is currently installing broadband in our area. Councillor Burns contacted Nexfibre and Giga Clear to enquire about their plans, as their work seems to have stopped. Councillor Burns was informed that work has halted leaving their boxes empty. Councillor Burns has contacted West Suffolk Council to request the removal of these empty boxes.

Councillor Smith reported that planning application for 24 Queen Street has been withdrawn.

Councillors André reported that large advertisement boards have appeared on several roundabouts in Haverhill. Councillor Brown explained that whilst he has no objection to small companies advertising on roundabouts, these boards are too large, unsightly and distracting to motorists and that there had been no consultation with the Town Council. Both Councillor Mason and Councillor Brown have brought this to the attention of Suffolk County Council, Essex District Council and West Suffolk Council. Councillor Luccarini asked where the money was being spent that is being raised by the advertising boards. After some further discussion it was resolved that the Town Council write to Paul West, Port Folio holder at Suffolk County Council to raise this issue and support concerns of the Councillors.

Proposed Councillor Brown, seconded Councillor André

RESOLVED

P24 Date of next Meeting

/213 The next meeting of the Planning Committee will be held on Monday 16th December 2024

P24 Closure

/214 The meeting was closed at 7.45pm.

Clerk

Signed
Chairman

Date.....

Appendix (i)

List A – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

List B– To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
06/11/2024 Expires 27/11/2024	1	DC/1553/TPO	TPO 490 (2009) – One Oak (T1 on plan, T1 on order) pollard to eight metres above ground level Mr Neil Franklin	The Laurels, Wrattling Road	NEUTRAL
20/11/2024 Expires 11/12/2024	2	DC/24/1461/FUL	a. seven dwellings b. associated access road, parking and alterations to existing vehicular access Mr T Hendry	The Links, Withersfield Road	
See Appendix (ii)					
OBJECT Proposed Councillor Brown, seconded Councillor André RESOLVED					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

Appendix (ii)

Andrew Sparrow and Glyn Northrop explained their objections to Planning application DC/24/1461/FUL – The Links, Withersfield Road, summarised below:

Andrew Sparrow:

Overdevelopment of the site

New properties are not in keeping with existing bungalows, the ridge height of existing bungalows are 4.9m, new properties ridge heights are on average 8.49m, and the land slopes up towards the rear of the site. This will cause overshadowing of existing bungalows.

Access from Withersfield Road, the existing Bridge is too narrow and unsuitable to accommodate large, heavy vehicles such as lorries delivering concrete and fire engines. Additionally, there will be an increase of up to 16 vehicles entering the site, with residents and visitors.

The new Properties will be very close to a public footpath which runs along the back and left hand side of the site,

The new large garage could be a fire risk due to inaccessibility of the site.

The four properties on the right hand side are squeezed in.

How will they be able to get utilities to the site across the bridge. The existing house is powered by one electric line which goes over the river, into the bungalow next to the main driveway. Also, the house is not on the main sewer, so may need septic tanks.

Gly Northrop

Has services going under their drive and request that safeguards are put in place to ensure that these services are not crushed by large vehicles using the drive.

Noise from vehicles accessing the site down the side of his property should be mitigated for.

Safeguards should put in place to ensure that any works to the bridge will not affect his wall, which is in place to stop erosion from the river.

The electric pole is in his garden.

The Chairman thanked them for their comments and advised that they should submit their objections to West Suffolk Council.

Further discussion took place, many issues and objections were raised on this application. Councillor Mason advised he had called in this application.

It was decided that an objection be submitted on the following;

- Overdevelopment of the site. Whilst members do not oppose the principle of developing the site for residential properties, there are concerns regarding the number of plots proposed, their proximity to the flood zone and the boundary of a public footpath. Specifically, the oversized garage on plot 3 is considered overbearing and excessive.
- Street Scene: The proposed properties are not in keeping with the neighbouring single storey bungalows and are not the 1.5 storey chalet bungalows as stated in the application. The ridgeline of the properties exceeds 8 meters in height. Given the rise in elevation at the rear of the site, the height of the buildings will cause overlooking and overshadowing, affecting both new properties on site and existing neighbouring bungalows along Withersfield Road.
- Infrastructure Concerns: The planning application does not explain how sewer, utilities and services will be connected to the new properties within the site. This needs to be resolved.
- Bridge Suitability: Concerns have been raised about the suitability of the existing bridge, including its strength and width. With the addition of seven new properties, there will be a substantial increase vehicle traffic accessing the site via the bridge. The bridge is too narrow and unsuitable for large, heavy vehicles such as construction vehicles, refuse lorries and emergency vehicles. There are questions about whether a fire engine could access the site, particularly the far left hand corner where the large garage is sited.
- Refuse Collection: There is no explanation of how refuse will be collected from the new properties, where wheelie bins will be sited for collection and whether the refuse lorry will access the site.
- Highways: Concerns have been raised regarding the increased traffic flow onto Withersfield Road. This road is frequently very busy and traffic surveys have indicated that vehicles often exceed the 30mph speed limit.
- Accessibility: It is essential to ensure that all properties have disabled access and that doorways meet at least the legal minimum of 840mm, or the recommend 900mm.