

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 16th December 2024 at 7.00pm



HAVERHILL
TOWN COUNCIL

Present: Councillor P Hanlon (Chairman)
Councillor R André
Councillor D Smith

Apologies: Councillor A Brown (Vice Chairman)
Councillor Q Cox
Councillor A Luccarini
Councillor M Martin

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Deputy Clerk
Councillor J Burns
Councillor J Mason
Councillor D Page
Councillor L Smith
Councillor A Stinchcombe

There was 1 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

/215 The above apologies were noted.

P24 Declarations of Interest and requests for Dispensation

/216 None.

P24 Minutes of the Meeting 3rd December 2024

/217 Councillor D Smith proposed and Councillor R André seconded that the minutes of the meeting held 3rd December 2024 were approved as a true record by show of hands.

RESOLVED

P24 Matters Arising from the Minutes

/218 P24/212 – Advertisement boards.

- Councillor Burns reported that the McDonalds advertisement board on the bypass roundabout has been removed by Essex County Council.
- Councillor Mason clarified for the record that he does not oppose businesses advertising on the roundabouts, he is, however, concerned about the size and quantity of boards being placed there.

- P24 /219 Persimmon Homes, DC/24/1535/RM – To consider additional information submitted by Isaac Jolly, Planner, Information circulated prior to the meeting**
 Members considered the additional information submitted by Persimmon and the Clerk explained that the reference to hot food takeaway had been removed and, that should permission be granted, the unit would fall to other use and therefore odour/extraction should not be an issue. Regarding deliveries to the commercial units, tracking plans have been provided showing maneuvering for large vehicles, though not articulated lorries. However, members concluded that the issue had not been satisfactorily addressed and decided to maintain their objection. Proposed Councillor André, seconded Councillor Smith
RESOLVED
- P24 /220 For members of the public to speak on Planning Matters other than applications before the Committee**
 None
- P24 /221 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 /222 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). 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.
- P24 /223 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 /224 Matters to Report DC/23/1157/FUL – Land at Rose Bank, Burnt End – Appeal Decision - Dismissed**
 The Deputy Clerk circulated the above appeal decision, which was noted by members.
- P24 /225 Date of next Meeting**
 The next meeting of the Planning Committee will be held on 13th January 2025. The Chair wished everyone a merry Christmas and happy new year.
- P24 /226 Closure**
 The meeting was closed at 7.27pm.

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
02/12/2024 Expires 23/12/2024	1	DC/24/1181/P3MPA	Re-Consultation – 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 dwelling (Class C3) to create one residential unit District Seven Estates Ltd	49 High Street	
<p>OBJECT Aside from the parking issue, members have noted that the application has not addressed any of the Town Council's previous objections. Therefore, our original objection remains valid. Proposed by Councillor Hanlon and seconded by Councillor André</p> <p>RESOLVED</p>					
02/12/2024 Expires 23/12/2024	2	DC/24/1182/P3CM	Re-Consultation – 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) to residential (Class C3) to form three dwellings District Seven Estates Ltd	6 Jubilee Walk	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
OBJECT The Town Council's original objection still stands, with the addition of the comment that all three units are below minimum size standards. Proposed by Councillor Hanlon and seconded by Councillor André RESOLVED					
02/12/2024 Expires 23/12/2024	3	DC/24/1736/HH	Single storey side and rear extension including relocation of front door	18 Hales Barn Road	OBJECT – Insufficient parking Proposed Councillor Hanlon, seconded Councillor Smith RESOLVED
06/12/2024 Expires 20/12/2024	4	DC/24/1586/HH	Re-Consultation – Amended plans received. Single storey rear extension following demolition of existing conservatory.	60 Chapple Drive	NEUTRAL Proposed Councillor André seconded Councillor Hanlon 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.