

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 3rd February 2025 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
Absent: Councillor M Martin

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

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.

P25 Apologies for Absence

/012 The above apologies were noted.

P25 Declarations of Interest and requests for Dispensation

/013 Councillor A Luccarini declared a non-registerable interest on P25/017, item 5, but would leave the room during discussions.

RESOLVED

P25 Minutes of the Meeting 13th January 2025

/014 Councillor A Luccarini proposed and Councillor D Smithy seconded that the minutes of the meeting held 13th January 2025 were approved as a true record by show of hands.

RESOLVED

P25 Matters Arising from the Minutes

/015 There were no matters arising.

P25 For members of the public to speak on Planning Matters other than applications before the Committee

/016 None

P25 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

/017 Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)

P25 /018 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.

P25 /019 To consider Street Trading Licences

Street Licence applications determined by the Committee are shown on List C attached to the Minutes, see appendix (i)
None

P25 /020 Matters to Report

Councillor Mason reported that the Anaerobic Digestion Facility at Spring Farm Grove re-consultation application is now in. The Clerk confirmed this is on the next Planning agenda.
Councillor Luccarini reported that the Home Office is reviewing the Raj Mahal's Licence.

P25 /021 Date of next Meeting

The next meeting of the Planning Committee will be held on Monday 17th February 2025.

P25 /022 Closure

The meeting was closed at 7.55pm.

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
07/01/2025 Expires 28/01/2025	1	DC/24/1822/VAR	Variation of condition 8 (maximum staff members on site) of DC/23/0217/FUL to enable revised wording to allow more than three staff on site during handover periods for the change of use from residential dwelling (class C3) to a residential children's home (Class C2) Ms Joanne Binfield, Area Camden Limited	Manor Croft, 40 Hamlet Road	OBJECT
<p>The Town Council STRONGLY OBJECTS to this application for a variation of condition. The Town Council and residents previously raised concerns on application DC/23/0217/FUL regarding the insufficient parking for three members of staff. The applicant insisted that the arrangements approved by DCC were sufficient for them. Allowing more than three staff on site without further additional parking provision will severely impact neighbouring residents. Additional staff will be forced to park off site, exacerbating the already congested and busy road.</p> <p>Condition 8 was placed '<i>to minimise the impact of the use on the surroundings, ensure the use of the site in accordance with the submitted details and control unchecked growth of the site that might lead to adverse impacts on parking, highway safety and amenity.</i>' Therefore, to vary this condition would undermine the basis on which planning was granted.</p> <p>Proposed Councillor Brown, seconded Councillor Cox</p> <p>RESOLVED</p>					
09/01/2025 Expires 30/01/2025	2	DC/24/1823/VAR	Variation of condition 8 (maximum staff members on site) of DC/23/0123/FUL to enable revised wording to allow more than three staff on site during handover periods for the change of use from residential dwelling (class C3) to a residential children's home (Class C2)	Airedale, 26 Hamlet Road	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Ms Joanne Binfield, Area Camden Limited		
<p>The Town Council STRONGLY OBJECTS to this application for a variation of condition. The Town Council previously raised concerns on application DC/24/123/FUL raising issues around parking on site and the arrangement for swapping multiple cars at each shift change and the impact on users of the service road and additional parking along Hamlet Road. Allowing more than three staff on site without further additional parking provision will only exacerbate this.</p> <p>Condition 8 was placed <i>'to minimise the impact of the use on the surroundings, ensure the use of the site in accordance with the submitted details and control unchecked growth of the site that might lead to adverse impacts on parking, highway safety and amenity.'</i> Therefore, to vary this condition would undermine the basis on which planning was granted and severely impact residents' amenity.</p> <p>Proposed Councillor Brown, Seconded Councillor Luccarini RESOLVED</p>					
13/01/2025 Expires 03/02/2024	3	DC/24/1761/ADV	a. one external non illuminated ATM advertisement collar b. relocation of internal illuminated standing sign c. removal of internally illuminated marketing poster Mr Adam Chambers, Cash Access UK Limited	1 The Chantry Centre, High Street	SUPPORT Proposed Councillor Smith, seconded Councillor Cox RESOLVED
14/01/2025 Expires 04/02/2025	4	DC/24/1736/HH	Re-Consultation Single storey rear extension (Amended plans and revised description) Sophie Smith	18 Hales Barn Road	NEUTRAL Proposed Councillor Cox, seconded Councillor Brown RESOLVED
22/01/2025 Expires 12/02/2025	5	DC/25/0078/FUL	a. one dwelling b. creation of new access and parking area with retaining walls Mr Robert Stockwell, Rostock Properties Ltd	54 Crowland Road	
<p>The Town Council OBJECT to this application on the following:</p> <ul style="list-style-type: none"> • Overdevelopment of Site: The proposed development represents an overdevelopment of the site, which is not in keeping with the character of the area. The density of the development is too high and will negatively impact neighbouring and local residents. • Visibility Splay: The visibility splay for a 30mph road is 43 meters. Either side of the proposed access there are neighbouring hedges, fences and walls which means the requirement for the splay from inside the pavement line will not be met. This poses a significant safety risk for both drivers and pedestrians. 					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<ul style="list-style-type: none"> • Parking on Road, Loss of Parking Spaces and Access Issues: The proposed development will exacerbate existing parking problems on Crowland Road. The area is already congested, and the additional vehicles and loss of existing parking space from the new development will worsen the situation. The Town Council have noted that Highways have not commented on this application. • Minimum Size Standards: The proposed development does not meet the minimum size standards for a three-bedroom, two storey property, which is 93 square meters. This will result in substandard living conditions for future occupants <p>The Town Council request that Conditions are put in place to address:</p> <ul style="list-style-type: none"> • Construction Vehicles: The construction phase will cause considerable disruption to residents, due to increased traffic. It is essential that a condition is placed in the application to address construction vehicles parking on Crowland Road and any public car park. Construction vehicles parking in these areas will reduce the availability of parking for both public using the car park and residents along Crowland Road. • The Town Council request that a planning condition be imposed to ensure that all scaffolding must be confined within the boundaries of the development site, to mitigate for the potential of scaffolding encroaching on a neighbouring property during the construction phase. <p>Proposed Councillor Cox, seconded Councillor Smith</p> <p>RESOLVED</p>					
23/01/2025 Expires 06/02/2025	6	DC/24/1277/HH	<p>Re-Consultation a. first floor front extension, b. conversion of roof space to habitable room including rear dormer (Amended block plan received 21 January 2025 to illustrate compliance with Suffolk Parking Guidance (i.e. off road parking spaces within site boundary)).</p> <p>Mr and Mrs K Rudhall</p>	77 Downs Crescent	<p>NEUTRAL Proposed Councillor Luccarini, seconded Councillor Cox RESOLVED</p>
27/01/2025 Expires 17/02/2025	7	DC/25/0113/FUL	<p>a. installation of canopy to front elevation b. installation of extraction flue to rear elevation</p> <p>Mr D Dogan</p>	22 High Street	<p>SUPPORT Proposed Councillor Luccarini, seconded Councillor Brown RESOLVED</p>

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				