

# Haverhill Town Council

## Minutes of a Meeting of Haverhill Town Council's

### PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 10<sup>th</sup> March 2025 at 7.00pm



**HAVERHILL**  
TOWN COUNCIL

**Present:** Councillor P Hanlon (Chairman)  
Councillor T Brown (Vice Chairman)  
Councillor Q Cox  
Councillor A Luccarini  
Councillor M Martin  
Councillor D Smith

**Apologies:** Councillor R André

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

There were 2 members of the public present:  
Mr Edel Pinnock, Haverhill resident  
Mr Robbie Watts, Haverhill resident

Persimmon Homes  
Mr Stuart McAdam  
Mr Isaac Jolly

**Welcome:**

Councillor P Hanlon welcomed everyone to the meeting and advised that the meeting was being recorded.

**P25 Apologies for Absence**

**/036** The above apologies were noted.

**P25 Declarations of Interest and requests for Dispensation**

**/037** None

**RESOLVED**

**P25 Minutes of the Meeting 17<sup>th</sup> February 2025**

**/038** It was proposed by Councillor M Martin, seconded by Councillor Q Cox, that the minutes of the meeting held 17<sup>th</sup> February 2025 were approved as a true record by show of hands.

**RESOLVED**

**P25 Matters Arising from the Minutes**

**/039** P25/031 (1) Cllr Mason reported that application SCC?0045/23SE will be going to committee at the end of April

P25/033 d) A meeting has been arranged with Suffolk County Council

P25/033 g) CP has written to the registered office and requested the correct address to contact

**P25 /040 Persimmon Homes, Haverhill Phases 4a, 4b and 5b  
Presentation by Isaac Jolly**

Members were very pleased with the application noting it was a significant improvement over previous phases, they also appreciated the inclusion of solar panels and electric charging points.

**Points raised:**

**1. New Shopping Centre**

Drawings are currently being worked on and are awaiting the decision notice

**2. Refuse Plan: Concern over long drag lengths**

Designed in accordance with WSC guidance, not exceeding 50m. Will explore if this and will be addressed.

**3. Surveillance on Parking area: Concern about insufficient oversight.**

All parking courts have good levels of surveillance. Phil Kemp, Design Out Officer, reviewed the parking court and was satisfied with the surveillance due to line of site between buildings and windows overlooking the site. Trellis will be added for additional surveillance.

**4. Large scale 3 Storey building near SUD: Three storey, red brick building is overbearing, this needs a redesign**

This will be looked at again as and will work with Planning Officer to explore options.

**P25 /041 For members of the public to speak on Planning Matters other than applications before the Committee**

None.

**P25 /042 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**

**P25 /043 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.

**Application SCC/0017/25SE.**

Mr Watts' property sits on the boundary of the site and he raised concerns over

- hours of operation; currently starting at 6.00am including Saturdays.
- Noise from skips being dragged around the site and HGV reversing sirens
- Dust
- Smell
- Flies

He requested that the Town Council object to this application

Councillor Hanlon advised Mr Watts to also submit his objections on the Suffolk County Council planning portal.

**P25 /044 To consider Street Trading Licences**

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

**P25 /045 Matters to Report**

Councillor Burns reported:

Working is going on in the old Timpsons unit  
Loungers UK Ltd have submitted a pavement licence for the old Argos building.

Councillor Luccarini reported that three applications that the Town Council objected to went to Delegated Panel. The two care homes and the nail bar applications were passed.

**P25 Date of next Meeting**

**/046** The next meeting of the Planning Committee will be held on Monday 24<sup>th</sup> March 2025.

**P25 Closure**

**/047** The meeting was closed at 8.49pm.

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
13/02/2025 Expires 06/03/2025	1	DC/25/0181/FUL	Five dwellings with associated external works  Mr Colin Nicholson, Freshwater Estates (Mildenhall) Ltd	Yerrill Garden, Burton End	OBJECT:
<p>It was proposed that the Town Council submit an objection to this application on the following:</p> <p><b>Access:</b> The site has unsafe pedestrian access, requiring pedestrians to use the vehicular access. It was noted that Highways had submitted a holding objection.</p> <p><b>Refuse Vehicles</b> Access to the site is inadequate for refuse vehicles, resulting in them needing to wait in Burton End while bins are collected. This would cause chaos along Burton End, adding to the congestion and safety risks.</p> <p><b>Insufficient Parking:</b> The site provides parking for only six cars, leading to offsite parking on Burton End. Burton End is a congested highway, a main bus route and near several schools. Additional parking of cars along this route would pose serious safety risks.</p> <p>Proposed Councillor Smith, seconded Councillor Cox</p> <p><b>RESOLVED</b></p>					
14/02/2025 Expires 16/03/2025	2	DC/25/0231/RM	a. submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 264 dwellings, together with associated private amenity space, means of enclosure, car	Land NW of Haverhill, Anne Sucklings Lane	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			<p>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 4a, 4b and 5b. b. submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B24 of SE/09/1283</p> <p>Isaac Jolly, Persimmon Homes</p>		
<p><b>OBJECT:</b>            Whilst members were very pleased with the application, commenting that it was a significant improvement over previous phases, there were still some concerns over:</p> <p><b>Surveillance in parking area P103 leading to VP26, P97, P96, P95.</b>            Whilst discussions have taken place with the Design Out Officer, a unit with windows with a line of site to the parking bay and trellis being provided, members still had concerns that the surveillance for this parking court was inadequate.</p> <p><b>Refuse Plan:</b>            Concern over long bin drag lengths leading to the possibility of residents leaving their bins outside their homes.</p> <p><b>Three Storey building near SUD (Apt CR R25).</b>            Concern was raised over the three storey, red brick building being too overbearing, members suggested that this would benefit from a redesign to alleviate the overbearing nature of the building. It has been suggested by Persimmon that options will be explored with the Planning Officer.</p> <p>Proposed Councillor Cox, seconded Councillor Brown</p> <p><b>RESOLVED</b></p>					
25/02/2025 Expires 18/03/2025	<b>3</b>	SCC/0017/25SE	<p>Retrospective application for the construction of a Materials Recovery Facility (MRF) and associated infrastructure.</p> <p>Widdington Recycling Ltd</p>	Haverhill Waste Management Site, Falconer Road, CB9 8QE	
<p>It was resolved that the Town Council <b>STRONGLY OBJECT</b> to this application on the following issues:</p> <p><b>Public Amenity:</b>  <b>Opening Hours:</b> The centre's operating hours should be restricted to arrivals on site no earlier than 7.30am for an 8.00am start, with no operations on Saturdays to minimise disruption to neighbouring properties.  <b>Mud on Roads:</b> There must be a comprehensive plan to mitigate mud on roads caused by vehicles entering and existing the site.  <b>Quarantine Area:</b> The application lacks details on the location of the quarantine area and the speed at which materials will be removed from the site. This information is crucial to ensure efficient and safe operations.</p>					

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
<p><b>Noise from Operations:</b> The noise from dragging skips around the site and reversing sirens is currently inadequately managed and happens early in the morning. The company must provide detailed plans on how they will mitigate noise, including soundproofing measures.</p> <p><b>Odour and Pests:</b> There are concerns about the types of materials being recycled, which is causing unpleasant smells and attracting flies. Restrictions must be in place to ensure no household waste is being processed and the application must provide details information on the materials to be handled.</p> <p>A letter to Andrew Rutter, Planning Officer will be sent via email and submitted on the planning portal.</p> <p>Proposed Councillor Brown, seconded Councillor Smith</p> <p><b>RESOLVED</b></p>					

**List C– To be considered at the Committee Meeting**

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
26/02/2025 Expires 13/03/2025	1	NEW	The Hungry Builder Street Trading Application  <i>*The applicant has permission of the site owner to place his trailer at the location</i>	Moon Hall Lane, Haverhill. CB9 7AA	NO OBJECTION