

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 24th March 2025 at 7.00pm



HAVERHILL
TOWN COUNCIL

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

Apologies: Councillor R André
Councillor T Brown (Vice Chairman)

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Deputy Clerk
Councillor J Burns
Councillor P Firman (left at 7.51pm)

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.

P25 Apologies for Absence

/048 The above apologies were noted.

P25 Declarations of Interest and requests for Dispensation

/049 None
RESOLVED

P25 Minutes of the Meeting 10th March 2025

/050 It was proposed by Councillor Q Cox, seconded by Councillor M Martin, that the minutes of the meeting held 10th March 2025 were approved as a true record by show of hands.
RESOLVED

P25 Matters Arising from the Minutes

/051 None.

P25 Freeths LLP (letter circulated with the Agenda)

/052 **Proposal to deregister part of village green informal consultation.**
Noted

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

/053 None.

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

/054

Applications determined by the Clerk and Chair are shown on List A attached to the Minutes, see Appendix (i)
None.

P25 /055 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 /056 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 /057 Matters to Report

- Councillor Burns reported that the Police had contacted him about people entering the ex-Vixen Pub, he passed on the contact details for the owners of the premises.
- Gt Wilsey - Currently there are 170 units sold, which is not enough to trigger the build of the Convenience Storage in the local centre.
- Councillor Luccarini reported that the planning application at Crowland Road has been refused.

P25 /058 Date of next Meeting

The next meeting of the Planning Committee will be held on Monday 24th March 2025.

P25 /059 Closure

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
17/03/2025 Expires 19/03/2025	1	DC/25/0204/RM	a. submission of details under outline planning permission DC/15/2151/OUT – in relation to spur road to the south of parcel A7 – the means of access, appearance, landscaping, layout and scale – residential development of up to 2500 units (within use classes C2 and C3) two primary schools, two local centres including retail, community and employment use (with use classes A1 A2 A3 A4 A5 B1 and D1 and D2) open space, landscaping and associated infrastructure. b. discharge of conditions 9 (services) 40 (arboricultural method statement) 41 (tree survey) and 44 (lighting strategy for bats) Mrs Claire Galilee	Great Wilsey Park, Wilsey Road, Little Wrating	NEUTRAL Proposed Councillor Cox, seconded Councillor Martin RESOLVED
11/03/2025 Expires 11/03/2025	2	DC/25/0354/HH	Detached garage	50 Burton End	OBJECT:

Garage Size

The proposed garage's internal dimensions are inadequate for its intended purpose. According to Suffolk Guidance for Parking 4.1.1. Garage Provision and Size, for a garage to be declared as allocated space it has to be at least 7,000mm x 3,000mm (internal dimension). For a standard garage where not allocated it has to be at least 6,000mm x 3,000mm. The average car length ranges from approximately 4,300mm to 4,700 mm, depending on the model,

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<p>and requires sufficient width for manoeuvring and door-opening. With an internal length of less than 4,000mm and a width of 2,700mm, the garage would be too small to accommodate an average car, let alone provide the necessary space for manoeuvring or safe entry and exit of the vehicle.</p> <p>Garage Door The placement of the garage door on the side facing the neighbour's property raises concerns about the garage's practical functionality. The proximity to the neighbour's property leaves little to no room for manoeuvring a car in or out of the garage without encroaching on the neighbour's property.</p> <p>Street Scene The garage would negatively impact the existing street scene. These properties are part of the Designated Heritage Asset List, and the cottages are integral to the area's character. Positioning a garage in front of this property would compromise their visual integrity and diminish their heritage value. This application appears inconsistent with local planning policies that prioritise the protection of heritage assets and the preservation of the character of conservation areas. Placing a garage in front of these cottages fails to respect their historical significance or the established street scene, thereby contradicting these principles.</p> <p>The applicant claims they are 'replicating the established architectural style of the area as demonstrated by the garage at 70 Burton End'. However, No. 70 is a very different building and is not part of the Weavers Cottages, therefore cannot be used as a comparison for this application.</p> <p>Therefore, the Council OBJECT to this application.</p> <p>Proposed Councillor Luccarini, seconded Councillor Martin RESOLVED</p>					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Expires 03/04/2025	1	New	Premises Licence Loungers UK Limited	1-5 High Street	SUPPORT Proposed Councillor Luccarini, seconded Councillor Cox RESOLVED
<p>The basis of this decision was made on the understanding that there is an agreement between the landowners, West Suffolk Council, and Loungers Ltd that tables and chairs are fully cleared away off of the market square for the Friday market and events.</p>					