

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 2nd June 2025 at 7.00pm



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

Apologies: Colin Poole, Town Clerk
Councillor R André
Councillor A Luccarini

In Attendance: Vicky Phillips, Deputy Clerk
Councillor J Burns

There was one 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

/104 The above apologies were noted.

P25 Declarations of Interest and requests for Dispensation

/105 None

P25 Minutes of the Meeting 19th May 2025

/106 It was proposed by Councillor M Martin, seconded by Councillor Q Cox, that the minutes of the meeting held 19th May 2025 were approved as a true record by show of hands.

RESOLVED

P25 Matters Arising from the Minutes

/107 P25/101 – Vixen Pub.

Prior to the meeting, Councillor Hanlon had circulated an email from Colin Wright, Head of Service (Property) at West Suffolk Council providing an update on the Vixen Pub. Councillor Burns also provided members with information on the latest developments after his meeting and site visit. Further discussion took place under matters arising.

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

/108 Mr Pinnock reported that overgrown vegetation was obstructing road signs. Councillor Burns responded, stating that he had contacted Suffolk County Council with a list of affected signs requiring clearance. As this is

a legal requirement, Councillor Burns requested that Highways conduct an inspection, due to the number of affected signs, particularly along the bypass, being too much to report on the Highway's online reporting tool.

P25 /109 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached)

None.

P25 /110 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 /111 To consider Street Trading Licences

None.

**P25 /112 Matters to report
Derelict Buildings in Haverhill**

Councillor Hanlon reported that he had contacted Colin Wright, Head of Property Services at West Suffolk Council, regarding a break in and fire at The Vixen Public House, Colin Wright had responded with an update stating that the owners had improved the hoardings, however youths had still managed to break in and start the fire. He also informed Councillor Hanlon that the owners have been liaising with West Suffolk Planning Officers and this ultimately led to a suggestion of demolishing the property and he will keep Councillor Hanlon updated on any further developments.

This prompted much discussion around the condition of The Vixen Pub and how long it has stood in a derelict state. Members also discussed the condition of several other buildings in Haverhill which have also stood in a serious state of disrepair for many years; the Atterton and Ellis building, The Fox Pub, The Corn Exchange and Sturmer Arches. The condition of these buildings are not only an eyesore affecting the lives of the people that live near them, but raise huge safety concerns. Members agreed that urgent action is needed to ensure these buildings do not continue to deteriorate. Members emphasised the importance of holding property owners accountable and that West Suffolk Council need to take decisive steps to address the condition of these buildings.

It was proposed by Councillor Cox and seconded by Councillor Brown that the Town Council also write to the Head of Property Services, copying in Planning enforcement, Jim Thorndyke, Cabinet member for Planning, Penny Mills and Amey Yuill to outline the council's frustration and call for a clear timeline for addressing these concerns. It was also proposed that an item for updates on this item be put on the Planning Agenda monthly, starting 1st July 2025.

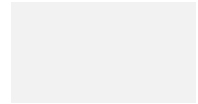
RESOLVED

P25 /113 Date of next Meeting

The next meeting of the Planning Committee will be held on 16th June 2025

Deputy Clerk

P25 Closure
/114 The meeting was closed at 8.14pm.



Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

List B– To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
16/05/2025 Expires 07/06/2025	1	DC/25/0790/HH	Single storey front extension Mr Jackson	35 Downs Crescent	NEUTRAL Proposed Councillor Brown, seconded Councillor Cox RESOLVED
21/05/2025 Expires 12/06/2025	2	DC/25/0743/HPA	Single storey rear extension which extends beyond the rear wall of the original house by four metres with a maximum height of 2.9 metres and a height of 2.9 metres to the eaves Mr and Mrs Seymore	12 Woodcock Close	NEUTRAL Proposed Councillor Brown, seconded Councillor Cox RESOLVED
21/05/2025 Expires 21/05/2025	3	DC/25/0830/HH	a. single storey rear extension b. conversion of garage to create habitable space	105 Shetland Road	NEUTRAL Proposed Councillor Cox, seconded Councillor Martin RESOLVED
20/05/2025 Expires 11/06/2025	4	DC/25/0798/VAR	Variation of condition 2 of DC/24/0579/FUL to allow use of amended plans for micro energy storage facility	10 Homefield Road	SUPPORT Proposed Councillor Smith, seconded Councillor Martin RESOLVED
20/05/2025 Expires 11/06/2025	5	DC/25/0807/TPO	TPO 529(2011) Tree Preservation Order – One Ash (T2 on plan and order) crown reduction in height by two metres and lateral crown reduction by two metres	17-19 Heazworth House, Hamlet Road	

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Mr Elliot Brydon		
<p>Members requested that prior to submitting our comment to West Suffolk Planning, the Deputy Clerk contact the planning officer to enquire whether an arboricultural report had been submitted giving reasons for the crown reduction. Due to redactions on the Planning application available on the portal, it was unclear as to why the applicant was applying for the crown reduction, rather than the owner of the property. Given that the tree has a TPO on it, members wanted to know that evidence had been provided as to why the work is needed. Once it has been confirmed that a report had been received, and it was satisfactory, a NEUTRAL response could be submitted under delegated powers</p> <p>Proposed Councillor Smith, seconded Councillor Cox</p> <p>RESOLVED</p>					
27/05/2025 Expires 17/06/2025	6	DC/25/0825/FUL	Detached annexe at rear of garden	28 Mount Road	<p>OBJECT</p> <p>Our previous objections still stand (as below) given nothing has changed on this application from the previous application which was withdrawn (DC/24/1457/HH).</p>
<p>The Town Council has concerns regarding this application and object on the following grounds:</p> <p>Proposed use of the Granny House; the application claims the annex will house an elderly parent, but the property is currently used as a HMO. There are worries that the annexe might be used to increase the number of residents in the HMO.</p> <p>Parking; Mount Road has permit parking, and additional cars from the annexe could worsen the already congested parking situation.</p> <p>Access; There are concerns about the adequacy of access to the annexe, especially in emergencies, as no changes have been proposed to ensure safe access.</p> <p>These objections highlight the need for careful consideration of the potential impacts on neighbouring properties</p> <p>Proposed Councillor Brown, seconded Councillor Martin</p> <p>RESOLVED</p>					