

# Haverhill Town Council

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

### PLANNING COMMITTEE

Held at Haverhill Arts Centre on Tuesday 1<sup>st</sup> July 2025 at 6.45pm



**Present:** Councillor P Hanlon (Chairman)  
Councillor T Brown (Vice Chairman) (from 6.52pm)  
Councillor Q Cox  
Councillor A Luccarini

**Apologies:** Vicky Phillips, Deputy Town Clerk  
Councillor M Martin  
Councillor D Smith

**In Attendance:** Councillor J Burns  
James Bailey, James Bailey Planning  
Ruby Lord, Bloor Homes  
Stephen Lee, Bloor Homes

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 Presentation on Great Wilsey Park updates, Bloor Homes**

**/127** JB, RL, and SL delivered a presentation to members, providing updates on parcels A9, A14, A15, B2, and E2 at Great Wilsey Park. Since their last meeting with the Town Council, they have been liaising with West Suffolk District Council and Suffolk County Council and have participated in a series of workshops. These meetings were held in order to progress towards the submission of a planning application in July.

#### **Updates;**

##### **Northern Boundary Park**

Bloor has incorporated a formal 3m wide strip along the northern boundary, leading to the woodland area. This path, likened to a bridleway, will be accessible to both pedestrians and horses.

##### **Green Infrastructure and Ecology**

Wildlife corridors have been incorporated into the development, including bat corridors and hop overs, swift bricks, green corridors, extensive woodland, and tree-lined streets. The current design delivers 39% green space, aligning closely with West Suffolk Council's policy target of 40% for strategic developments. A minimal opening in the existing hedgerow has been created to provide access to the proposed allotments, resulting in very limited hedgerow removal and minimal impact on local wildlife.

### **Allotments**

Members discussed future management of the allotments, including key holders, water supply, and access from the car park. Bloor will consider these suggestions at the appropriate stage.

### **Sustainability and Construction**

Properties will comply with current building regulations and include ASHP. Bloor committed to meeting future standards, including PV panels. It was also confirmed that construction traffic will not be using Chalkstone Way.

### **Connectivity and Infrastructure**

Members suggested installing ducts for internet provision to avoid repeated roadworks. Bloor noted the suggestion but explained that they are continuing infrastructure established by Redrow.

### **Education**

Bloor will be meeting with the Suffolk County Council Education team on 8<sup>th</sup> July and will raise the idea of a drop off point at the proposed school.

#### **P25 Apologies for Absence**

/128 The above apologies were noted.

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

/129 None.

#### **P25 Minutes of the Meeting 16<sup>th</sup> June 2025**

/130 It was proposed by Councillor Q Cox, seconded by Councillor T Brown, that the minutes of the meeting held 16<sup>th</sup> June 2025 were approved as a true record by show of hands.

**RESOLVED**

#### **P25 Matters Arising from the Minutes**

/131 None.

#### **P25 Updates on Derelict Sites**

/132 Colin Poole is scheduled to meet with Mike Pursehouse, Director of Housing, Communities and Regulatory Services, on 16 July to clarify the current situation. Councillor Burns has provided comments in advance, which will be useful for the discussion.

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

/133 No comments.

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

/134 None.

#### **P25 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)**

/135 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    To consider Street Trading Licences**

**/136**    None.

**P25    Matters to report**

- /137**    a) Councillor Burns reported that he had requested information of what was happening to the hoarding around the ex-Vixen Pub whilst the current planning application was in the consultation process.
- b) Councillor Brown updated members on the situation at Sturmer Road garage. It appears that the S278 agreement was refused in November 2024. Savannah Cobbold, WSC Planning Officer, has contacted the applicant, who has 14 days to confirm their intentions. If there is no response, the matter will be referred to the enforcement team. The Deputy Clerk will contact the Planning Officer to request a copy of the Highways rejection letter.
- c) The Deputy Clerk contacted Anglian Water concerning the works at Duddery Hill. An email was received in which it stated that a team member would make contact, however, so far this has not happened.

**Deputy  
Clerk**

**P25    Date of next Meeting**

**/125**    The next meeting of the Planning Committee will be held on 21<sup>st</sup> July 2025

**P25    Closure**

**/126**    The meeting was closed at 9.43pm.

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

17/06/2025 Expires 08/07/2025	1	DC/25/0954/HH	Replacement cladding to front and rear elevation	80 Cambridge Way	<b>NEUTRAL</b> Proposed Councillor Luccarini, seconded Councillor Cox <b>RESOLVED</b>
18/06/2025 Expires 09/07/2025	2	DC/25/0962/FUL	Change of use and construction of second floor extension to existing public house to create nine flats (class C3 and three commercial units (class E))	The Vixen, Millfields Way	
<b>NEUTRAL</b> That the Town Council request that West Suffolk Council do not introduce any legal complications concerning access to, or use of, the car park. Proposed by Councillor Cox, seconded by Councillor Brown. <b>RESOLVED</b>					
24/06/2025 Expires 08/07/2025	3	DC/25/0887/FUL	a. Single storey storage building b. palisade fencing around building  Mr M Newton, LMK Thermosafe Ltd	27 Rookwood Way	<b>NEUTRAL</b> Proposed Councillor Luccarini, seconded Councillor Brown <b>RESOLVED</b>
24/06/2025 Expires 15/07/2025	4	DC/25/1000/HH	Pitched roof to rear extension	3 Lee Close	<b>NEUTRAL</b> Proposed Councillor Luccarini, seconded Councillor Cox <b>RESOLVED</b>