

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday 8th September 2025 at 7.00pm

Present: Councillor P Hanlon (Chairman)
Councillor T Brown (Vice Chairman)
Councillor A Luccarini
Councillor D Smith

Apologies: Councillor M Martin
Councillor Q Cox

In Attendance: Vicky Phillips, Deputy Town Clerk
Colin Poole, Town 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

/153 The above apologies were noted.

P25 Declarations of Interest and requests for Dispensation

/154 None.

P25 Minutes of the Meeting 21st July 2025

/155 It was proposed by Councillor A Luccarini, seconded by Councillor T Brown, that the minutes of the meeting held 21st July 2025 were approved as a true record by show of hands.

RESOLVED

P25 Matters Arising from the Minutes

/156 P25/144 – The Deputy Clerk confirmed that representatives from Anglian Water will be attending the Planning Committee on 22nd September.
P25/150 – TRO's – Following the recent meeting attended by the Clerk and Councillor Hanlon, there has been a noticeable rise in the number of PCN's issued. The Clerk will circulate a detailed update via email.

P25 Withersfield Neighbourhood Plan

/157 Members agreed not to submit a formal comment on the Withersfield Neighbourhood Plan.

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

/158 None.

P25 Planning Applications determined by the Clerk and Chair under
/159 Delegated Powers (List A attached appendix i)

It was proposed by Councillor T Brown, seconded by Councillor D Smith that the applications taken under delegated powers were approved.

RESOLVED

P25 Planning Applications currently before West Suffolk District Council and
/160 received by publication of agenda (List B attached)

Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (ii). 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

/161 None.

P25 Matters to report

/162 Councillor D Smith reported that the MUGA at Motts Field, Chalkstone Way has been approved.

Councillor J Burns reported that the police were concerned that there still has been no progress with securing access to the ex-Vixen Pub and the Fox Pub, and that there have been incidents of people entering the sites. Councillor Hanlon offered to chase this up.

Councillor Brown reported that he had contacted the Planning Officer at West Suffolk Council regarding the ongoing issues at Haverhill Service Station. He explained that there had been little progress, and that the architects are still talking with Suffolk County Council Highways.

PH

P25 Date of next Meeting

/163 The next meeting of the Planning Committee will be held on 22nd September 2025

P25 Closure

/164 The meeting was closed at 8.16pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
25/07/2025 Expires 15/08/2025	1	DC/25/1077/FUL	Two steel frame storage buildings (following demolition of a former caravan storage / workshop) Mrs Lauren Gibson-Green, GGB Land and Property Limited	Willow Farm Business Park, Sturmer Road	NEUTRAL
05/08/2025 Expires 27/08/2025	2	DC/25/1087/FUL	Installation of plant extract equipment c/o Agent, Loungers UK Limited	1-5 High Street	NEUTRAL
07/08/2025 Expires 29/08/2025	3	DC/25/1228/TPO	TPO 519(2010) Tree Preservation Order – One Oak (marked on plan) lateral crown reduction of five metres Mr Ben Grose, Envirocare Grounds Maintenance	1 Tudor Close	NEUTRAL
12/08/2025 Expires 03/09/2025	4	DC/25/1219/FUL	Padel courts covered with canopies and surrounded by powder coated security fencing Mr Callum Slater, Haverhill Padel Club Limited	The New Croft, Chalkstone Way	NEUTRAL

Proposed Councillor Brown, seconded Councillor Luccarini

RESOLVED

Appendix ii)

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
15/07/2025 Expires 14/08/2025	5	DC/25/1099/RM	Submission of details under outline planning permission DC/15/2151/OUT – appearance, landscaping, layout and scale for 198 dwellings (parcels A3 and A5) and associated internal roads, car parking, landscaping, amenity and public open space and diversion of overhead HV cable b. application to partially discharge conditions 4,6,7,8,9, 28, 40, 41, 42 and 45 Mrs Emma Gladwin, Redrow Homes Ltd	Land NE Haverhill, English Way	OBJECT Proposed Councillor Smith seconded Councillor Brown RESOLVED

OBJECT:

1. Waste Collection and Accessibility

Our Councillors were confused by the response from Waste Service regarding whether waste collection will be carried out by the local Waste Team on non-adopted roads. The A3/A5 Refuse Vehicle Swept Path Analysis (Sheets 1 and 2) indicates that several properties will be required to move their bins a considerable distance to reach collection points. This raises concerns about accessibility, particularly for elderly or disabled residents, and the practicality of long-distance bin movements.

2. Parking Arrangements – Properties 9–12

The Proposed Site Layout shows that properties numbered 9, 10, 11, and 12, four-bedroom semi-detached homes, are allocated triple-stacked parking. This arrangement is highly impractical and likely to result in significant inconvenience for residents, including restricted vehicle access, increased likelihood of disputes, and potential safety issues.

3. Lack of Bungalow Provision

The current plans do not include any bungalows. This omission fails to address the housing needs of older residents or those requiring single-level living due to mobility challenges. A more inclusive housing mix should be considered.

4. Sustainability and Infrastructure Concerns

- i Public Transport Access: There is no clear provision for bus services to serve this parcel of development. Accessibility to the High Street and Town Centre must be considered, especially for wheelchair users and those without private transport.
- ii Healthcare Services: The plans do not address the provision of essential services such as access to doctors and dentists. With increased population density, pressure on existing healthcare infrastructure will only intensify.

Urgency of Local Centre Development

Members also raised that the local centre must be prioritised and constructed at the earliest opportunity. Delaying its development will leave new residents without access to vital amenities and undermine the sustainability of the wider scheme.

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
19/08/2025 Expires 10/09/2025	6	DC/25/1278/HH	a. single storey front extension b. single storey rear extension c. replacement windows throughout d. new dropped kerb to highway e. new rooflight on front extension Mr David Howse	24 Mill Hill	NEUTRAL Proposed Councillor Brown, seconded Councillor Luccarini RESOLVED