

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday 22nd 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 /165 **Mark Pryke, Network Service Manager, Water Services, Anglian Water and Darren Murkin, Field Performance Manager, Kier.**
Appendix ii

P25 /166 **Apologies for Absence**
The above apologies were noted.

P25 /167 **Declarations of Interest and requests for Dispensation**
None.

P25 /168 **Minutes of the Meeting 8th September 2025**
It was proposed by Councillor D Smith, seconded by Councillor T Brown, that the minutes of the meeting held 8th September 2025 were approved as a true record by show of hands.
RESOLVED

P25 /169 **Matters Arising from the Minutes**
P25/162 A response from Colin Wright had been circulated to members. Councillor Burns had also received an update from PC Oakley, who had advised that he had been in contact with the West Suffolk Council Senior Enforcement Officer to discuss issues over people accessing the building.

P25 /170 **For members of the public to speak on Planning Matters other than applications before the Committee**
None.

P25 /171 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached appendix i)

None.

P25 /172 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 /173 To consider Street Trading Licences

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

P25 /174 Matters to report

i. Councillor D Smith reported that the proposed Haverhill Vales development had not been included in Braintree District Council's Local Plan.

ii. Councillor J Burns reported that:
Chalkstone Way junction design is progressing and has been drawn up by Redrow designers and is currently with the Traffic Signals team for comment. Redrow keen to get this done now as approaching trigger.

The Missing sign has been a real headache due to the other traffic management on the A143 towards Bury St Eds. Persimmon have not been allowed the necessary road space whilst there are other temporary lights and their programmed date keeps getting pushed back as the stats company has had delays. They are talking daily with Network Assurance and the other TM company and as soon as there is an opportunity they will jump in to get this signage done.

The relief road will become the A143 and signage is being updated to reflect this. Immediate signage in the vicinity is happening either this week or next with additional temporary signage alerting drivers that the relief road will be open and the route to take. There will be a second phase of signage capturing further amendments aiming to direct HGV traffic around the town to avoid the centre. This has been designed and will be programmed following the opening.

'Suffolk Regiment Way' Name plates for the Relief Road should have been going in this morning.

iii. Councillor Luccarini reported that the applications for The Lounge signage has now been approved under delegated powers, with amendments to the lighting of the signs.

P25 /175 Date of next Meeting

The next meeting of the Planning Committee will be held on 6th October 2025.

P25 /176 Closure

The meeting was closed at 8.18pm.

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
10/09/2025 Expires 01/10/2025	1	DC/25/1405/HH	Install air source heat pump.	43 Roman Way	NEUTRAL Proposed Councillor Brown, seconded Councillor Luccarini RESOLVED
10/09/2025 Expires 01/10/2025	2	DC/25/1431/TPO	TPO 182(1993) Tree Preservation Order – One Walnut (marked on plan, marked T1 on order) overall crown reduction by two metres, crown lift by two metres above ground level Dan's Trees & Gardens	5 Rowan Close	NEUTRAL Proposed Councillor Smith, seconded Councillor Luccarini RESOLVED

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Responses by 24/09/25	1	NEW	New mobile street trading application Howe and Co Fish and Chips	Various	
While members had no objections to the proposal, it was decided that a comment be made in the response that there should be a consultation with residents whose properties are directly affected by the van parking outside their properties. Members felt it was important that any potential concerns around noise or cooking smells are taken into account.					

Appendix ii

Mark Pryke, Network Service Manager, Water Services, Anglian Water and Darren Murkin, Field Performance Manager, Kier.

MP and DM were invited to the Planning Committee following concerns about repeated water works in Duddery Hill, particularly around disruption to residents and businesses and safety.

MP explained that there had been eleven emergency repair jobs carried out along Duddery Hill since April, with the most recent activity starting in March-April this year. Most work was reactive maintenance and were primarily due to burst water mains. These bursts often occur suddenly and can cause significant damage, including carriageway failures, leading to larger excavations. Road closures were necessary for safety reasons, especially since many bursts were located near the centre of the road, making it impossible to maintain safe carriageway width. Road closures are a last resort, due to the high cost and public inconvenience. Emergency road closures often happen with little to no notice, which limits communication and signage. The team fully acknowledged the high level of disruption in Duddery Hill and the impact to the public, the repeat nature of the works and the delays in clearing up and reinstating sites after works. They also acknowledged that incomplete or inactive sites are frustrating to the public.

MP spoke about future planning and investment. Water companies operate on 5-year investment cycles and Duddery Hill has been flagged for potential future investment due to repeated failures. A proposal has been submitted to fully replace 700m of water main in Duddery Hill (estimated cost: £200k–£250k) and that approval is pending, but no timeline is confirmed.

Anglian Water's emergency works lack the 3-month notice that planned works receive. They are working on improving communication, signage, and site management (including quicker reinstatement). They are aiming to give better advance warning of disruptions where possible. Recent issues in Duddery Hill stem from unpredictable, emergency repairs, rather than poor planning. The high frequency of bursts this summer were due to weather and aging infrastructure. The investment case has been made to fully replace the failing main and the team are committed to improving communication, safety compliance, and site reinstatement.

Questions and Answer session

Members questioned why water pipes are laid under roads, rather than under pavements or footpaths because roads face more stress due to heavier vehicles and vibrations, which could damage pipes.?

MP: Historically, mains were placed under roads over 100 years ago. Where possible, they now try to route new pipes under footpaths for easier maintenance, however, footways are often too congested with existing utilities.

Is investment in water quality reducing spending on infrastructure?

MP: Different budgets exist for different purposes (e.g., treatment vs. supply). Spending is based on five-year business plans and must balance regulatory needs and customer bill impacts.

Road closures and poor signage for emergency closures are causing confusion and affect businesses and bus routes. Signs often don't indicate the exact location of closures.

MP acknowledged this issue and agreed better signage (e.g., "600m ahead") is needed.

Councillors have noticed that there are long delays between repairs and the road reopening, sometimes with the site left empty for days.

MP This is largely due to resource limitations and scheduling of reinstatement teams, especially during busy periods. Anglian Water admits this is a key area needing improvement.

Pipe Replacement Methods, Ongoing Issues & Repair Costs;

- Duddery Hill has seen 11 major repairs in the last year and ongoing issues over the last decade.
- Each repair can cost £4,000–£5,000, adding up to £50,000–£60,000 annually for that location alone.
- Original iron pipes still exist there and are old and prone to failure, depending on the situation new plastic pipes are inserted into old ones, on other occasions directional drilling or full excavation is required. Plastic pipes are welded (not push-fit) to withstand ground movement and prevent joint failures, although there are exceptions for example contaminated soil (e.g., near old petrol stations), plastic can't be used due to risk of hydrocarbon infiltration.
- Emergency repairs, however, still focus on speed over long-term upgrades.

Councillors pointed out that private leaks can be ongoing and unrepaired for weeks, wasting large volumes of water.

MP Legal constraints under the Water Industry Act require formal notice periods (up to 60 days) before Anglian Water can intervene on private property.

Anglian Water will collaborate with the Town Council (as they do with other parishes) to notify them early via email/phone. The Council can then relay updates to residents using social media or other channels.