

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday 20th October 2025 at 7.00pm

Present: Councillor P Hanlon (Chairman)
Councillor A Brown (Vice Chairman)
Councillor Q Cox
Councillor D Smith

Apologies: Councillor A Luccarini
Councillor M Martin

In Attendance: Colin Poole, Town Clerk
Vicky Phillips, Deputy Town Clerk
Councillor J Burns

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

/189 The above apologies were noted.

P25 Declarations of Interest and requests for Dispensation

/190 None.

P25 Minutes of the Meeting 6th October 2025

/191 It was proposed by Councillor Q Cox seconded by Councillor D Smith, that the minutes of the meeting held 6th October 2025 were approved as a true record by show of hands.

RESOLVED

P25 Matters Arising from the Minutes

/192 P25/181 – Amendment to the minutes to make it clear that the proposal was for Larry Kiernan Close.

P25 Great Wilsey Park A3 and A5 – Response to Town Council's Objections

/193 Councillor Brown expressed his dismay regarding the Section 106 agreement and the promises made at the outline stage of the application which, further down the line, cannot be met, although this is not always the fault of the developer. Further discussion took place and members agreed with Councillor Brown that realistic goals should be set from the outset, particularly in relation to health provision and public transport.

It was also noted that information in the travel plan, a living document, regarding walking times from the site to the town centre was misleading. Following Councillor

Brown's conversation with Paul Mew Associates, the Clerk will write to them to request that they adjust the point from which walking distances are measured to Aldi, as the current measurements are taken from the southern edge of the site rather than the centre, which could add at least ten minutes to the journey time.

Dep Clerk

Members considered Bidwell's response item by item, (Appendix ii)

P25 /194 For members of the public to speak on Planning Matters other than applications before the Committee

None

P25 /195 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached appendix i)

None.

P25 /196 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 /197 To consider Street Trading Licences

None.

P25 /198 Matters to report

None.

P25 /199 Date of next Meeting

The next meeting of the Planning Committee will be held on Monday 3rd November 2025

P25 /200 Closure

The meeting was closed at 8.22pm.

Signed
Chairman

Date.....

Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
30/09/2025 Expires 21/10/2025	1	DC/25/0962/FUL	Re-Consultation - 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) Mr P Patel	The Vixen, Millfields Way	
Councillor Burns updated the Committee on his discussions with Planning Officers regarding the ownership of the steps, parking, and bins. Further discussion took place, during which members expressed concerns about the opening times of the units and the perception that the site appears overdeveloped. Following this, it was proposed by Councillor Cox and seconded by Councillor Brown that a NEUTRAL response be submitted, with the comment that the Town Council is in favour of development of the site, however, it wishes to emphasise the importance of achieving a high standard of design and build quality throughout the project. RESOLVED					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION

Appendix (ii)

DC/25/1099/RM, for Parcels A3 and A5 at Great Wilsey Park.

TOPIC	TC COMMENT	APPLICANT RESPONSE	HTC UPDATED COMMENT
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.	Bin Collection will occur from the adopted highway only. The majority of properties will have kerbside collection. There are a few instances where properties are accessed off a private drive. These properties are served by a bin collection point located on the edge of the adopted highway. This is illustrated on the Refuse Strategy Plans which show the collection distances across both parcels and the locations of the bin collection points. Building Regulations set a maximum distance of 30m for residents to move bins to collection points, which is not exceeded on either Parcel. The Council also offer a service to those who are unable to present their bins to the necessary location https://www.westsuffolk.gov.uk/bins/assisted-bin-collections.cfm	The Town Council acknowledges that the proposed arrangements meet the current Building Regulations, however, the Council considers that meeting the minimum standard should not be the sole objective. Wherever possible, the development should seek to exceed minimum requirements in order to enhance accessibility and convenience for all residents. The Council would also encourage the promotion of West Suffolk Council's assisted collection service for residents who are unable to present their bins to the collection point. Proposed Councillor Cox, seconded Councillor Smith RESOLVED.

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.	An audit was undertaken prior to the submission of the application to reduce the level of triple parking to only necessary locations. These properties are accessed from a private drive rather than directly from the Secondary Street to the south. There will be no impact to the highway in this location. This approach has been accepted previously on Parcels A1, A2 and A8, where triple parking was included in only necessary locations.	The Town Council's OBJECTION remains. Proposed Councillor Cox, seconded Councillor Smith RESOLVED.
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.	The mix has been discussed at length through pre-application discussions with both the Case Officer and the Housing Officer and has been established to address the need identified by the officers. Should Bungalow provision be in demand, this can be considered on future phases.	The Town Council acknowledges that the proposed housing mix has been developed through pre-application discussions with the Case Officer and Housing Officer, however, the Council would still like to see a greater provision of bungalows within the development to better meet the needs of older residents and those with limited mobility. The Deputy Clerk to ask the Planning Officer what the basis was on which the current mix has been determined by the officers? Proposed Councillor Cox, seconded Councillor Brown RESOLVED.

Sustainability and Infrastructure Concerns	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.	The application has been brought forward in line with the approved Outline Parameter Plans and approved layout plans for Parcels A1, A2 and A8, which set out the road hierarchy. Future discussions with bus service providers will dictate where the service will be provided. A variety of accessible paths are provided through both Parcels to connect to the remainder of the site and beyond, ensuring safe and suitable access to public transport for all users.	Until there is a clear plan provided, the Town Council's OBJECTIONS still stand Proposed Councillor Cox, seconded Councillor Brown RESOLVED
	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.	The application is being brought forward pursuant to the Outline Consent where strategic issues such as healthcare were considered. Land was safeguarded in Parcel D1, Local Centre, for healthcare if the NHS sought a new building. It is understood, through discussions with the Case Officer, that the healthcare provision has been explored recently as part of the Local Centre application, where the NHS confirmed it does not wish to build new provision on the site. Redrow will instead be making a financial contribution towards expanding existing Healthcare provision in the local area, as set out in the signed s106 agreement that forms part of the outline consent.	NEUTRAL There needs to be long-term planning between Planning Officers and healthcare providers. Proposed Councillor Cox, seconded Councillor Smith RESOLVED.

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	This is beyond the scope of this application and is not due to be delivered by the applicant (Redrow Homes).	No further comment.
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