



Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE

Held at Haverhill Arts Centre on Monday 12th January 2026 at 7.00pm

Present: Councillor T Brown (Vice Chairman)

Mayor Q Cox

Councillor A Luccarini

Councillor D Smith

Apologies: Councillor P Hanlon (Chairman)

Councillor M Martin

In Attendance: Colin Poole, Town Clerk

Vicky Phillips, Deputy Town Clerk

Councillor J Burns

Stephen Lee, Senior Design & Planning Project Manager, Bloor Homes

James Bailey, MRTPI, James Bailey Planning Ltd

Harriet Wooler, MRTPI, Woods Hardwick

Chris Gatland, Head of Planning, Redrow Homes

There were 2 members of the public present:

Welcome:

Councillor T Brown welcomed everyone to the meeting and advised that the meeting was being recorded.

P26 Apologies for Absence

/001 The above apologies were noted.

P26 Declarations of Interest and requests for Dispensation

/002 None

P26 Minutes of the Meeting 15th December 2025

/003 It was proposed by Councillor Q Cox seconded by Councillor D Smith, that the minutes of the meeting held 15th December 2025 were approved as a true record by show of hands.

RESOLVED

P26 Matters Arising from the Minutes

/004 P25/227; Dilapidated Buildings in Haverhill

CP circulated a response from Mike Pursehouse and will arrange to meet with him. JB explained that he was not happy with the idea of the Fox Public House site potentially being brought forward for housing and that the site was always intended to provide facilities for the local area. JB is also still working on proving that West Suffolk Council owns Sturmer Arches, rather than National Highways as stated.

P26 Great Wilsey Park, Parcels A9, A14, A15, B2 and E2

/005 James Bailey and Stephen Lee gave an update to members on the latest planning applications that have been submitted for these parcels and explained that there are two applications submitted for the site. In summary, there are a total 345 units, with 33% affordable housing. There is a provision of M41, M42 and M43, with a split of 91 rental and 23 shared ownership. Concern was raised by members over the siting of the affordable housing and bungalows, which some members felt was clumped in one place. SL and JB explained that the affordable housing was split over both parcels and the average density complies with what has been agreed, but a particular corner of the site seemed denser.

There is an area that juts out due to the drainage strategy and basin that straddles the border, therefore there is a joint application with Hallam.

The area of land for the school site has been transferred to Suffolk County Council and in the southeast of the site. Members again requested that a drop off area be designed into the school site, with forethought being given to accommodate that.

An additional, secondary route has been designed in for emergency access.

A footpath that connects all the way along the site has been designed to give priority to pedestrians

It was confirmed that the allotments would have a water supply.

Concern was raised over the delivery of the Country Park. A member of public explained that at outline planning stage, Hallum Land Management plan was to be in three phases and that the country park was to be laid out as early on as possible so that the trees and infrastructure could mature before occupation of the units in phase three.

SL and JB explained that the delivery of the country park was not part of their responsibility and that they are tied into a land deal and that there would be a trigger point outlined in the Section 106. The quantity of units has not yet reached the delivery stage for the country park, which as stated in the Section 106 agreement is the 1500th plot. CG advised that the residual landowners have not disposed of enough land yet to deliver the quantity of housing that would reach that trigger. It was advised that a conversation could be set up between the Town Council and Pelly Trust.

P26 Woods Hardwick, Great Wilsey Park, DC/25/1009/RM

/006 HW and CG gave a short presentation on the latest developments and showed the committee some recent images taken of the site. Both roundabouts have been built, with some landscaping to be completed before they are finished. Two forks of road have been built on the boundary where Redrow and Bloor are going to tie into. 180 blocks with 19 affordable units have been finished and are now occupied. The Eastern side of the parcel is being constructed by Barret Redrow plc. 84 plots are being built as of today and another 25 by June.

HW and CG then discussed the objections that the Town Council had submitted on DC/25/1009/RM;

Waste

A new road typology has been created which loops around the east of the parcel, this is intended to be adoptable standard and is the typology of a private drive. Refuse vehicles can go around this lane and the road will be

adopted by Suffolk County Highways. Therefore, the drag distances which were identified by the Town Council have been looked at and with the new road this will leave eight properties which will require a longer drag distance, but will still be within parameters.

Parking

The triple parking has been removed, by repurposed the visitor spaces to the front of the area.

Connectivity

Whilst at this stage they were not able to confirm where bus stops would be or when a bus provision would be provided, they have factored the ability to provide a bus route into the design of the primary street.

Bungalows

After discussions with the housing officer, Redrow have committed to provide bungalows in future phases.

It was proposed by Councillor Cox and seconded by Councillor Brown that the Town Council's objections be removed and a neutral be submitted.

RESOLVED

P26 Street naming for new development off Anne Sucklings Lane

/007 It was proposed by Councillor Cox, seconded by Councillor Smith that there were no objections to the proposed street names.

RESOLVED

P26 Haverhill Service Station

/008 Members to note update circulated prior to the meeting

Noted

P26 Derelict buildings in Haverhill

/009 To note update circulated prior to the meeting

Noted.

P26 For members of the public to speak on Planning Matters other than applications before the Committee

Mr Pinnock reiterated the conversation that had taken place earlier on in the meeting regarding the Country Park, and that those who are responsible for the development work together on ensuring the Country Park is delivered.

The Clerk to speak to Councillor Burns as to the best way to approach talking to Hallam Land Management.

VP/JB

P26 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached appendix i)

None.

P26 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).

P26 To consider Street Trading Licences

None.

P26 Matters to report

/014 Councillor Smith reported that pedestrian only street signs at Quakers Lane had been installed, which he didn't think was correct. Councillor Burns

explained that these were part of the signage that had disappeared in Covid and were being gradually being replaced, but not all were in the correct position. Councillor Mason was dealing with this.

Councillor Smith reported ask if there had been any feedback on the naming of the St John site, the Clerk confirmed that we had not received any.

Councillor Brown reported that the Vixen Public House application was going to delegation panel tomorrow (13th January 26).

P26 Date of next Meeting

/015 The next meeting of the Planning Committee will be held on 2nd February 2026.

P26 Closure

/016 The meeting was closed at 9.00pm.

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
18/12/2025 Expires 20/01/2025	1	DC/25/1990/RM	<p>a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable; b. including application to partially discharge conditions 4; 6; 7; 8; 9; 15; 28; 30; 37; 38; and 44.</p> <p>Mr Alex Clark, Bloor Homes & Hallam Land Management Limited</p>	Land NE Haverhill, English Way	NEUTRAL Officers to check that criteria for the delivery of the Country Park is being adhered to Proposed Councillor Cox, seconded Councillor Luccarini RESOLVED
19/12/2025 Expires 21/01/2026	2	DC/25/2003/VAR	Variation of condition 23 of DC/15/2151/OUT to allow for attenuation features to be installed prior to junction improvements for outline application (means of access to be considered) - residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure.	Land NE Haverhill, English Way	NETURAL Proposed Councillor Smith, seconded Councillor Cox RESOLVED

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			Hallam Land and Bloor Homes Limited,		
19/12/2025 Expires 21/01/2026	3	DC/25/1988/RM	<p>a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 95 dwellings (including 42 affordable) (parcel A9); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable and b. including application to partially discharge conditions 4, 6, 7, 8, 9, 15, 28, 30, 37, 38 and 44 of DC/15/2151/OUT</p> <p>Mr Alex Clark, Bloor Homes</p>	Parcel A9, Land North of Haverhill	As above (taken with item 1)
24/12/2025 Expires 17/01/25026	4	DC/25/2015/FUL	<p>Change of use from night club, bar. Coffee bar (sui generis) to retail unit (class E)</p> <p>Glasswells Ltd</p>	2-3 Jubilee Walk	NEUTRAL Proposed Councillor Cox, seconded Councillor Smith RESOLVED

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION