

# Haverhill Town Council

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

### PLANNING COMMITTEE



HAVERHILL  
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday, 02 February 2026 at 7.00pm

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

**Apologies:** Mayor Q Cox  
Colin Poole, Town Clerk

**In Attendance:** Vicky Phillips, Deputy Town Clerk  
Councillor J Burns  
Chris Gatland, Head of Planning, Redrow Homes  
Charlotte Tate, Bidwells  
Steve Lloyds, Pegasus Group

There were 3 members of the public present:

#### **Welcome:**

Councillor P Hanlon welcomed everyone to the meeting and advised that the meeting was being recorded.

#### **P26 Apologies for Absence**

**/017** The above apologies were noted.

#### **P26 Declarations of Interest and requests for Dispensation**

**/018** Councillors P Hanlon, T Brown, A Luccarini and D Smith declared an other-registerable interest in item P26/023 being West Suffolk District Councillors. A Dispensation was given to allow those members to take part in the discussion and any subsequent vote, as otherwise the meeting would not be quorate.

Proposed Councillor A Luccarini, seconded Councillor T Brown.

**RESOLVED**

#### **P26 Great Wilsey Park, Parcels A7 Presentation - Appendix (ii)**

**/019** Chris Gatland, Head of Planning, Redrow Homes, Charlotte Tate, Bidwells and Steve Lloyds, Pegasus Group

A presentation was shown to members on Parcel A7.

#### **P26 Minutes of the Meeting 12<sup>th</sup> January 2026**

**/020** It was proposed by Councillor T Brown seconded by Councillor D Smith, that the minutes of the meeting held 12<sup>th</sup> January 2026 were approved as a true record by show of hands.

**RESOLVED**

- P26** **Matters Arising from the Minutes**  
**/021** P26/010 – in progress
- P26** **NPPF Consultation**  
**/022** Members noted the consultation but did not wish to submit comments.
- P26** **West Suffolk Planning Policy Consultations**  
**/023** Members noted the consultation but did not wish to submit comments.
- P26** **For members of the public to speak on Planning Matters other than applications before the Committee**  
**/024** None.
- P26** **Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached appendix i)**  
**/025** None.
- P26** **Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)**  
**/026** Applications determined by the Committee are shown on List B attached to the Minutes, see Appendix (i).  
Two members of the public spoke in relation to application DC/26/0002/FUL. They are owners of a local business in Queen Street and expressed concerns about the potential negative impact of the proposed modular retail pod on their business. They explained that the retail pod would offer the same service as their town centre premises and could result in a reduction in footfall in the High Street and Queen Street, with consequential impacts on other local businesses.
- P26** **To consider Street Trading Licences**  
**/027** See attached.  
The Clerk to contact the Licensing Officer for clarity on whether the applicant will be selling alcohol.
- P26** **Matters to report**  
**/028** Councillor J Burns reported that there was no further update on the ex-Vixen Pub development, West Suffolk District Councillors will chase the District Council on a timeframe for works to be carried out on the car park.
- P26** **Date of next Meeting**  
**/015** The next meeting of the Planning Committee will be held on Monday, 16 February 2026.
- P26** **Closure**  
**/016** The meeting was closed at 8.14pm.

Deputy Clerk

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
14/01/2026 Expires 04/02/2026	1	DC/26/0047/TPO	TPO 002(1974) Tree Preservation Order – six alder (marked T3-T8 on plan and within G1 on order) sever ivy to 1.5 metres, one cherry (marked T11 on plan and within G1 on order) sever ivy to 1.5metres and remove lower branches by 0.5 metres over street furniture, one alder (marked T13 on plan and within G1 on order) crown lift to 2.5 metres above ground level	Tesco Storage Yard, Reeds Lane	<b>NEUTRAL</b> Proposed Councillor D Smith, seconded Councillor M Martin <b>RESOLVED</b>
16/01/2026 Expires 06/02/2026	2	DC/26/0003/ADV	Application for advertisement consent – a. three externally illuminated fascia signs b. four external non illuminated graphic signs  Mr Ben Train, Tesco plc	Tesco Stores Ltd, Cangle Road	

**OBJECT**

The proposed advertisements would promote a retail service already available within the town centre. By encouraging diversion of customers from High Street businesses, the signage would exacerbate the potential negative effect on the vitality and viability of the town centre. This is particularly concerning given the need to support and retain existing town centre businesses and would conflict with the conditions imposed on the original Tesco application.

Proposed Councillor A Luccarini, seconded Councillor T Brown

**RESOLVED**

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		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
16/01/2026 Expires 06/02/2026	<b>3</b>	DC/26/0002/FUL	Single storey modular retail pod  Mr Ben Train, Tesco plc	Tesco Stores Ltd, Cangle Road	
<p><b>OBJECT:</b> Members raised concerns over the potential impact of the proposed modular retail pod on the vitality and viability of the town centre. The proposal would introduce a retail unit offering services that are already provided by an established business located nearby in Queen Street. The Council considers that this is likely to result in a diversion of footfall away from the town centre, with a consequential negative effect on existing local businesses and the wider town centre economy. The Town Council also notes that the original planning permission for the Tesco store includes conditions which specifically seek to “not prejudice the vitality of Haverhill Town Centre” (Condition 12 of the Decision Notice dated 12 January 2015 for DC/14/1752/VAR). The Council considers that these conditions remain relevant today and are, if anything, more important given the need to retain existing town centre businesses. Allowing a modular retail pod offering comparable services to those provided in the town centre would, in the Council’s view, undermine the intent and effectiveness of these conditions. Furthermore, concern was raised over the loss of mother and baby parking spaces in Tesco car park. Proposed Councillor A Luccarini, seconded Councillor M Martin</p> <p><b>RESOLVED</b></p>					

### List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
Expires 6 <sup>th</sup> February 2026	<b>1</b>	NEW Premises Licence	Proposed Licensable Activities: to Include On/Off Sales of Alcohol Late Refreshments (in/outdoors) Sunday to Thursday 23:00 – 0:00 Friday to Saturday 23:00 – 02:00	Papillon Grill & Pizza 54 High Street	No objection to late night sales but will need clarification on sale of alcohol.  Proposed Councillor A Luccarini, seconded Councillor M Martin <b>RESOLVED</b>

## **Appendix (ii) – Presentation on Parcel A7, Great Wilsey**

SL outlined to members where parcel A7 sat in the development and showed some pictures taken by drone of the site. SL explained that the outline permission was granted for 2,500 dwellings, which included two primary schools, two local centres, commercial and employment uses, open space and associated infrastructure. Redrow acquired eight parcels and to date have completed 62 dwellings in parcel A1, 173 in A2 and A8 264.

HT went on to explain that the allotment is located in parcel E1 which is a 0.6-hectare plot, with another allotment plot to the east, which will fall under Condition 19 to be delivered before 600 residential dwellings are delivered on site. It was confirmed that there is a metered water supply to the allotment, with 3 standpipes and there is an expectation that this will be managed by the management company.

The emerging parcel A7 has been designed with outward facing perimeter blocks, which provides natural surveillance. The current proposal comprises 147 dwellings, comprising of 34 affordable housing units, 23% inline with the outline permission. There is a range of one bed through to four bedroom properties in the form of detached, semi detached and terrace. Building heights proposed are predominantly two story, with the occasion two and a half story. Four single storey dwellings are proposed. There is a cohesive approach to the character of the properties.

A question and answer session followed the presentation, CT, HT and SL confirmed that dropped kerbs will be provided on site and would adhere to Highways standards. They also outline the mix of affordable homes, rented and shared ownership properties.

CG will report back on the deliver of the traffic lights on Chalkstone Way.