

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday, 20 July 2026 at 7.00pm

Present: Councillor P Hanlon (Chairman)
Councillor A Brown (Vice Chairman)
Councillor A Luccarini
Councillor M Martin

Apologies: Councillor Q Cox
Councillor D Smith
Mayor L Miller-Jones
Colin Poole, Town Clerk

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

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.

P26 Apologies for Absence

/113 The above apologies were noted.

P26 Declarations of Interest and requests for Dispensation

/114 None.

Councillor J Burns commented that his business neighbours the application under discussion in item P26/120 Item 2.
Noted.

P26 Minutes of the Meeting 7th July 2026

/115 It was proposed by Councillor A Brown and seconded by Councillor A Luccarini, that the minutes of the meeting held 7th July 2026 were approved as a true record by show of hands.

RESOLVED

P26 Matters Arising from the Minutes

/116 P278: The Old Gas Works; Councillor T Brown had circulated a video to members show how quickly a wheelie bin could catch fire, which emphasised the danger of storing them at the site.

P26 Matters Arising from the Minutes

/117 None

Action

P26 /118 For members of the public to speak on Planning Matters other than applications before the Committee

None.

P26 /119 Planning Applications determined by the Clerk and Chair under Delegated Powers (List A attached appendix i)

None.

P26 /120 Planning Applications currently before West Suffolk District Council and received by publication of agenda (List B attached)

P26 To consider Street Trading Licences

/121 None.

P26 Matters to report

/122 Councillor J Reported that the application for Weavers Business Centre at Hamlet Road has been refused and will now go to appeal.

P26 Date of next Meeting

/123 The next meeting of the Planning Committee will be held on Monday, 10 August 2026.

P26 Closure

/124 The meeting was closed at 7.25pm.

Signed
Chairman

Date.....

Appendix (i)

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
03/07/20263 Expires 24/07/2026	1	DC/26/0986/HH	Single storey rear extension (removal of conservatory)	9 Fryth Close	NEUTRAL Proposed Councillor M Martin, seconded Councillor T Brown RESOLVED
06/07/2026 Expires 27/07/2026	2	DC/26/0978/VAR	Variation of condition 2 of DC/23/1702/FUL to allow for use of amended plans for one commercial building for self-storage (class B8) with associated vehicular and cycle parking and landscaping (following demolition of existing building) Cinch Self Storage	Arriva Vauxhall, Duddery Hill	

OBJECT:

1. Character and appearance of the area

The proposed 2.4-metre-high perimeter security fence would form a dominant and visually intrusive feature around the site. The application occupies a prominent gateway location on Duddery Hill, visible from the adjoining roundabout and surrounding roads. The introduction of extensive high-security fencing would create an overly defensive appearance that is out of keeping with the character of the area and would detract from this important entrance into Haverhill. Furthermore, the Council considers that the submitted amended plans do not adequately demonstrate the visual impact of the fencing within the wider street scene, as updated elevations and contextual views have not been provided.

2. Impact on neighbouring amenity

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
The proposed fencing would have an overbearing impact on neighbouring occupiers, including nearby businesses and residential properties opposite and adjacent to the site. Given its height and continuous nature around the site boundary, the fencing would create an oppressive boundary treatment, adversely affecting the outlook and amenity enjoyed by neighbouring properties. 3. Highway safety concerns The Council notes that Suffolk County Council Highways has not provided unconditional support and has advised that: <i>"Any gates... shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway. This should be demonstrated prior to any formal recommendation being made."</i> The Council shares these concerns. The submitted drawings do not clearly demonstrate that the entrance gates are positioned sufficiently within the site to allow vehicles to wait clear of the public highway while the gates are operated. Without this information, there remains potential for vehicles to queue on Duddery Hill, affecting the safe and efficient operation of the highway. Given the site's location adjacent to a busy roundabout and on one of the principal routes into Haverhill, the Council considers that the safe operation of the access arrangements has not been satisfactorily demonstrated. 4. Public Rights of Way The Council also notes the comments from Suffolk County Council's Public Rights of Way team that Haverhill Footpaths 015 and 016 have not been identified on the submitted plans. The PROW officer has advised that: • the public rights of way must be shown on all relevant plans; • any fencing must be set back by a minimum of 0.5 metres from the public rights of way; • gates must not open onto the public rights of way; and • the routes must remain open, unobstructed and safe at all times. The Council is concerned that these matters have not been adequately addressed within the submitted application, leaving uncertainty over the relationship between the proposed fencing, gates and the existing public rights of way. The Town Council therefore considers that the proposal would introduce a visually intrusive and overbearing form of development that would harm the character and appearance of this prominent gateway site and adversely affect neighbouring amenity. Furthermore, the application has not adequately demonstrated that the revised access arrangements can operate safely or that the relationship between the proposed fencing and the existing public rights of way has been satisfactorily resolved. Additionally, members were concerned that the perimeter fencing forms a significant element of the development and considers that it would have been preferable for it to have been assessed as part of the original application. Also, concern was raised that the submitted plans do not clearly demonstrate how emergency access to adjoining properties will be maintained following the installation of the proposed perimeter fencing and requests that the Local Planning Authority satisfies itself that appropriate access arrangements are secured.					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				