

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Tuesday, 01 September 2026 at 7.00pm

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

Apologies: Councillor Q Cox
Mayor L Miller-Jones

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

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.

P26 Apologies for Absence

/136 The above apologies were noted.

P26 Declarations of Interest and requests for Dispensation

/137 Councillors P Hanlon, T Brown, A Luccarini and D Smith declared an other-registerable interest in item P26/143 Items 3 and 4 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 D Smith

RESOLVED

P26 Minutes of the Meeting 10th August 2026

/138 It was proposed by Councillor T Brown and seconded by Councillor D Smith, that the minutes of the meeting held 10th August 2026 were approved as a true record by show of hands.

RESOLVED

P26 Matters Arising from the Minutes

/139 P26/133: Fox Public House; Councillor P Hanlon circulated a response from Head of Planning at West Suffolk, but is still waiting on a further update

P26/133: Update on consent for advertisement signs on Roundabouts; the Deputy Clerk circulated a response from the Principal Enforcement Officer at

Action

West Suffolk Council, who will chase for an answer. Any further updates will be circulated.

P26/133: Road Closures; the Town Clerk to raise with Suffolk County Council

Town Clerk

P26 /140 For members of the public to speak on Planning Matters other than applications before the Committee

A member of the public raised his concerns on advertisements boards on roundabouts, which he thought were distracting for motorists. Councillor T Brown explained that the Town Council had raised this with West Suffolk Council.

P26/ 141 Grange Farm, SAVE Campaign

Members discussed the proposed development.

It was proposed by Councillor T Brown and seconded by Councillor M Martin that the Town Council submit an objection (attached appendix ii).

RESOLVED

P26 /142 Planning Applications determined by the Clerk and Chair under Delegated Powers (Appendix i, List A attached)

None.

P26 /143 Planning Applications currently before West Suffolk District Council and received by publication of agenda - (Appendix i, List B attached)

P26 /144 To consider Street Trading Licences - (Appendix i, List C attached)

- i) To consider response from Mike Purshouse email circulated prior to the meeting.

Members consider the response.

- The Town Council remains concerned that the current fee structure creates a disproportionate financial barrier for micro and small businesses.
- A flat annual fee may be unfair where businesses vary significantly in size and trading activity.
- Smaller businesses may need lower barriers to entry to establish and grow.
- The Council would like the Street Trading Licence policy and fee structure reviewed, with greater consideration given to micro and small businesses.
- The Council supports a more proportionate and flexible approach to licensing fees.
- Licensing should support small independent businesses and help create a more pro-business environment.

It was proposed by Councillor T Brown and seconded by Councillor D Smith that the Clerk put together a response from the discussion that took place raising the above points.

RESOLVED

- ii) List C – attached with agenda
None.

Town Clerk

P26 /145 Matters to report

- Councillor M Martin reported the brick wall outside the Chinese Restaurant in Mill Road was in a state of disrepair and was concerned as bricks were in the road and that this was in a conservation area. She had approached them to raise this issue but had not got any answer.

The Town Council to write to the Conservation Officer to enquire if there are any powers that the District Council hold to take action in a Conservation Area.

**Deputy
Clerk**

- Councillor T Brown reported on the fire at the Widdington site and that he has raised with West Suffolk Council that he tried contacting Environmental Health out of hours, but could not get hold of anyone.

P26 Date of next Meeting

/146 The next meeting of the Planning Committee will be held on Monday, 21 September 2026.

P26 Closure

/147 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
	1				

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
10/08/2026 Expires 01/09/2026	1	DC/26/1135/FUL	a. 1.8 close boarded timber fencing to site boundaries b. 2.4 metre high fencing fronting adjoining roads c. storage container for storage of sports equipment d. refuse bin enclosure	Building 22, 16 Piperell Way	NEUTRAL Proposed by Councillor M Martin, seconded by Councillor T Brown RESOLVED
17/08/2026 Expires 08/09/2026	2	DC/26/1206/HH	a. single storey front extension b. conversion of garage to habitable space including replacing garage door with window and raising the roof height	25 Weddell Road	NEUTRAL Proposed by Councillor A Luccarini, seconded by Councillor D Smith RESOLVED
18/08/2026 Expires 09/09/2026	3	DC/26/1079/ADV	Three non-illuminated wayfinding totems and five non illuminated signposts West Suffolk Council	Sites across Haverhill Town Centre	The Town Council SUPPORT these applications. Members request that West Suffolk Council liaise with the Town Council on the final positioning of the totems and signposts. Proposed by Councillor D Smith, seconded by Councillor M Martin RESOLVED

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
18/08/2026 Expires 09/09/2026	4	DC/26/1078/FUL	Three non-illuminated wayfinding totems and five non illuminated signposts West Suffolk Council	Sites across Haverhill Town Centre	
25/08/2026 Expires 16/09/2026	5	DC/26/1251/ELEC	Application under the overhead lines (Exemption) (England and Wales) Regulations 2009 – Installation of a new permanent electric pole and overhead cable Sean Young, Redrow	Land NE Haverhill, English Way	NEUTRAL Proposed by Councillor D Smith and seconded by Councillor M Martin RESOLVED

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

Appendix ii)
Grange Farm Development, A1307.

Haverhill Town Council OBJECTS to the proposed residential development on the following grounds:

Impact on the A1307 and surrounding highway network

The Council has significant concerns regarding the additional traffic that would be generated by the proposed development and the cumulative impact this would have on the A1307. The A1307 is already heavily congested, particularly during morning and evening peak periods, and the section adjacent the site is a known congestion pinch point for traffic travelling towards Cambridge. The proposed development would add a substantial volume of additional traffic to an already pressured route, and whether the development accesses the A1307 via new roundabouts or traffic light controlled junctions, would make an already poor situation hugely worse. The Council is also concerned about the cumulative impact of this proposal alongside other major developments taking place along the A1307 corridor and in the wider area. The combined effect of these developments needs to be properly assessed rather than considering this application in isolation.

The scale of development being proposed is significant, and the Council is concerned that the existing highway infrastructure is not capable of accommodating the additional traffic without further worsening congestion and journey times.

Cumulative impact of development

The Council is concerned about the cumulative impact of the various developments planned along the corridor towards Cambridge. There has already been substantial housing development in the surrounding area, with further large-scale development proposed, such as the recently announced 10,000 homes on the Marshalls site, and the speculative Forest City proposal. The cumulative increase in population and associated vehicle movements will place additional pressure on the A1307, as well as existing services and infrastructure.

The Council considers that the cumulative effects of these developments should be fully understood and addressed before further significant residential development is approved.

Insufficient transport infrastructure

The proposal appears to place considerable reliance on walking, cycling and public transport as the primary means of access, with private car use expected to be discouraged. However, the Council questions whether the proposed transport infrastructure is realistic and sufficient to support a development of this scale. In particular, the proposed connection to the CSET 2 public transport corridor appears to involve a significant walk, including crossing a footbridge. Members do not consider this to represent a genuinely high-quality public transport connection, particularly for families with young children, older residents, people with mobility difficulties, or during poor weather.

If sustainable transport is genuinely intended to be the primary means of accessing the development, suitable public transport infrastructure should be provided within the development itself and located centrally so that it is readily accessible to residents.

Relying on the existing crossings over the A11 rather than create new links westward is unsustainable.

Scale and location of the development

The Council has concerns regarding the scale of the proposed development in relation to the existing settlements of Little Abington and Great Abington. The development would represent a very significant expansion in an area currently characterised by smaller villages. The Council considers that a development of this scale risks overwhelming and fundamentally altering the character and balance of the existing communities.

Development of this magnitude should be appropriately located and integrated with existing communities rather than creating an overwhelmingly large development which is disproportionate to the surrounding settlements.

The A1307 already severs the villages with poor pedestrian crossing facilities. To create true connectivity with the villages would mean yet more disruption to the A1307 traffic flow, meaning more misery for the residents who live near it, and significant risk from vehicle pollution, with cars being held stationary for extended amounts of time in queues.

Landscape, heritage and environmental impact

The Council is also concerned about the impact of the development on the landscape and wider environment. The ridge on which the development is proposed provides significant views across the surrounding countryside, including towards Ely Cathedral, and is considered to be an attractive and important landscape. The area also provides valuable natural habitat, with a range of bird and raptor species observed in the area. There are also important historic features in the vicinity, including the ancient earthwork known as Fleam Dyke and the Roman road to the north of the proposed development.

The Council considers that the impact of such a large development on this landscape and its historic setting requires particularly careful consideration.

Pressure on existing services and infrastructure

The Council is concerned that the scale of development will place further pressure on already stretched local infrastructure and services. Particular concern was raised regarding healthcare provision, including the existing pressure on Addenbrooke's Hospital and the wider healthcare infrastructure serving Cambridge. The ambulance response times for Haverhill are already one of the worst in the EEA operational area, caused directly by the delays at Addenbrookes and the traffic ambulances encounter responding from Addenbrookes to incidents in Haverhill. Traffic generated by this development will add yet more delay to ambulance response times.

The Council also considers that the provision of education needs to be properly addressed, including sufficient primary and secondary school places to serve the additional population. It is not sufficient to rely upon general promises of additional facilities; the necessary infrastructure must be planned, funded and delivered alongside the development.

The Council is also concerned about the relationship between the proposed development and the planned Cambridge South East Transport (CSET II) scheme. The CSET II proposals include a roundabout and bus infrastructure in the vicinity of the proposed development, and the Council questions whether the applicant has adequately considered how traffic generated by the development will interact with these proposals. There is particular concern that the additional traffic generated by the development could compete with buses using the CSET II infrastructure, potentially affecting the operation and effectiveness of the proposed public transport network.