

Haverhill Town Council

Minutes of a Meeting of Haverhill Town Council's

PLANNING COMMITTEE



HAVERHILL
TOWN COUNCIL

Held at Haverhill Arts Centre on Monday, 21 September 2026 at 7.30pm

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
Vicky Phillips, Deputy Town Clerk

In Attendance: Councillor J Burns
Councillor J Mason
Colin Poole, 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

/148 The above apologies were noted.

P26 Declarations of Interest and requests for Dispensation

/149 None.

P26 Minutes of the Meeting held Tuesday, 01 September 2026

/150 It was proposed by Councillor A Brown and seconded by Councillor M Martin, that the minutes of the meeting held Tuesday, 01 September 2026 were approved as a true record by show of hands.

RESOLVED

P26 Matters Arising from the Minutes

/151 P26/139: Road Closures; the Town Clerk to raise with Suffolk County Council
P26/144: The Clerk reported that he had sent an email regarding Street Trading Licences, but has not received a response.
P26/145: Deputy Clerk to write contact the Conservation Officer at West Suffolk District Council.

Action

Town Clerk

Deputy Clerk

P26 /152	<u>For members of the public to speak on Planning Matters other than applications before the Committee</u> A member of the public raised his concerns on weeds growing in the footpath outside 1 Coupals Road. The Clerk will ask the Community Wardens to investigate. Councillor J Burns advised that West Suffolk District Council had agreed to cut back the hanging fronds of the weeping willows obstructing the footway on Ehringshausen Way.	Clerk
P26 /153	<u>Planning Applications determined by the Clerk and Chair under Delegated Powers (Appendix i, List A attached)</u> None.	
P26 /154	<u>Planning Applications currently before West Suffolk District Council and received by publication of agenda - (Appendix i, List B attached)</u>	
P26 /155	<u>To consider Street Trading Licences - (Appendix i, List C attached)</u>	
P26 /156	<u>Matters to report</u> • Councillor M Martin reported that 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. • Councillor J Mason reported on the consultation on the proposed new school and community room for the Boyton Place estate, and that securing the community room was a positive development for the area. He raised concerns about parking and the lack of a suitable drop-off area, particularly the potential for congestion and disruption on the narrow surrounding roads during school drop-off and pick-up times. He encouraged Councillors and residents to look carefully at the proposed design, not only in terms of the school itself but also how it will fit within the wider community, including accessibility and traffic implications. Councillor Mason requested that the consultation be promoted through the Council's communication channels. • Councillor J Mason also reported ongoing concerns about the Persimmon development, particularly the standard of landscaping and the lack of progress in addressing issues raised. He noted problems including failed trees and shrubs, concerns around the new playgrounds and litter across the site. He expressed disappointment that residents are not receiving the standard they should expect and concern that issues are not being addressed with sufficient urgency. • Councillor D Smith reported that the Local Plan 'call for sites' responses will be published next week. There will be a workshop to discuss the sites. All responses are published; it does not mean they will be included in the final plan. • Councillor J Mason raised a question about the GCDC's proposals for South Cambridgeshire and the potential impact on the proposed guided busway. It was noted that this had been discussed at a previous Planning Committee meeting. The Clerk has been liaising with Cambridge regarding the need for the busway to be extended beyond	Deputy Clerk

the A11 and that the argument being the Grange Farm proposal makes the idea of terminating even more absurd. Members will attend a pre-inspection meeting in early October to raise this and other concerns. West Suffolk Council is also preparing a fuller response to the proposals now that further details are available.

P26 Date of next Meeting

/157 The next meeting of the Planning Committee will be held on Tuesday, 06 October 2026.

P26 Closure

/158 The meeting was closed at 8.36pm.

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
03/09/2026 Expires 24/09/2026	1	DC/26/1306/ADV	a. One internally illuminated hanging sign b. one internally illuminated fascia sign Specsavers Optical Stores UK	Specsavers, 8 The Chantry Centre	NEUTRAL Proposed Cllr A Luccarini Seconded Cllr D Smith RESOLVED
09/09/2026 Expires 23/09/2026	2	DC/26/1251/ELEC	RE-CONSULTATION Application under the overhead lines (Exemption) (England and Wales) Regulations 2009 – installation of a new permanent electric pole and underground cable. Sean Young, Redrow	Land NE Haverhill, English Way	HOLDING OBJECTION until clarity is provided as to the permanent impact this proposal might have on the two footpaths identified by PROW. Proposed Cllr A Luccarini Seconded Cllr P Hanlon RESOLVED
10/09/2026 Expires 01/10/2026	3	DC/26/1223/FUL	a. replacement two storey front extension b. additional five units (following demolition of existing site buildings) Mr T Rudgley, Michael Sale Architectural Surveyors Ltd	Asco House, Helions Bumpstead Road	NEUTRAL Proposed Cllr A Brown Seconded Cllr D Smith RESOLVED

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
10/09/2026 Expires 01/10/2026	4	DC/26/1316/VAR	Variation of conditions 1, 3 and 5 of DC/22/1398/RM to enable use of amended plans and amend condition wording for the means of appearance, landscaping, layout and scale for the construction of residential development of 30 dwellings, associated garages, ancillary development, public open space and landscaping Mr Sim Mann, Minster Property (Haverhill) Ltd	Development Land, Brickfields Drive	
OBJECT on the following grounds: 1 - Over-reliance on tandem parking which contributes to unnecessary on-road parking. The SCC Highways guidance on this is to discourage such parking arrangements. The applicant should endeavour to maximise the number of side-by side spaces. 2 - Housing Mix not specified. "100% Affordable housing" does not clarify the actual tenures intended and the town council wishes to see a good social mix of for-rent, shared ownership and other affordable tenures specified. Proposed Cllr A Brown, Seconded Cllr D Smith RESOLVED					

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
02/09/2026 Expires 30/09/2026	1	Variation	Licensable activities including off sales of alcohol	Queens Head, Queen Street	
Haverhill Town Council considered the application for the Queens Head. Whilst councillors welcome the reopening of the public house and commend the new owners for their enterprise, the Councillors OBJECT to the proposed times of operation, which are completely unrealistic. Apart from excessive noise night after night, there is a real risk of rowdy behaviour through permitting drinking until 3am disturbing the local community. The councillors had not seen the response from the police at the time of their meeting but their views are broadly in agreement with it. Councillors ask that the applicant agrees opening times that match other public houses, e.g. The Bull. Conditions should include requirements that windows and doors are kept shut when amplified music is being played, in order to prevent public nuisance through excessive noise. Proposed Cllr A Luccarini, Seconded Cllr M Martin RESOLVED					