

Consultee Comments for Planning Application

DC/22/2143/FUL

Application Summary

Application Number: DC/22/2143/FUL

Address: Land At Empire Yard Brook Service Yard Haverhill Suffolk

Proposal: Planning application - eight residential units

Case Officer: Charlotte Waugh

Consultee Details

Name: Mrs Vicky Phillips

Address: Haverhill Arts Centre, High Street, Haverhill, Suffolk CB9 8AR

Email: Not Available

On Behalf Of: Parish Council

Comments

OBJECT

Members of the Town Councils Planning working party were positive in principle about the site being developed, which would tidy up the area and members liked the design being set back from the road. However, the previously approved applications included small, start-up, affordable retail units and the Town Council are disappointed to see that there is no provision for these in this new application. The Town Centre Masterplan requires developments in this area to support the vitality of the High Street and there is high demand in Haverhill for small, starter units as all current affordable units are already filled.

Concern was raised over the sizes of rooms in units 5 and 7 which appear to be below the minimum standards for a two-storey dwelling. Unit 5 (for two persons) is 18sq m below minimum size standard and unit 7 (for 6 persons) is 12sq m below minimum size standards.

Concern was raised that the metal sheet roof in this design will be out of keeping in comparison with the slate roof of Barclays Bank, which is a Grade II Listed Building.

Lack of parking provision. The public car park opposite the site is a short stay car park, with no overnight parking.

Although there are less than 10 units, the Town Council request conditions are placed requiring a construction management plan be provided due to the constraints of the site, the area is small and the residential properties behind the proposal would be affected. Where would construction materials and vehicles be located during construction?