

Comments for Planning Application DC/25/0962/FUL

Application Summary

Application Number: DC/25/0962/FUL

Address: The Vixen Millfields Way Haverhill Suffolk CB9 0JB

Proposal: Planning application - change of use and construction of second floor extension to existing public house to create nine flats (class C3) and three commercial units (class E)

Case Officer: Amey Yuill

Customer Details

Name: Mr John Burns

Address: 10 Kingfisher Close Haverhill Suffolk CB9 0JW

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Parking issues
- Plan queries
- Residential Amenity

Comment:a) There will be only 9 parking spaces (no visitor) for what should be 15 minimum spaces. The adjacent WSC owned car park CANNOT be used as that is legally defined (covenant of 1972) that is only for use of the businesses, community centre and defunct Public House.

Already the case the existing businesses turnover has dropped 60% in the last 2 years ever since WSC CPE forced residents away from near their properties into this car park. At very least time limits (like Moreton Hall Community Centre) should be imposed.

b) The addition of a 2nd storey means the building will be higher than the adjacent shops/flats and probably as high as the residential properties on the north side of Millfields Way.

c) Concerns over lighting in flats (that face north) with no natural sunlight and mostly in constant shadow.

d) Concerns over possibility of a "convenience store" being included where there is a well-established convenience store less than 10m away.

e) Concerns over access to the bin store which is blocked by car parking spaces which themselves must not be removed.

f) Concerns over the car park facing business being left with a public entrance less than 1m from the fronts of cars in the car park.

g) Whilst not a planning consideration, no mention of fire prevention facilities in the proposed underground car park particularly in relation to car charging facilities and Lithium batteries.

h) Only 2 staff parking spaces allocated for 3 businesses.

i) No indication of how deliveries will be made particularly to the Square facing businesses.

- j) The steps leading from the car park are owned by the applicant but appear to have been ignored especially considering the 3 injuries sustained by pedestrians this year alone.
- k) The existing car park will remain in darkness at night meaning the business and access to the residential facilities will also have no lighting.
- l) As waste have asked twice now, there is no obvious way for waste to be collected because of vehicles in the car park