

HAVERHILL TOWN COUNCIL

PLANNING COMMITTEE



Dear Councillor,

You are hereby summoned to attend the meeting of Haverhill Town Council's Planning Committee Meeting to be held at Haverhill Arts Centre on Monday, 12 January 2026 commencing at 7.00pm for the purpose of transacting the following business:

CONSTITUTION:	Town Councillor:	P Hanlon (Chair) T Brown (Vice Chair) Mayor Q Cox A Luccarini M Martin D Smith
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THIS MEETING IS OPEN TO THE PRESS AND PUBLIC

TO ATTEND IN PERSON:

To Register: email vicky.phillips@haverhill-tc.gov.uk

YOUTUBE: The meeting may be live-streamed, if so, it will be on the following channel:
<https://youtube.com/live/ZBxjHcKYBK0?feature=share>

AGENDA

Welcome

- Apologies for Absence**
Please give any apologies to the office by 5.00pm on the day of the meeting.
- Declaration of interests and requests for Dispensations**
For members to declare any interests they may have on items on the agenda and agree any dispensations to stay.
 - Disclosable Pecuniary Interests
 - Other Registrable Interests
 - Non-Registrable Interests
- Minutes of the Previous Meeting**
To approve minutes of the meeting held 15th December 2025.
- Matters Arising from the Minutes**
To note actions taken or outstanding from the meeting held 15th December 2025.

HAVERHILL ARTS CENTRE, HIGH STREET, HAVERHILL, CB9 8AR

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5. **Great Wilsey Park, Parcels A9, A14, A15, B2 and E2**
James Bailey, James Bailey Planning Ltd, and Stephen Lee, Bloor Homes, to discuss submitted Reserved Matters application.
6. **Woods Hardwick, Great Wilsey Park, Haverhill – DC/25/1099/RM**
Harriet Wooler and Chris Gatland to discuss comments and concerns raised by the Town Council on the above application submitted by Redrow Homes. (Letter setting out latest position regarding parcel A3 and A5 circulated with agenda).
7. **Street naming for new development off Anne Sucklings Lane**
For members to discuss street names proposed by developer below (map circulated with agenda).
Gustofson
Brett
Mayes
Bigmore
Potters Drive Walk or Way
Rochford
Saker
Sellars
Gladden
Heather
8. **Haverhill Service Station**
For members to note update (circulated with agenda)
9. **Derelict buildings in Haverhill**
For members to note update (circulated with agenda)
10. **For Members of the Public to speak on Planning Matters other than applications before the Committee**
If you wish to speak, please make yourself known to the Clerk before the meeting commences.
11. **To Consider Planning Applications to West Suffolk Council**
The Chairman will invite members of the public who wish to address the Committee in relation to a planning application to speak ahead of the Committee considering each application in turn.
List A – approved by Chairman and Clerk under delegated powers
List B – attached with agenda
12. **To consider Street Trading Licences**
The Chairman will invite members of the public who wish to address the Committee in relation to a licence to speak ahead of the Committee considering each licence in turn.

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List C – attached with agenda

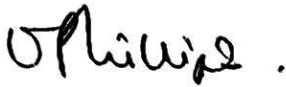
13. Matters to Report

To enable members to exchange any urgent planning matters.

14. Date of next Meeting

Monday, 02 February 2026

15. Closure



Vicky Phillips
Deputy Clerk

Date: Tuesday, 06 January 2026

Copies of this and other Council agendas, and minutes, and supporting reports, are available to download from the Council's website or on request from Haverhill Arts Centre

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Appendix (i)

List A – Approved by Chairman and Clerk under delegated powers

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
12/12/2025 Expires 08/01/2026	1	DC/25/1888/HH	Detached Annex Mr Sanal Kumar Ramachandran,	28 Mount Road	
<p>This response is being made under delegated powers. The council OBJECTS to this application. Key objections made by the Town Council for the previous application DC/24/1457/HH still stand:</p> <p>1- This latest proposal does not address concerns over parking amenity. The property appears to be an HMO rather than a family home, so whether or not the proposed occupant has use or need of a car is irrelevant. Parking space is at a premium in Mount Road and no additional burden can be considered.</p> <p>2- The bedroom appears not to meet even the minimum space standard for a single bedroom, rather than allowing additional room for care needs. The door openings appear to be unsuitable for wheelchairs. Circulation space is extremely tight. The 'bathroom' can only be a WC and its door opens inwards, which could be a risk in the event of a fall. The proposal does not meet Part M standards, making it an unsuitable space for an elderly person.</p> <p>3 - With such an additional space, does the property need to be licenced as an HMO? in which case, does the property as a whole require planning permission to be used as an HMO if this application is approved?</p>					
08/12/2025 Expires 09/01/2026	2	DC/25/1944/FUL	Single storey storage building	6 Manor Rod	NEUTRAL

List B – To be considered at the Committee Meeting

		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
18/12/2025 Expires 20/01/2025	1	DC/25/1990/RM	a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of	Land NE Haverhill, English Way	

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		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
			overhead HV cable; b. including application to partially discharge conditions 4; 6; 7; 8; 9; 15; 28; 30; 37; 38; and 44. Mr Alex Clark, Bloor Homes & Hallam Land Management Limited		
19/12/2025 Expires 21/01/2026	2	DC/25/2003/VAR	Variation of condition 23 of DC/15/2151/OUT to allow for attenuation features to be installed prior to junction improvements for outline application (means of access to be considered) - residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure. Hallam Land and Bloor Homes Limited,	Land NE Haverhill, English Way	
19/12/2025 Expires 21/01/2026	3	DC/25/1988/RM	a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 95 dwellings (including 42 affordable) (parcel A9); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable and b. including application to partially discharge conditions 4, 6, 7, 8, 9, 15, 28, 30, 37, 38 and 44 of DC/15/2151/OUT Mr Alex Clark, Bloor Homes	Parcel A9, Land North of Haverhill	

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		PLAN NO.	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
24/12/2025 Expires 17/01/25026	4	DC/25/2015/FUL	Change of use from night club, bar. Coffee bar (sui generis) to retail unit (class E) Glasswells Ltd	2-3 Jubilee Walk	

List C– To be considered at the Committee Meeting

		NEW / RENEWAL/ VARIATION	PROPOSAL	LOCATION	TOWN COUNCIL DECISION
	1				

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