

**ST EDMUNDSBURY BOROUGH COUNCIL**

**HAVERHILL AREA WORKING PARTY**

**Minutes of a meeting held on Thursday 10 September 2009 at 4.00 pm  
in the Meeting Room, Business and Training Centre, Castle Manor Business  
and Enterprise College, Haverhill**

PRESENT: Councillor A Whittaker (Chairman)  
Councillors Ager, Aitkens, Cox, Marks (substituting of McManus),  
Redhead, Mrs Richardson and Mrs Rushbrook

BY INVITATION: Tina Hanks, Haverhill Town Centre Manager  
Haverhill Town Councillor Mrs E McManus  
Madeline Vigor, Principal of Castle Manor Business and Enterprise  
College and David Holling, Consultant for Agenda Item 5 only

*(Prior to the commencement of formal business, the Chairman presented Mike Dawson, Corporate Director for Community and lead officer for Haverhill, with a montage of photographs in recognition of him leaving the authority to become Chief Executive of Tewkesbury Borough Council. The Chairman, on behalf of the Working Party, thanked Mike for his significant contribution over the years and for his achievements on behalf of the Haverhill community. Mike Dawson responded accordingly.)*

**32. Substitutes**

The Working Party was advised of the following substitution:-

Councillor Marks for Councillor McManus.

**33. Apologies for Absence**

Apologies for absence were received from Borough Councillors Mrs Gower and McManus and Mr G Mussett, Clerk to Haverhill Town Council.

**34. Minutes**

The minutes of the meeting held on 23 July 2009 were confirmed as a correct record and signed by the Chairman.

The officers informed the Working Party that the business directory, referred to in minute 23, would cost the equivalent of 28p a copy.

**35. Declaration of Interests**

Members' declarations of interests are recorded under the item to where the declaration relates.

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**EXEMPT INFORMATION – EXCLUSION OF PUBLIC  
TERMS OF FORMAL RESOLUTION**

That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 & 3 of Part 1 of Schedule 12(A) of the Act.

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*(The Working Party by specific invitation requested that Madeline Vigor and David Hollings remain within the meeting.)*

**36. Proposal to Develop Post 16 Education for Young People in Haverhill**

*(Councillor Cox declared personal interests as Vice-Chairman of Governors at Place Farm Primary School and a Borough Council representative on Schools Organisation Review (SOR). Councillor Whittaker declared a personal interest as a Vice-Chairman of Governors at Parkway Middle School. Councillor Marks declared a personal interest as a Governor of Samuel Ward Arts and Technology College. Councillor Mrs Richardson declared a personal interest as a member of the 16 to 19 stakeholder panel. All Members remained within the meeting for the consideration of this item.)*

The Working Party received a presentation from Madeline Vigor, Principal of Castle Manor Business and Enterprise College, and from David Hollings who was a consultant employed to support the bid from Two Counties Learning Trust to run post 16 education in Haverhill. In addition the Working Party also considered Exempt Report A205 (previously circulated) which sought approval in principle for the Borough Council's involvement in the development of a post 16 education centre.

*(The Working Party resolved to revert back to public session.)*

**37. Millfields Way, Haverhill: Development and Sale Proposals**

The Working Party considered Report A200 (previously circulated) which sought approval for the disposal of land to the north of Millfields Way, Haverhill which would enable the subsequent development to be an exemplar project for the Council in achieving high standards of sustainability.

The Council originally owned a large parcel of land at Millfields Way, which was an allocation from the Town Development arrangements. Parcels of land had been sold successively for private development and for individual plots. Two sites remained, one to the north of Millfields Way, which was the subject of this report, the other site south of Millfields Way was now allocated as a nature reserve.

When the original planning permission was obtained for all the surplus sites at Millfields Way, the land to the north of Millfields Way was identified as one for 'community' use and the St Edmundsbury Borough Replacement Local Plan 2016 stated that '*any development should contain a mix of uses which could include leisure and recreation, health and community facilities, and residential*'. The advice of John Popham, planning consultant, had been taken. He believed that because alternative arrangements had been made for health facilities, and Strasbourg Square community facilities were nearby, the possible uses for the site may be reduced, given the relatively small size of the site.

Attached as Appendix A to the report was a development diagram showing the site and development principles outlined in the brief. A plan showing the location of the site was tabled at the meeting.

The Disposal Programme indicated that land to the north of Millfields Way had an estimated value of £50,000. This value was based on 'community' use of the site and the land would not be re-valued formally until planning permission for residential development was obtained. It was estimated that if the Council sold the land with a requirement to build an approved scheme, the land value could range from £170,000 to £325,000. However it was difficult to be more precise in valuation terms, as there was little market evidence and the cost value relationship with building sustainable elements were little known. General Disposal Consent 2003 allowed local authorities to sell land at less than the best consideration where the proposed disposal, or an agreement linked with it, gave rise to non-property benefits to the local authority.

A detailed discussion was held as to the principle of the project and although the Working Party considered it was an acceptable proposal in principle, it was difficult to fully assess until all the information was known. Therefore, it was agreed that details of the planning design brief would be brought back to the Working Party and also details of examples of similar schemes that had been fully developed.



**RECOMMENDED:- That**

- (1) the development and sale proposals in respect of the disposal of land to the north of Millfields Way, Haverhill, as detailed in Report A200, be approved;**
- (2) the duty under s123 of the Local Government Act 1972 be relaxed in accordance with the powers provided in the General Disposal Consent 2003, if necessary, as detailed in Section 8 of Report A200.**
- (3) acceptance of the bid be delegated to the Corporate Director for Economy and Environment, in consultation with the Cabinet Members with responsibility for Asset Management and Haverhill; and**
- (4) details of the planning design brief be presented to the Haverhill Area Working Party together with details of similar schemes.**

**38. Friday Market Expansion into High Street, Haverhill: Consultation Update**

The Working Party considered Report A201 (previously circulated) which sought approval for the proposed move of Haverhill Market into the High Street on Fridays, subject to a number of issues detailed in the report.

On 23 July 2009, the Working Party agreed that there should be consultation on proposals to extend Haverhill Market into the High Street on Fridays. Following the meeting, letters had been sent to retailers, local residents and businesses asking for their views. Attached as Appendix A to the report was a summary of the responses received to the consultation.

The officers considered that the issues raised during the consultation should be further considered and that the Borough Council should work with Suffolk County Council, the responsible highway authority, to resolve outstanding issues.

The Working Party was also informed that Suffolk County Council were shortly to be placing consultation advertisements for a Traffic Regulation Order for proposals on access to the High Street. It was agreed that the Borough Council should respond to this consultation advert and that special reference should be made to the requirements of the proposed changes to the operation of the market.

Some Members were concerned that the resolution of the location for the Friday market should be further delayed, however, there was a general consensus that further consultations were required.

RESOLVED:- That

- (1) officers continue to work with Suffolk County Council and report back as to the access to the High Street in general and the location of the Friday market in particular; and
- (2) a submission be forwarded to Suffolk County Council in response to its consultation on a Traffic Regulation Order for the High Street, making special reference to the requirement of the proposed market changes.

### **39. Queen Street Enhancement Scheme: Update**

The Working Party received and noted Report A202 (previously circulated) which was the project status report in respect of the Queen Street Enhancement Scheme as at 26 August 2009.

The Head of Planning and Economic Development informed the Working Party that good progress was being made and that the scheme would be on time and within budget. The official opening date had been set for 13 November 2009 and invitations would be sent out in due course.

In response to a question the Working Party was informed that full applications had not yet been received in respect of the Shop Front Grant Scheme, however, requests had been made for the application forms and details.

### **40. Haverhill Leisure Centre Refurbishment: Update**

*(The Corporate Director for Community informed the Working Party as to the accident to Howard Cook, Community Projects Officer, and that it would be a considerable period of time before he returned to work. The Working Party requested that their best wishes be passed on to Howard.)*

The Working Party considered Report A203 (previously circulated) which was the project status report in respect of the Haverhill Leisure Centre refurbishment programme as at 13 August 2009.

The Working Party was reminded that the official opening of the refurbished building was to be undertaken this Saturday, 12 September 2009, by Peter Shilton and that all Members had been invited.

During the discussions, it was agreed that it would be beneficial for members of the Working Party to make a short tour of sites within the town centre prior to the official opening and appropriate arrangements would be made. Also during the discussion it was agreed that the car parking signs needed to be reviewed.

#### **41. Haverhill Community Football Project: Update**

*(Councillor Cox declared a personal interest as an affiliated member of the Suffolk and Cambridge Football Association and the Football Association and remained in the meeting for the consideration of this item.)*

The Working Party received and noted Report A204 (previously circulated) which was the project status report in respect of the Haverhill Community Football Project as at 13 August 2009.

No issues were discussed.

#### **42. Haverhill Schemes: Update**

##### (a) Public Art in the Town Centre of Haverhill (PATCH)

Councillor Mrs Richardson, Chairman of PATCH, drew relevant issues to the attention of the Working Party. She explained that there was shortly to be a meeting with traders to provide them with an update and that the next meeting of PATCH was scheduled for mid October.

##### (b) Haverhill Bus Station Refurbishment

The Senior Assistant Engineer drew relevant issues to the attention of the Working Party. He said that the major works had been completed, although there were a number of items required to be installed, such as the seating and the bins. He was pleased to inform the Working Party that the refurbishment had been undertaken without the need to relocate the bus station. The location of the taxi bay had been moved and this appeared to be successful. He also informed the Working Party that there was to be more seating than indicated on the original plans and that the seat in close proximity to Owen the Cat was to be cleaned. There was an issue concerning the operation of the buses on the site, they appeared not to be dropping passengers off at the appropriate point. Discussions with the coach companies would be taking place shortly. In addition, there was a need to discuss with Suffolk County Council the cleaning agreement in respect of the bus shelters.

There was a detailed discussion in which the Working Party discussed the coach companies operation within the bus station, issues that Councillors should be aware of so that they could respond to residents' concerns and that some communication be placed into the Haverhill Echo informing the public as to when the bus station refurbishment would be finally completed. It was also agreed that there was a need to examine whether it was a possible for the bus shelters to be illuminated.

RESOLVED:- That

- (1) discussions be held with the bus companies as to the use of the bus station and the drop off and collection points in particular;
- (2) a briefing note be given to Councillors in order that they can respond to issues of concern raised by residents; and
- (3) consideration be given to placing a communication in the Haverhill Echo informing the public when the bus station would be completed.

**43. Dates of Future Meetings**

The Working Party confirmed the following dates for future meetings in 2009:-

22 October at 4.15 pm; and  
10 December at 4.00 pm.

**44. Proposal to Develop Post 16 Education for Young People in Haverhill**

The Working Party had considered Exempt Report A205 under minute 36 above.

The meeting concluded at 5.58 pm

**A WHITTAKER  
CHAIRMAN**