



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 19th February 2018 at 6.00 pm at the Memorial Hall Newmarket

Attendance:

Councillor J Morrey (Chairman)
 Councillor J Berry
 Councillor J Clarke
 Councillor A Drummond

Councillor P Hulbert
 Councillor J Lay
 Councillor R Nobbs
 Councillor J Wadham (6:05pm)
 Councillor P Winter

Also Present: Bobby Bennett – TCM, Julie Ashton – Minute Assistant, 1 Member of the Press and 5 Members of the Public

Minute	Action by
<p>D/18/02/1 <u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u> The Chairman opened the meeting and read out the Fire Safety briefing and the announcement that the meeting may be filmed or recorded.</p>	
<p>D/18/02/2 <u>APOLOGIES</u> Apologies were received from Cllrs, Hirst, Hood, O’Neill and Wright.</p>	
<p>D/18/02/3 <u>DECLARATION OF MEMBERS INTERESTS & TO REMIND COUNCILLORS OF THE NEED TO KEEP UP TO DATE THEIR REGISTER OF MEMBER’S INTERESTS AND TO CONSIDER ANY REQUESTS RECEIVED FOR MEMBER’S DISPENSATION</u> None noted.</p>	
<p>D/18/02/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 5TH FEBRUARY 2018 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 5th February 2018 and the following amendments were made:</p> <p>Page 2 – D/18/02/5, D/18/05.05.01 Resolved and D/18/02/6/01 - Planning Application Reference was changed to read DC/17/2674/FUL</p> <p>Subject to the amendments being made, the following was agreed:</p> <p><u>D/18/02/4.01 Resolved</u> That the minutes of the Development & Planning Committee meeting held on 5th February 2018 be adopted and signed as a true record by the Chairman of the D&P Committee.</p> <p>There were no matters arising.</p>	

D/18/02/5 PUBLIC PARTICIPATION ‘AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION. NO RESOLUTIONS CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION

The applicant for D/17/2674/FUL advised that he had sought advice from the Planning Officer, Police and Suffolk Licensing and had subsequently submitted amended plans to the applications. He stressed that the development would be a restaurant and not a nightclub and that the amendments had been forwarded from the Planning Officer via email to the Town Council.

A representative for the night time economy raised concerns regarding security, opening hours and increased instances of disturbance from the use of the outside space.

A neighbour at 124 High Street also raised concerns regarding the use of the outside area and opening hours.

The Chairman advised that the amendments to the three plans had been received at 5:00pm and read out a summary at the meeting. A proposal was made to bring forward the three plans and the following was agreed:

D18/02/5.01 Resolved

That Items 8a – DC/17/2674/FUL, 6 – DC/17/2619/FUL and 10 Premises Licence Application for 122 High Street be brought forward to allow the Committee to consider them together.

D/18/02/6 CURRENT PLANNING APPLICATIONS

D/18/02/6/01 DC/17/2674/FUL – Planning Application – Conversion of 1st Floor storage area and addition of roof extensions to provide 9no. residential units, (ii) external alterations to the existing ground floor shop front and (iii) alterations to ground floor to provide access to upper floors.

After further debate the following was agreed:

D/18/02/6.01 Resolved

The Committee objected on the grounds of traffic and parking issues and no provision for parking.

D/18/02/6/02 DC/17/2619/FUL – Planning Application - Change of use from shop (A1) to food and drink (A1/A3) - 122 High Street Newmarket.

D/18/02/6.02 Resolved

The Committee voiced no objections.

D/18/02/6/03 Application for a Premises Licence for 122 High Street – to occupy the

ground floor and operate as an upmarket restaurant and bar. Sale of alcohol for consumption on and off the premises with off sales to enable customer to remove unfinished alcoholic product from the premises in sealed containers and to enable outside catering services. Provision of live music – Mon to Sunday 23:00 to 01:00hrs. (NB Extension to 02:00hrs for 35 occasions each year). Light night refreshment – as per the hours above. Supply of alcohol – Monday – Sunday 09:00 – 01:00hrs (NB Sale for consumption on and off premises). Hours open to the public Monday – Sunday 09:00 to 13:00hrs.

The amended opening hours were noted and the following was agreed:

D/18/02/6.03 Resolved

The Committee objected on the conflicting plans and lack of clarity for the use of the outside space.

Three members of the public left the meeting

Week 5

D/18/02/6/04 DC/18/8015/FUL – Planning Application - Installation of 1no. upright flag pole with flag - Memorial Hall 144 High Street Newmarket.

The Committee noted the application.

Cllr Drummond declared an interest in the following application and did not vote.

D/18/02/6/05 DC/18/0142/ADV- Application for Advertisement Consent - (i) 4no. Internally illuminated fascia signs, (ii) 2no. sets of non-illuminated product text, (iii) 1no. welcome sign, (iv) 1no. set of 2 poster frames, (v) 1no. non-illuminated Banner, (vi) 1 no. internally illuminated totem sign, (vii) 1 no. non-illuminated directional freestander and (viii) 3no. framed banners - Wickes Willie Snaith Road Newmarket.

D/18/02/5.05 Resolved

The Committee voiced no objections.

D/18/02/6/06 DC/18/0152/TCA - Trees in a Conservation Area Notification - T1 - Horse Chestnut - overall crown reduction of 50% - Communal Land Abernant Drive Newmarket Suffolk.

D/18/02/6.06 Resolved

The Committee actively encourages responsible tree management and voiced no objections.

Week 6

D/18/02/6/07 DC/17/2670/FUL - Planning Application - Two storey rear extension to create 2no apartments - 3-4 St Marys Cottages Church Lane Newmarket.

D/18/02/6.07 Resolved

The Committee voiced no objections.

Cathy Whitaker (RFO) joined the meeting

D/18/02/6/08 DC/18/0122/FUL – Planning Application - Single storey front extension to Nursery - St Louis Catholic Academy Fordham Road Newmarket.

D/18/02/6.08 Resolved

The Committee voiced no objections.

D/18/02/6/09 DC/00141/HH – Householder Planning Application - two storey rear extension (following demolition of existing extension) - 7 Stanley Road Newmarket.

D/18/02/6.09 Resolved

The Committee voiced no objections.

D/18/02/6/10 DC/18/0214/ADV – Application for Advertisement Consent - (i) 1no. externally illuminated fascia sign and (ii) 1no. externally illuminated projecting sign. -Jenningsbet 64-72 High Street Newmarket Suffolk.

D/18/02/6.10 Resolved

The Committee voiced no objections subject to the signs conforming to the Shop Front Policy.

Cllrs Berry, Morrey and Wadham declared an interest in the following application and did not vote.

D/18/02/6/11 DC/18/0228/TCA - Trees in a Conservation Area Notification - (i) T1 Wellingtonia - Reduce branches overhanging corner of building. Bring lower crown back into shape by crown lifting to a height of 2.2 metres (ii) T2 Beech - Fell to ground level - Mesnil Warren 40 Bury Road Newmarket.

D/18/02/6.11 Resolved

The Committee actively encourages responsible tree management and strongly objects to the felling of healthy trees. In the case of the Tree Officer's advice being that the trees should be removed, the Committee would request the planting of suitable replacement trees within a year.

D/18/02/6/12 DC/18/0249/TPO - TPO 205 (1972) Tree Preservation Order - 1no. Horse chestnut (T1 on plan and order) crown reduction to previous pruning points - Green Area High Street Newmarket Suffolk.

D/18/02/6.12 Resolved

The Committee actively encourages responsible tree management and voiced no objections.

D/18/02/6/13 DC/18/0259/TCA - Trees in a Conservation Area Notification - 22no. Cypress (T1-T22 on plan) fell - Balaton Place Snailwell Road Newmarket.

D/18/02/6.13 Resolved

The Committee actively encourages responsible tree management and noted that the trees would be replaced and voiced no objections.

A member of the Press left the meeting

D/18/02/6/14 DC/18/0260/TCA - Trees in a Conservation Area Notification - 1no. Cherry (T1 on plan) - Fell to ground level - 10 Balaton Place Snailwell Road Newmarket.

D/18/02/6.14 Resolved

The Committee actively encourages responsible tree management and strongly objects to the felling of healthy trees. In the case of the Tree Officer's advice being that the tree should be removed, the Committee would request the planting of a suitable replacement tree within a year.

East Cambs

D/18/02/6/15 18/00110/TEL – The proposed installation consists of 1No. 20m high monopole with 3No. antennas situated within the pole, 2No. 0.3m dishes and 3No. ground based equipment cabinets and ancillary development thereto – The British Racing School Snailwell Road Newmarket Suffolk.

The Committee noted the application.

Brought forward from last meeting

D/18/02/6/16 18/0111/TCA – Trees in a Conservation Area Notification - (i) 2no chestnut (T2 and T5 on plan) reduce height by 40% (ii) 2no chestnut (T3 and 4 on plan) reduce height by 50% (iii) 2no chestnut (T8 and 9 on plan) re-pollard (iv) 1no chestnut (T11 on plan) raise crown by 6 metres (v) 4no chestnut (T12, T13, T16 and T17 on plan) raise crown by 5 metres (vi) 2no chestnut (T14 and T15 on plan) fell (vii) 1no eucalyptus (T18 on plan) reduce length of branch by 33% - Clarehaven Stables 57 Bury Road Newmarket Suffolk.

D/18/02/6.16 Resolved

The Committee actively encourages responsible tree management and strongly objects to the felling of healthy trees. In the case of the Tree Officer's advice being that the tree should be removed, the Committee would request the planting of a suitable replacement tree within a year.

D/18/02/7 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 5 and 6 are as follows:-

Application	Description	Address	FHDC Decision	NTC Decision
DC/17/2417/HH	Householder Planning Application - first floor rear extension	61 Cheveley Road Newmarket Suffolk	Approved	No objections

D/18/02/8 TO REVIEW PLANNING APPLICATION WITHDRAWALS

None noted.

D/18/02/9 TO DISCUSS ANY LICENSING APPLICATIONS

Variation of Premises Licence:

1) Advance commencement hour for licensable activities – The variation seeks to advance the commencement hours for licensable activities to 09:00

daily (for all and non-standard timings). In undertaking an assessment, the applicant has considered the likely use during the hours of 09:00 and 10:00/11:00 in all the circumstances, it is not anticipated that the licensing objectives will be adversely affected.

2) Advance opening hours – The application further seeks to advance the opening hours of the premises to 07:00 (for all and non-standard timings). These pre-extended opening hours will be for non-licensable activities only such as teas, coffees and breakfasts etc.

D/18/02/8.01 Resolved
The Committee voiced no objections

D/18/02/10 CORRESPONDENCE

Development in Grosvenor Yard – complaint from a resident regarding the unloading of lorries at the development site. The Chairman advised that there could have been a breach of a planning condition and the following was agreed:

D/18/02/10.01 Resolved
That delegated powers be given to the Chairman, Vice Chairman and TCM to write to West Suffolk and request that they investigate a possible breach of a planning condition.

Email from ECDC invitation to attend a hearing for the ECDC Local Plan Examination. The following was agreed:

D/18/02/10.02 Resolved
That delegated powers be given to the Chairman, Vice Chairman and TCM to accept the invitation to the hearing for the ECDC Local Plan Examination.

D/18/02/11 DATE OF NEXT MEETING

Monday 5th March 2018 at 6.00pm in the Memorial Hall following the site visits.

D/18/02/12 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 7:26pm.

Signed _____ Date _____