



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 15<sup>th</sup> October 2018 at 6.00 pm at the Memorial Hall Newmarket**

**Attendance:**

|                                  |                      |
|----------------------------------|----------------------|
| Councillor J Lay (Vice Chairman) | Councillor W Hirst   |
| Councillor J Berry               | Councillor R Hood    |
| Councillor J Clarke              | Councillor P Hulbert |
| Councillor A Drummond            | Councillor P Winter  |

Also Present: Cathy Whitaker – RFO, Julie Ashton – Minute Assistant, A representative from Snapdragon Consulting, 2 representatives from Cala Homes and 1 Member of the Press.

| <u>Minute</u>   | <u>Action by</u> |
|---|------------------|
| <p><b>D/18/10/23</b> <b><u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u></b></p> <p>The Chairman opened the meeting and read out the Fire Safety briefing and announcement that proceedings may be filmed or recorded.</p>  |                  |
| <p><b>D/18/10/24</b> <b><u>APOLOGIES</u></b></p> <p>Apologies were received from Cllr Morrey, Nobbs and Wadham. Cllrs O'Neill and Wright were absent.</p>   |                  |
| <p><b>D/18/10/25</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; 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></b></p> <p>None noted.</p>  |                  |
| <p><b>D/18/10/26</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 1<sup>ST</sup> OCTOBER 2018 AND MATTERS ARISING</u></b></p> <p>Members received the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> October 2018 and the following was agreed:</p> <p><b><u>D/18/10/26.01 Resolved</u></b><br/> <b>That the minutes of the Development &amp; Planning Committee meeting held on 1<sup>st</sup> October 2018 be adopted and signed as a true record by the Chairman of the D&amp;P Committee.</b></p> <p>There were no matters arising.</p> |                  |
| <p><b>D/18/10/27</b> <b><u>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</u></b></p>  |                  |

**MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION**

None noted.

**D/18/10/28 PLANNING APPLICATION PRESENTATION – LAND AT BRICKFIELD STUD EXNING ROAD NEWMARKET**

A presentation was given outlining the proposed development of 76 high quality 3, 4 and 5 bedroom homes at land at Brickfield Stud. There would be a public consultation at the Memorial Hall on Wednesday 17<sup>th</sup> October 2018 from 4pm – 8pm. A private stakeholder consultation would be held from 2pm to 3pm and all Councillors are invited to attend.

Cala Homes want to seek feedback and views from residents and stakeholders on the design of the development before the application is submitted.

The Chairman thanked the group for the presentation and they left the meeting. A member of the press also left the meeting.

**D/18/10/29 CURRENT PLANNING APPLICATIONS**

*Week 39*

**D/18/10/29/01** D/18/1765/FUL – Planning Application - Equine trainers yard to include; (i) 2no. stables with separate muck pits (ii) 2no. horse walkers; (iii) 1no. dwelling for owners; (iv) 1no. staff accommodation building and (v) associated access - Providence Gate Hamilton Road Newmarket Suffolk.

The Committee deferred this application to allow a site visit.

**D/18/10/29/02** D/18/1901/HH - Householder Planning Application - Single storey rear extension - 115 Freshfields Newmarket.

**D/18/10/29.02 Resolved**  
**The Committee voiced no objections.**

**D/18/10/29/03** D/18/1909/TPO – TPO 323 (1973) - Tree Preservation Order - 6no. Lime (within area G4 on order) crown reduction by shortening branches by 3 metres - 12 The Hamiltons Newmarket Suffolk.

**D/18/10/29.03 Resolved**  
**The Committee actively encourages responsible tree management and voiced no objections.**

**D/18/10/29/04** D/18/1916/HH – Householder Planning Application - (i) Front porch (ii) Single storey rear extension - 4 Whitegates Newmarket Suffolk.

**D/18/10/29.04 Resolved**  
**The Committee voiced no objections.**

*Week 40*

**D/18/10/29/05** D/18/1877/FUL - Planning Application - Replacement of the existing temporary woodchip walkway with a permanent tarmac walkway - Balaton Place Snailwell Road Newmarket Suffolk.

**D/18/10/29.05 Resolved**

**The Committee voiced no objections.**

**D/18/10/29/06** D/18/1912/FUL - Planning Application - (i) 60no. bed care home for the elderly including car park, bicycle, refuse and garden stores (ii) alterations to vehicular and pedestrian access from Fordham Road (demolition of existing house including associated swimming pool, outbuildings and hard-standing) (previous application DC/17/2676/FUL) - Kininvie Fordham Road Newmarket.

**D/18/10/29.06 Resolved**

**The Committee voiced objected on the following grounds:**

- **Overlooking/loss of privacy**
- **Loss of daylight/sunlight or overshadowing**
- **Scale and dominance**
- **Layout and density of the building**
- **Highway safety**
- **Traffic and parking issues**
- **Impact on the community and other services**
- **Impact on GP surgeries**

**D/18/10/29/07** D/18/1947/TCA - Trees in a Conservation Area Notification - 2 no. Sycamore (T1 and T4 on plan), 2no. Horse Chestnut (T2 and T5 on plan) and 1no. Lime (T3 on plan) - re-pollard to 2 metres - Carlburg Bungalow 47 Bury Road Newmarket.

**D/18/10/29.07 Resolved**

**The Committee actively encourages responsible tree management and OBJECTED to this application on the grounds of insufficient information and would seek clarification on the proposed tree work.**

**D/18/10/29/08** D/18/1956/HH - Householder Planning Application - single storey side and rear extension (following demolition of existing concrete garage) - 18 Croft Road Newmarket.

**D/18/10/29.08 Resolved**

**The Committee voiced no objections.**

**D/18/10/29/09** D/18/1959/TPO - TPO/1960/032 - Tree Preservation Order - T1 -Yew - Reduce lateral growth overhanging No.8 Meynell Gardens back to boundary, a 1metre reduction and up to full height of 5.5metres to lessen canopy overhang to garden - 14 Paget Place Newmarket.

**D/18/10/29.09 Resolved**

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

*Cllrs Hood and Winter declared a nonpecuniary interest in the following application.*

**D/18/10/29/10** D/18/1984/TCA - Trees in a Conservation Area Notification - 1no. Cedar (T1 on plan) reduce back low, over extended limbs by up to 3 metres - Somerville Lodge Fordham Road Newmarket.

**D/18/10/29.10 Resolved**

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

**D/18/10/29/11** D/18/2001/TCA - Trees in a Conservation area Notification - 1no Prunus (T1 on plan) fell - 18 Brookfields Close Newmarket Suffolk.

**D/18/10/29.11 Resolved**

**The Committee OBJECTED to this application. Newmarket Town Council actively encourages responsible tree management and considered that this application should be reviewed by the FHDC Tree Officer.**

**D/18/10/29/12** D/18/1994/TCA - Trees in a Conservation Area Notification - 1no Lime (red circle on plan) fell - Jockey Club Chambers 101 High Street Newmarket.

**D/18/10/29.12 Resolved**

**The Committee OBJECTED to this application. Newmarket Town Council actively encourages responsible tree management and considered that this application should be reviewed by the FHDC Tree Officer.**

**D/18/10/30 EAST CAMBS PLANNING APPLICATIONS**

None noted.

**D/18/10/31 AMENDED PLANNING APPLICATIONS AND EXTENSIONS**

**D/18/10/31/01** DC/18/1858/TCA – Trees in a conservation Area – Prestige Place Snailwell Road site visit 5:00pm.

The Chairman advised that no information was available at the site visit and a further site visit had been arranged.

**D/18/10/32 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 39 and 40 are as follows:-**

| Application   | Description  | Address                                 | FHDC Decision | NTC Decision  |
|---------------|--|---|---------------|---------------|
| DC/18/1177/HH | Householder Planning Application - Replacement windows and doors | 9 Hillside Heath Road Newmarket Suffolk | Approved      | No objections |

|                |  |  |          |          |
|----------------|--|--|----------|----------|
| DC/18/1617/TCA | Trees in a Conservation Area Notification - 1no. Whitebeam and 2no. Hybrid Cockspur Thorn (T1, T2 and T3 on plan) - Fell | Barrington House<br>16 The Avenue<br>Newmarket | Approved | Objected |
|----------------|--|--|----------|----------|

**D/18/10/33 TO REVIEW PLANNING APPLICATION WITHDRAWALS**  
None noted.

**D/18/10/34 TO DISCUSS ANY LICENSING APPLICATIONS – HEAVEN AWAITS**

The Committee considered the draft letter to object to the license and the following was agreed:

**D/18/10/34.01 Resolved**

**That the letter be sent subject to an additional paragraph regarding the contraventions to sections of the Neighbourhood Plan, suitable revisions if it is established that the license had lapsed and to request a copy of the fire safety certificate.**

**D/18/10/35 GROSVENOR YARD CAR PARK**

Members considered the SCC proposal of a one way system for the car park. Entrance would be at Fitzroy Street and exit would be into the High Street and the following was agreed:

**D/18/10/35.01 Recommendation**

**That the SCC proposal of a one way system of entry and exit to the Grosvenor car park be supported.**

**D/18/10/36 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE AND ADJACENT PUBLIC HOUSE**

No further update was available and a report was awaited following an inspection of the site.

**D/18/10/37 TO RECEIVE AN UPDATE ON SPEED INDICATOR DEVICES (SIDS)**

The RFO advised that the SID had been installed at Snailwell Road, other sites identified include Bury Road, Moulton Road and St Phillips Road. SCC would be installing a post for the SID in Fitzroy Street.

**D/18/10/38 CORRESPONDENCE**

The following correspondence was noted:

- West Suffolk - Housing Strategy was considered and the following was agreed:

**D/18/10/38.01 Recommendation**

**That delegated power be given to the Chairman, Vice Chairman and TCM to complete the online consultation.**

- West Suffolk – Notice for appeal
- A11 update

**D/18/10/39 DATE OF NEXT MEETING**

Monday 5<sup>th</sup> November 2018 at 6.00pm in the Memorial Hall.

**D/18/10/40 TO NOTE ANY ITEMS FOR NEXT MEETING**

- Amended application for St Marys Cottages
- Update on Queensberry Lodge and adjacent public house
- A pedestrian crossing in Old Station Road

Meeting closed at 7:17pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_