



# Newmarket

## TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP  
TEL: 01638 667 227

You are hereby summoned to attend a  
**MEETING OF NEWMARKET TOWN COUNCIL**

to be held at

**Memorial Hall, High Street, Newmarket, CB8 8JP**  
On **Monday 19<sup>th</sup> November 2018 at 6pm**

### AGENDA

The meeting is held in public and the public are encouraged to attend and participate. Occasionally matters relating to contractual or staffing issues do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting.

1. Chair to read fire safety notice and announce that proceedings may be filmed or recorded.
2. **APOLOGIES** To receive and accept apologies for absence
3. **REGISTER OF INTERESTS** Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to consider any requests received for Members' Dispensation.
4. **MINUTES OF PREVIOUS MEETING** To receive and confirm the minutes of the development and planning meeting held on 5<sup>th</sup> November 2018 and any matters arising
5. **PUBLIC PARTICIPATION** 'An invitation to members of the public to put questions or statements of not more than 3 minutes duration. Resolutions can only be made on items that are on the agenda, but Councillors are very happy for matters relating to the Town to be brought to their attention
6. **PLANNING APPLICATIONS** To consider the following item and any response.

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 77 Called-in Planning Application DC/13/0408/OUT** Outline application: Residential development of up to 400 dwellings plus associated open space (including areas of habitat enhancement), foul and surface water infrastructure, two accesses onto the A142, internal footpaths, cycle routes and estate roads. (Major Development) (Departure from the Development Plan) Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL – Appeals Reference AP/14/0033/SOS.

*Roberta Bennett*

Signed

Distribute to the following for information:

Roberta Bennett, Town Council Manager, 14<sup>th</sup> November 2018

County & District Councillors, The Press, Newmarket Town Council Notice Boards & the Web-site

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**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 5<sup>th</sup> November 2018 at 6.00 pm at the Memorial Hall Newmarket**

**Attendance:**

Councillor J Morrey (Chairman)	Councillor R Hood
Councillor J Lay (Vice Chairman)	Councillor R Nobbs
Councillor J Clarke	Councillor O'Neill
Councillor A Drummond	Councillor J Wadham
Councillor W Hirst	Councillor P Winter

Also Present: Bobby Bennett – TCM, Julie Ashton – Minute Assistant, 2 Members of the Press and 1 Member of the Public.

Minute	Action by
<p><b>D/18/11/1</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 the announcement that proceedings may filmed or recorded.</p>	
<p><b>D/18/11/2</b>    <b><u>APOLOGIES</u></b></p> <p>Apologies were received from Cllrs Berry, Hulbert and Wright.</p>	
<p><b>D/18/11/3</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/18/11/4</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 15<sup>TH</sup> OCTOBER 2018 AND MATTERS ARISING</u></b></p> <p>Members received the minutes of the Development &amp; Planning Committee held on 15<sup>th</sup> October 2018 the following was agreed:</p> <p><i>Cllr Hirst joined the meeting.</i></p> <p><b><u>D/18/11/4.01 Resolved</u></b>  <b>That the minutes of the Development &amp; Planning Committee meeting held on 15<sup>th</sup> October 2018 be adopted and signed as a true record by the Chairman of the D&amp;P Committee.</b></p> <p><i>A member of the public joined the meeting.</i></p> <p>Matters arising:</p> <p>D/18/10/37 – TCM advised that the SID was in operation in Snailwell Road and complaints had been received regarding the location of the SID in St Phillips Road which would be addressed.</p> <p>D/18/10/38 – TCM advised that the online consultation on West Suffolk</p>	

Housing Strategy is to be completed following TCM's attendance at a West Suffolk Housing update on 6<sup>th</sup> November 2018 and will be submitted thereafter.

**D/18/11/5** **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**

None noted.

*Cllr Wadham joined the meeting.*

**D/18/11/6** **CURRENT PLANNING APPLICATIONS**

*Week 41*

**D/18/11/6/01** DC/18/1964/ADV – Application for Advertisement Consent - (i) 2no. internally illuminated fascia signs and (ii) 1no. internally illuminated projection sign - 30 The Guineas Shopping Centre The Rookery Newmarket.

**D/18/11/6.01 Resolved**

**The Committee voiced no objections.**

**D/18/11/6/02** DC/18/1982/FUL - Planning Application- Creation of Equine Pool - Jamesfield Place, James Tate Racing Hamilton Road Newmarket.

**D/18/11/6.02 Resolved**

**The Committee voiced no objections.**

**D/18/11/6/03** DC/18/1986/TPO - TPO181(1972) - Tree Preservation Order - 8no. Lime (T1, T2, T4, T5, T6, T7, T8 and T10 on plan, within area G1 and G2 on order) and 2no. Horse Chestnut (T3 and T9 on plan, within area G1 and G2 on order) re-pollard to previous reduction points - Bryntirion Court Cheveley Road Newmarket.

**D/18/11/6.03 Resolved**

**The Committee actively encourages responsible tree management.  
The committee DOES NOT OBJECT to this application.**

**D/18/11/6/04** DC/18/1988/TPO - TPO323(1973) - Tree Preservation Order - 7no. Lime (T1, T2, T3, T4, T5, T6 and T7 on plan and within area G4 on order) - Re-pollard to previous pollard points - 12A The Hamiltons Newmarket.

**D/18/11/6.04 Resolved**

**The Committee actively encourages responsible tree management.  
The committee DOES NOT OBJECT to this application.**

**D/18/11/6/05** DC/18/2002/TPO - TPO 032 (1960) Tree Preservation Order - 1no Leylandii (A1 on order) - fell - 10 Paget Place Newmarket Suffolk

**D/18/11/6.05 Resolved**

**The Committee actively encourages responsible tree management.  
The committee DOES NOT OBJECT to this application.**

*Week 42*

*Cllr Morrey declared a pecuniary interest in the following application and left the meeting. Cllr Lay took the Chair.*

**D/18/11/6/06** DC/18/1739/FUL - Planning Application - Replacement and upgrade to external lighting scheme for the main car park - Tattersalls Ltd Park Paddocks The Avenue Newmarket Suffolk.

**D/18/11/6.06 Resolved**

**The Committee voiced no objections.**

*The Chairman returned to the meeting and took the Chair.*

**D/18/11/6/07** DC/18/1863/OUT - Outline Planning Application (all matters reserved) - 9no. dwellings with road parking within courtyard (following demolition of existing residential property and associated detached garage) - Glenroyal 141 All Saints Road Newmarket.

The Committee deferred this application to allow a site meeting.

**D/18/11/6/08** DC/18/1930/FUL - Planning Application - 6no dwellings with associated access, car parking, cycle and bin storage (following demolition of existing public house) - 122 Valley Way Newmarket

The Committee deferred this application to allow a site meeting.

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

**D/18/11/6/09** DC/18/2007/HH - Householder Planning Application - partial removal of existing front wall to create access/exit and drop kerb - Amherst House 14 The Avenue Newmarket.

**D/18/11/6.09 Resolved**

**The Committee voiced no objections.**

**D/18/11/6/10** DC/18/2012/TPO - TPO02(1980) - Tree Preservation Order - 1no. Yew (T60 on plan) - Fell - 4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

The Committee deferred this application to allow a site meeting.

**D/18/11/6/11** DC/18/2045/HH - Householder Planning Application - (i) two storey side extension with integral garage (following demolition of existing garage and single storey rear extension) and (ii) single storey rear extension - 40 Exning Road Newmarket.

**D/18/11/6.11 Resolved**

**The Committee voiced no objections.**

*Cllrs Hood, Morry, Wadham and Winter declared a nonpecuniary interest in the*

following application.

**D/18/11/6/12** DC/18/2047/TCA - Trees in a Conservation Area Notification - Fell - 2no Sycamore (T1 and T2 on plan) and 2no Tree of Heaven (T3 and T4 on plan - Flint Cottage Stables Rayes Lane Newmarket.

The Committee deferred this application to allow a site meeting.

**D/18/11/6/13** DC/18/2056/HH - Householder Planning Application - single storey rear extension - 14 Churchill Avenue Newmarket.

**D/18/11/6.13 Resolved**  
**The Committee voiced no objections.**

**D/18/11/7** **EAST CAMBS PLANNING APPLICATIONS**

None noted. However it was noted that the Committee were not being notified of any new applications and the following was agreed:

*Cllr O'Neill joined the meeting.*

**D/18/11/7.01 Resolved**  
**That a letter be sent to East Cambs requesting notification must be sent to Newmarket Town Council for any new applications within 5 miles of Newmarket and any large developments of 50 houses plus within a 10 mile radius of Newmarket.**

**D/18/11/8** **AMENDED AND DEFERRED PLANNING APPLICATIONS**

**D/18/11/8/1** DC/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.

**D/18/11/8.01 Resolved**  
**The Committee voiced no objections subject to the following conditions:**

- **Occupancy of both properties must be in association with the training yard.**
- **The training yard must be completed before the properties are occupied.**
- **That there is adequate visibility and a turning circle for HGVs, horse boxes and muck removal lorries entering and leaving the yard.**

**D/18/11/9** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 28, 29 and 30 are as follows:-**

Application	Description	Address	FHDC Decision	NTC Decision
DC/18/1223/FUL	Planning Application - (i) Installation of replacement condenser to rear (ii) Painting of shop frontage	152-154 High Street Newmarket	Approved	No objections

<b>DC/18/1358/LB</b>	Application for Listed Building Consent - Installation of new condenser unit to rear elevation	152-154 High Street Newmarket	Approved	No objections
<b>DC/18/1633/HH</b>	Householder Planning Application - (i) conversion of existing single garage to habitable space; (ii) first floor side extension over the existing garage; (iii) Single storey front and rear extensions	1 Bartons Place Newmarket Suffolk	Approved	No objections
<b>DC/18/1846/TCA</b>	Trees in Conservation Area Application - 1no beech (T1 on plan) - fell	The Kremlin 1A Bury Road Newmarket Suffolk	Approved	Objected
<b>DC/18/1852/TCA</b>	Trees in a Conservation Area Notification - 1no. Yew - Lift low canopy over shed by 2.5 metres and thin crown overall by 15%	16 The Severals Newmarket Suffolk	Approved	No objections
<b>DC/18/1858/TCA</b>	Trees in a Conservation Area Notification - Self set Sycamores (H1 on plan) - Fell	Prestige Place Snailwell Road Newmarket Suffolk	Approved	No objections
<b>DC/18/1158/LB</b>	Planning Application - Installation of raised edging to existing flower beds to allow for replanting of trees and plants	Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	Approved	No objections
<b>DC/18/1636/TPO</b>	TPO08 (1991) Tree Preservation Order - 1no Holm Oak (T1 on plan within A1 on order) fell; 1no Ash (T2 on order within A2 on order) remove limb overhanging parking area by upto 2 metres; 1no Wych Elm (T4 on order within A2 on order) fell	Kingfisher House St Fabians Close Newmarket	Approved	Objected
<b>DC/18/1886/TCA</b>	Trees in a Conservation Area Notification - 1no. Tulip (T1 on plan) reduce overall crown by up to 2m	9 Balaton Place Snailwell Road Newmarket	Approved	No objections

**D/18/11/10 TO REVIEW PLANNING APPLICATION WITHDRAWALS**

The following application was noted:

DC/18557/FUL - Planning Application - Installation of raised edging to existing flower beds to allow for replanting of trees and plants on Roundabout - Flower Beds On Roundabout Adjacent To Jubilee Clock Tower High Street Newmarket Suffolk.

**D/18/11/11 APPEALS**

The following appeal was noted:

DC/17/2121/FUL – Planning application – Change of use from Industrial, Warehouse (class B1, B2, B8) to D2 (Dance School).

**D/18/11/12 TO DISCUSS ANY LICENSING APPLICATIONS**

None noted. TCM advised that the objection to the Heaven Awaits licence application had been submitted and that she had registered to attend the hearing to be held 14<sup>th</sup> November.

**D/18/11/13 TO CONSIDER A PEDESTRIAN CROSSING AT OLD STATION ROAD**

This item was deferred to the next meeting.

**D/18/11/14 TO CONSIDER THE FINAL RECOMMENDATION FROM THE LOCAL GOVERNMENT BOUNDARY COMMISSION**

The final recommendation was noted. TCM advised that an appeal could

only be lodged via our MP and the following was agreed:

**D/18/11/14.01 Resolved**

**That NTC write to MP Matt Hancock to request support for the comments previously submitted.**

**D/18/11/15 TO MEMORIAL GARDENS – CONSULTATION IN RESPECT OF A PLANNING PROPOSAL**

The re-consultation in respect of the planning proposal was noted.

**D/18/11/16 TO RECEIVE AN UPDATE ON QUEENSBERRY LODGE AND ADJACENT PUBLIC HOUSE**

An update was not available.

**D/18/11/17 TO RECEIVE AN UPDATE ON BRICKFIELD HOMES CONSULTATION**

Members were advised that at the presentation to the public, residents had been canvased and the majority were against the proposal on the grounds of increased traffic and a doubt as to whether the proposed new houses were required.

**D/18/11/18 CORRESPONDENCE**

Hatchfield Farm – DC/13/0408/OUT – TCM advised that this was a major development and a resolution would be required by full Council. The following was agreed:

**D/18/11/18.01 Resolved**

**That the next D&P Committee meeting to be held on 19<sup>th</sup> November 2018 be changed to a full Council meeting to allow all Members to comment on the application.**

It was noted that NTC had previously objected to this application and the following was agreed:

**D/18/11/18.02 Recommendation**

**That NTC object to the application as per the previous comments submitted in 2013 and noting that since there have been major new developments proposed for Kennet, Kentford, Fordham and Soham, and the consequential impact they will have on the Town's infrastructure.**

**D/18/11/19 DATE OF NEXT MEETING**

Monday 19<sup>th</sup> November 2018 at 6.00pm in the Memorial Hall.

**D/18/11/20 TO NOTE ANY ITEMS FOR NEXT MEETING**

- Pedestrian crossing in Old Station Road
- Queensbury Lodge and adjacent public House
- Planning application in Dullingham



Meeting closed at 7:15pm.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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**Forest Heath District Council**

Bobby Bennett  
King Edward VII Memorial Hall  
High Street  
Newmarket  
Suffolk  
CB8 8JP

Please ask for: Gareth Durrant  
Direct Line: 01284 757345  
Email: [gareth.durrant@westsuffolk.gov.uk](mailto:gareth.durrant@westsuffolk.gov.uk)

18th October 2018

**TOWN AND COUNTRY PLANNING ACT 1990**  
**SECTION 77 Called-in Planning Application**

**PROPOSAL:** **Outline application: Residential development of up to 400 dwellings plus associated open space (including areas of habitat enhancement), foul and surface water infrastructure, two accesses onto the A142, internal footpaths, cycle routes and estate roads. (Major Development) (Departure from the Development Plan)**

**LOCATION:** **Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL**

**APPLICATION NO:** **DC/13/0408/OUT**

**PINS REFERENCE:** **APP/H3510/V/14/2222871**

**APPEAL REFERENCE** **AP/14/0033/SOS**

**APPELLANT:** **Lord Derby**

Dear Sir/Madam,

I refer to the above details. An application has been called-in by the Secretary of State. Following a High Court challenge to the Secretary of State's decision on this application dated 31<sup>st</sup> August 2016, the Court has ordered that the application be re-determined. This does not necessarily mean that the Secretary of State will reach a different overall decision.

The application will be re-determined following an **inquiry**.

We have previously forwarded all the representations made to us on the application to the Planning Inspectorate and the applicant. These, along with all relevant representations submitted when the application was first considered will be considered by the Secretary of State when re-determining the application.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so on the Appeals Casework Portal at <https://acp.planninginspectorate.gov.uk> or by emailing the case officer, [helen.skinner@pins.gsi.gov.uk](mailto:helen.skinner@pins.gsi.gov.uk) by 20<sup>th</sup> November 2018. If you do not have access to the internet, you can send **three** copies to:

Helen Skinner  
The Planning Inspectorate  
Room 3/J Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN.

**All representations should be received within 4 weeks of this letter.** The Planning Inspectorate does not acknowledge representations. **All representations must quote the PINs reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the applicant and this local planning authority and will be considered by the Secretary of State when re-determining the application.

The planning file and appeal documents may be inspected at the Council's offices at College Heath Road, Mildenhall, IP28 7EY during normal office hours Monday to Friday or on our website [www.westsuffolk.gov.uk](http://www.westsuffolk.gov.uk).

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" from our website at:  
<https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part>

When made, the decision will also be published on the Planning Portal and on <https://www.gov.uk/>

Yours faithfully

*Gareth Durrant*

Gareth Durrant  
Principal Planning Officer - Major Projects