



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 4<sup>th</sup> February 2019 at 6.00pm at the Memorial Hall Newmarket**

**Attendance:**

Councillor J Lay (Chairman)  
 Councillor J Berry  
 Councillor A Drummond

Councillor W Hirst  
 Councillor P Hulbert  
 Councillor P Winter

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

Minute	Action by
<p><b>D/19/02/1</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 Notice and confirmed that proceedings may be filmed or recorded</p>	
<p><b>D/19/02/2</b>     <b><u>APOLOGIES</u></b></p> <p>Apologies were received from Cllrs Clarke, Hood, Morrey, O’Neill and Wadham. Cllr Wright was absent.</p>	
<p><b>D/19/02/3</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/19/02/4</b>     <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 21<sup>ST</sup> JANUARY 201 AND MATTERS ARISING</u></b></p> <p>The minutes of the Development &amp; Planning Committee held on 21<sup>st</sup> January 201 and the following amendment was made:</p> <p>Page 2 – D/19/01/20 – typo amended to read Hatchfield Farm</p> <p>Subject to the amendment being made, the following was agreed:</p> <p><b><u>D/19/02/4.01 Resolved</u></b>  <b>That the minutes of the Development &amp; Planning Committee held on 21<sup>st</sup> January 2019 be adopted and signed as a true record by the Chairman of the Development &amp; Planning Committee.</b></p> <p>There were no matters arising.</p>	
<p><b>D/19/02/5</b>     <b><u>PUBLIC PARTICIPATION ‘AN INVITATION TO MEMBERS OF</u></b></p>	

**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.

The Chairman proposed that Item 9 be brought forward and the following was agreed:

**D/19/02/5.01 Resolved**

**That Item 9 DC/18/2495/FUL – Garage site between Windsor Road and Valley Way be brought forward.**

**D/19/02/6 AMENDED AND DEFERRED PLANNING APPLICATIONS**

**D/19/02/6.01** D/18/2495/FUL – Garage site between Windsor Road and Valley Way.

A resident from Valley Way expressed safety concerns regarding the width of the access route and footpath for the planned development which were too narrow. He was not opposed to the development itself but SCC had confirmed that the road should be 4.5m wide and the footpath 1.8m.

*Cllr Hirst joined the meeting.*

**D/19/02/6.01 Resolved**

**The Committee objected to the proposed access route on the grounds that it did not comply with Highway regulations (road to be 4.5m and footpath to be 1.8m wide).**

*The resident left the meeting.*

**D/19/02/9/02** DC/18/2533/TPO – Land at Meridian Gardens – TCM advised that further information was still awaited.

**D/19/02/7 EQUINE TREADMILLS**

TCM advised that apologies had been received from FHDC and they would attend the meeting to be held on 4<sup>th</sup> March 2019.

**D/19/02/8 CURRENT PLANNING APPLICATIONS**

*Week 03*

**D/19/02/8/01** DC/19/0021/ADV – Application for Advertisement Consent - 7no. internally illuminated fascia signs - Land At Tesco Filling Station Willie Snaith Road Newmarket Suffolk.

*Cllr Drummond joined the meeting.*

**D/19/02/8.01 Resolved**

**The Committee voiced no objections.**

**D/19/02/8/02** DC/19/0026/TPO – TPO02 (1980) - Tree Preservation Order - 1no. Yew (T66 on plan 2 and T61 on plan 1 and order) - selective minor reduction

of up to 1.5 metres to balance the crown - 4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

**D/19/02/8.02 Resolved**

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

**D/19/02/8/03** DC/19/0031/ADV. – Application for Advertisement Consent - Various site signage including - (i) 3 no. non illuminated Banner units (ii) 17 no. non illuminated Directional signs (iii) 5no. internally illuminated Digital screen signs (iv) 1no. internally illuminated Playland sign - Land At Willie Snaith Road Newmarket Suffolk.

**D/19/02/8.03 Resolved**

**The Committee voiced no objections.**

**D/19/02/8/04** DC/19/0079/FUL – Planning Application - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building (iii) Detached garage adjacent Nell Gwynne House - The Rutland Arms Hotel 33 High Street Newmarket.

**D/19/02/8.04 Resolved**

**The Committee supported the application on the condition that  
Highways concerns are satisfied.**

**D/19/02/8/05** DC/19/0080/LB - Application for Listed Building Consent - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building - The Rutland Arms Hotel 33 High Street Newmarket.

**D/19/02/8.05 Resolved**

**The Committee supported the application subject to the approval of the Listed Buildings Officer.**

*Week 04*

**D/19/02/8/06** DC/18/2279/FUL – Planning Application - Change of use from Restaurant (A3) to Beauty Salon (Sui Generis) - (retrospective) - 30 High Street Newmarket.

**D/19/02/8.06 Resolved**

**The Committee voiced no objections.**

**D/19/02/8/07** DC/18/2280/ADV - Application for Advertisement Consent - (i) 1no. Non-illuminated fascia sign (retrospective) - 30 High Street Newmarket.

**D/19/02/8.07 Resolved**

**The Committee voiced no objections.**

*Cllrs Drummond and Nobbs declared and nonpecuniary interest in the following*

application and did not vote.

**D/19/02/8/08 DC/18/2543/FUL-** Planning Application - Proposed new painted render, new windows and doors and new staircase to access roof staff area to existing building - Goodwin Business Park, Ucatt Willie Snaith Road Newmarket.

**D/19/02/8.08 Resolved**  
**The Committee voiced no objections.**

**D/19/02/8/09 DC/19/0085/FUL –** Planning Application - (i) 1no. dwelling adjacent to existing (demolition of existing detached garage) (ii) Two storey rear extension and single storey side and rear extensions to existing dwelling - 52 Exning Road Newmarket.

**D/19/01/8.09 Resolved**  
**The Committee voiced no objections.**

**D/19/02/8/10 DC/19/0112/TCA -** Trees in a Conservation Area Notification - (i) 3no. Beech (T001, T014 and T047 on plan) fell; (ii) 1no. Beech (T058 on plan) overall crown reduction by 20% and (iii) 1no. Beech (T016 on plan) reduce in height by and overall tip pruning of crown by 10% - Godolphin Stables Snailwell Road Newmarket.

**D/19/02/8.10 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. If the trees are to be felled, the Committee requests the planting of suitable replacement trees.**

**D/19/02/9 EAST CAMBS PLANNING APPLICATIONS**  
None noted.

**D/19/02/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**  
**FHDC Planning Determinations received during weeks 03 and 04 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>NTC Decision</b>
<b>DC/18/2099/HH</b>	Householder Planning Application - extend existing dropped kerb	20 Rowley Drive Newmarket Suffolk	Approved	No objections
<b>DC/18/2264/FUL</b>	Planning Application - Renovation and reconfiguration of existing SEND department including (i) Creation of new external level access to SEND department via Ramp and creation of external SEND playground space (ii) Single storey flat roof extension (iii) Canopy between Art and CDT blocks covering external eating area	Newmarket Academy Exning Road Newmarket	Approved	No objections
<b>DC/18/18774/FUL</b>	Planning Application - Replacement of the existing temporary woodchip walkway with a permanent tarmac horse walk & footpath	Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objections

<b>DC/18/2316/HH</b>	Householder Planning Application - (i) single storey rear extension; (ii) removal and infill of chimney; (iii) replacement windows to front elevation; (iv) insertion of new window to rear elevation and infill of existing window	4 Falmouth Street Newmarket	Approved	No objections
<b>DC/18/2365/FUL</b>	Planning Application - Single storey rear extension to existing convenience store	The Seahorse Vicarage Road Newmarket Suffolk	Approved	No objections
<b>DC/18/2445/VAR</b>	Planning Application - Variation of Conditions 2 and 3 of DC/18/0507/FUL to widen the area with permitted use for removable tables and chairs	Bull Inn 62 High Street Newmarket Suffolk	Approved	No objections
<b>DC/18/2410/TPO</b>	TPO012 (1956) Tree Preservation Order - 1 no. Horse Chestnut (T1 on plan and within A7 on order) Pollard	15 Collings Place Newmarket Suffolk	Approved	No objections
<b>DC/18/2482/TCA</b>	Trees in a Conservation Area Notification - (i) G7 3no. Ash/Rowan - Lift crown to clear wall by 30 centimetres (ii) T9 Sycamore - Reduce the crown to clear the road edge to give height clearance of 5 metres above ground level	15 Collings Place Newmarket Suffolk	Approved	No objections

**D/19/02/11 TO REVIEW PLANNING APPLICATION WITHDRAWALS**

The following withdrawal was noted:

**D/19/02/11/01 DC/18/2182/LB** - Application for Listed Building Consent - Installation of internal fire doors - Windsor House 184 High Street Newmarket.

**D/19/02/12 TO DISCUSS ANY LICENSING APPLICATIONS**

None noted.

**D/19/02/13 CORRESPONDENCE**

The following correspondence was noted:

Proposed Base Station upgrade at TEF 70470

**D/19/02/14 DATE OF NEXT MEETING**

Monday 18<sup>th</sup> February 2019 at 6.00pm in the Memorial Hall.

**D/19/02/15 TO NOTE ANY ITEMS FOR NEXT MEETING**

- Application DC/18/2533/TPO
- Queensbury Lodge

Meeting closed at 6:58pm.

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