



**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 1<sup>st</sup> April 2019 at 6.00pm at the Memorial Hall Newmarket**

**Attendance:**

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

Councillor R Hood  
 Councillor P Hulbert  
 Councillor P Winter

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

<b>Minute</b>	<b>Action by</b>
<p><b>D/19/04/1</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/19/04/2</b>    <b><u>APOLOGIES</u></b></p> <p>Apologies were received from Cllrs, Drummond, Lay, O'Neill and Wadham. Cllrs Hirst and Wright were absent.</p>	
<p><b>D/19/04/3</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/19/04/4</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 18<sup>TH</sup> MARCH 2019 AND MATTERS ARISING</u></b></p> <p>Members received the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> March 2019 and the following was agreed:</p> <p><b><u>D/19/04/4.01 Resolved</u></b></p> <p><b>That the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> March 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/19/04/5</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 MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION</u></b></p> <p>A resident raised objections to the planned cinema at the Guineas. The</p>	

Chairman advised that the plan had not yet been presented to the Committee and she should look out for when the Committee would consider the plan.

**D/19/04/6**      **CURRENT PLANNING APPLICATIONS**

*Week 11*

**D/19/04/6/01** DC/19/0395/TPO – TPO 012 (1956) Tree Preservation Order – T1 – Lime – Re-pollard entire crown back to previous points, retaining existing pollard knucklers - 11 Halifax Way Newmarket.

**D/19/04/6.01 Resolved**

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

*Week 12*

**D/19/04/6/02** DC/19/0424/FUL - Planning Application - Change of Use from A1 (Retail) to A3 (Restaurants and cafes); A4 (Drinking establishments); and A5 (Hot food takeaways) - Unit 1 2 Exeter Road Newmarket Suffolk.

**D/19/04/6.02 Resolved**

**The Committee voiced no objections.**

**D/19/04/6/03** DC/19/0427/HH - Householder Planning Application - first floor rear extension above existing kitchen - 49 Queen Street Newmarket Suffolk.

**D/19/04/6.03 Resolved**

**The Committee voiced no objections.**

**D/19/04/6/04** DC/19/0450/FUL - Planning Application - (i) Removal of 1no. external ATM and replacement with 1no. external ATM (ii) Removal of 1no. external ATM and replacement with 1no. internal ATM - Lloyds Bank 48 High Street Newmarket.

**D/19/04/6.04 Resolved**

**The Committee voiced no objections.**

**D/19/04/7**      **AMENDED AND DEFERRED PLANNING APPLICATIONS**

None noted.

**D/19/04/8**      **EAST CAMBS PLANNING APPLICATIONS**

None noted.

**D/19/04/9**      **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 11 and 12 are as follows:-**

Application	Description	Address	FHDC Decision	NTC Decision
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<b>DC/18/1611/FUL</b>	Planning Application - (i) First floor extension (ii) external staircase, (iii) internal alterations and creation of additional studio apartment. (Amended plans received 4/1/19)	2 Sun Lane Newmarket	Approved	No objections
<b>DC/19/0085/FUL</b>	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	Approved	No objections
<b>DC/18/1238/FUL</b>	Planning Application - Change of use of existing B1/B2/B8 use to mixed B1/B2/B8/A1 and associated works	339 Exning Road Newmarket	Approved	No objections
<b>DC/18/1912/FUL</b>	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	Approved	No objection
<b>DC/18/2279/FUL</b>	Planning Application - Change of use from Restaurant (A3) to Beauty Salon (Sui Generis) - (retrospective)	30 High Street Newmarket	Approved	No objections
<b>DC/18/2284/TPO</b>	TPO02 (1980) Tree Preservation Order - (i) 1no. Horse Chestnut (T2 on plan and T16 on order) - crown raise to 7 metres, reduce crown height by up to 2 metres, reduce lateral crown spread to north-east by up to 1.5 metres, reduce lateral crown spread to south-east by up to 3 metres, reduce lateral crown spread to south-east and north-west by up to 2 metres and (ii) 1no Lime (T1 on plan and T25 on order) - pollard to 8-10 metres.	Bungalow Linden Lodge Stables Rowley Drive Newmarket Suffolk	Approved	No objections
<b>DC/18/2280/ADV</b>	Application for Advertisement Consent - (i) 1no. Non-illuminated fascia sign (retrospective)	30 High Street Newmarket	Approved	No objections
<b>DV/19/0129/HH</b>	Householder Planning Application - (i) Single storey rear extension (ii) New entrance gates with brick wall and dropped kerb (iii) Alterations to fenestration and entrance doors	3 The Hamiltons Newmarket	Approved	No objections

**D/19/04/9/01** DC/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.

The Committee noted that FHDC had approved the above application despite the objections of the Committee and the following was agreed:

**D/19/04/9.01 Resolved**

**That a letter be sent to West Suffolk to inform them that the Committee strongly object to their decision to approve this application and for ignoring the objections of the Committee 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**

**The Committee also objected to the inadequate amount of Section 106 contribution and requested information on how the figure of £9453 had been calculated.**

**D/19/04/10 TO REVIEW PLANNING APPLICATION WITHDRAWALS**

The following planning application withdrawal was noted:

DC/18/1869/FUL – Planning Application – Conversion and single storey extension to garage to form 1no. dwelling – Exeter Villa 31 Exeter Road Newmarket Suffolk

**D/19/04/11 TO DISCUSS ANY LICENSING APPLICATIONS**

None noted.

**D/19/04/12 CORRESPONDENCE**

The following correspondence was noted:

- Planning Inspectorate regarding 51a Bury Road
- East Cambs – regarding land near Snailwell – TCM was asked to inform East Cambs that the link to the scoping document was not working.

**D/19/04/13 DATE OF NEXT MEETING**

Monday 15<sup>th</sup> April 2019 at 6.00pm in the Memorial Hall.

**D/19/04/14 TO NOTE ANY ITEMS FOR NEXT MEETING**

- Pedestrian crossing on Old Station Road

Meeting closed at 6:25pm.

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