



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 3rd June 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
 Councillor S Caesar
 Councillor A Drummond

Councillor R Hood
 Councillor P Hulbert
 Councillor K Lindsay

Also Present: Roberta Bennett - TCM, Julie Ashton – Minute Assistant, Cllr Borda, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
<p>D/19/06/1 <u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u></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>D/19/06/2 <u>APOLOGIES</u></p> <p>Apologies were received from Cllrs De’Ath and Kerby.</p>	
<p>D/19/06/3 <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></p> <p>Cllr Drummond declared that he had taken up a position on the West Suffolk Planning Committee.</p>	
<p>D/19/06/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON TUESDAY 28TH MAY 2019 AND MATTERS ARISING</u></p> <p>The minutes of the Development & Planning Committee held on 28th May 2019 and following was agreed:</p> <p><u>D/19/06/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 28th May 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.</p> <p>There were no matters arising.</p>	
<p>D/19/06/5 <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</u></p>	

THEIR ATTENTION

Cllr Borda spoke in support of planning applications DC/19/0988/LB and DC/19/0987/FUL and advised that it would be an added community asset.

A member of the Press advised that the planning notifications for the Five Bells had not been sent to neighbouring properties and that the public notice had been posted on to a lamp post facing the road. West Suffolk planning need to improve their services for planning notifications. Cllr Drummond agreed to take this issue up with West Suffolk Planning.

D/19/06/6 TO REVIEW THE COMMITTEE'S TERMS OF REFERENCE

TCM advised that the annual review of The Terms of Reference for the Committee was due and there were no amendments. The following was agreed:

D/19/06/6.01 Resolved

That the Terms of Reference for the D&P Committee be deferred to the next meeting to allow Members to review them.

D/19/06/7 CURRENT PLANNING APPLICATIONS

Week 19

D/19/06/7/01 DC/19/0988/LB– Application for Listed Building Consent -Internal alterations comprising (i) removal of bar at ground floor (ii) provision of door opening through to entrance at ground floor (iii) provision of stud wall at ground floor in association with change of use from Public House (Class A4) to place of worship and community centre (Class D1) with caretakers accommodations (Class C3) - Five Bells 16 St Marys Square Newmarket.

D/19/06/7.01 Resolved

The Committee voiced no objections subject to the approval of the Listed Buildings Officer.

D/19/06/7/02 DC/19/0987/FUL – Planning Application - Change of use from Public House (Class A4) to place of worship and community centre (Class D1) with caretakers accommodations (Class C3) and associated alterations - Five Bells 16 St Marys Square Newmarket.

D/19/06/7.02 Resolved

The Committee voiced no objections subject to the approval of the Listed Buildings Officer.

Week 20

Cllrs Drummond and Hood declared a nonpecuniary interest in the following application

D/19/06/7/03 DC/19/0742/FUL - Planning Application - Demolition and rebuild of a 6 bedroom Grooms Hostel - Chestnut Tree Stables Hamilton Road Newmarket Suffolk.

D/19/06/7.03 Resolved

The Committee deferred this application to allow a site visit.

D/19/06/7/04 DC/19/0864/FUL - Planning Application - (i) New windows to ground floor and first floor front elevation (ii) Cryogenic Storage Vessel and Base in external compound - International House Willie Snaith Road Newmarket Suffolk.

D/19/06/7.04 Resolved

The Committee voiced no objections.

D/19/06/7/05 DC/19/0921/TPO - TPO/2012/04 - Tree Preservation Order - (i) G1 (T12 on order) - 4no. Tree of Heaven - Reduce as a group by 25%, shape and balance (ii) G2 - 3no. Sycamore (T3, T4, T5 on Order) - Reduce crowns to previous points (iii) T1 - Sycamore (T8 on order) – Reduce crown by 25% overall - 2 Arborfield Drive Newmarket Suffolk.

D/19/06/7.05 Resolved

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

Cllrs Drummond and Hood declared a nonpecuniary interest in the following application

D/19/06/7/06 DC/19/0889/FUL - Planning Application - 2.7m high acoustic Fence - Access To Palace House Stables Vicarage Road Newmarket Suffolk.

D/19/05/8.06 Resolved

The Committee voiced no objections.

D/19/06/7/07 DC/19/0900/ADV - Application for Advertisement Consent - internally illuminated 48no. sheet digital advertising display with display of illuminated static images on a 10 second sequential rotation – Advertisement Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/19/06/7.07 Resolved

The Committee objected on the grounds of appearance and design of development and materials proposed and Highway safety.

D/19/06/7/08 DC/19/0967/TPO - TPO08 (1991) Tree Preservation Order – 1 .No Pine (T2 on plan, within A2 on order) – Fell - Kingfisher House St Fabians Close Newmarket.

D/19/06/7.08 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 West Suffolk Tree Officer. If the tree is to be felled, the Committee requests the planting of suitable replacement trees.

Week 21

D/19/06/7/09 DC/19/0423/HH - Householder Planning Application - Summerhouse (retrospective) - 19 Gordon Richards Close Newmarket.

D/19/06/7.09 Resolved

The Committee objected on the following grounds:

- **Scale and dominance**
- **Appearance and design of development and materials proposed**
- **No provision of a surface water run off**

D/19/06/7/10 DC/19/0894/FUL - Change of Use from (i) A2 (Financial) to A1 (Retail) Basement and Ground floor level; and (ii) A2 (Financial) to C3 (Residential) First floor level; and (iii) Create 1no Flat to second floor; (iv) Installation of entrance to flats; and (v) new shopfront - 104 High Street Newmarket.

D/19/06/7.10 Resolved

The Committee voiced no objections.

D/19/06/8 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

None noted.

D/19/06/9 **EAST CAMBS PLANNING APPLICATIONS**

19/00518/FUM - Change of use to timber lodge holiday park for up to 50 caravan plots and the development of ancillary infrastructure and landscaping - Land Opposite 1 To 8 Dalham Road Ashley Suffolk.

D/19/06/9.01 Resolved

The Committee strongly objected on the following grounds:

- **Highway safety**
- **Traffic and parking issues**
- **Impact on the character or appearance of area**
- **Incompatible or unacceptable uses**
- **Impact on the community and other services**
- **Capacity of physical infrastructure, e.g. in the public drainage or water systems.**

D/19/06/10 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

There were no FHDC Planning Determinations received during weeks 20 and 21.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/0528/HH	Householder Planning Application - Single storey side extension	485 Aureole Walk Newmarket Suffolk	Approved	No objections
DC/19/0394/FUL	Planning Application - 1no.dwelling	Targa Cottage 24 Cheveley Road Newmarket	Refused	Objected
DC/19/0458/TPO	TPO (1972) 234 - 1no. Sycamore	1 Weston Way	Approved	No

	(T1 on plan, within A3 on Order) - Crown lift to 3metres over garden and 4metres over road	Newmarket		objections
DC/19/0511/HH	Householder Planning Application – Single storey front and side extension	4 Durham Way Newmarket Suffolk	Approved	No objections
DC/19/0542/VAR	Planning Application - Variation of condition 10 (opening hours) of DC/18/2405/FUL to amend the opening hours to: Monday - Thursday 8.00am - 9.00pm Friday 7.00am-9.00pm Saturday 9.00am - 1.00pm	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	No objections
DC/18/2495//FUL	Planning Application - (i) 13no. Dwellings on Site A and (ii) 3no. Dwellings on Site B (following demolition of existing garages) and provision of associated car parking and landscaping across both sites	Garage Site Between Windsor Road And Valley Way (Site A), And Garage Site East Of Windsor Road And Adjacent To Houldsworth Valley Primary School (Site B)Newmarket	Approved	No objections
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	Approved	No objections

D/19/06/11 TO REVIEW PLANNING APPLICATION WITHDRAWALS

None noted.

D/19/06/12 TAXIS – TO CONSIDER RELATED ISSUES

The Committee deferred this item to allow the TCM to meet with the taxi drivers and report back.

D/19/06/13 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE/WHITE LION

No further update was available.

D/19/06/14 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/06/15 BURY ROAD/NEWMARKET BROOK – PIPE WORK

Members were advised that the pipe work in Bury Road appeared to have resolved the bad odour at the Yellow Brick Road and it would continue to be monitored.

TCM advised that SCC were leading on taking the issue up with Anglian Water.

D/19/06/16 CORRESPONDENCE

None noted.

D/19/06/17 DATE OF NEXT MEETING

Monday 17th June 2019 at 6.00pm at the Memorial Hall.

D/19/06/18 TO NOTE ANY ITEMS FOR NEXT MEETING

- Pedestrian crossing on the A142.

Meeting closed at 6:52pm.

Signed _____ Date _____