



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 7th October 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Ceasar
Councillor A Drummond
Councillor W Hirst

Councillor R Hood
Councillor P Hulbert
Councillor Jefferys
Councillor T Kerby
Councillor C O'Neill

Also Present: Bobby Bennett - TCM, Julie Ashton – Minute Assistant, Cllr Borda, Cllr Starkey – East Cambs, Mr W Gittus – Jockey Club Estate, 1 Member of the Press and 96 Members of the Public.

Minute	Action by
Due to the high number of residents in attendance the meeting was moved to the Memorial Hall.	
D/19/10/1 <u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u> The Chairman opened the meeting and read out the Fire Safety Notice and confirmed that proceedings may be filmed or recorded	
D/19/10/2 <u>APOLOGIES</u> Apologies were received from Cllr De'Ath.	
D/19/10/3 <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> Cllr Jefferys declared a nonpecuniary interest in item 7 c. DC/19/1896/HYB – Land to the South of Churchill Avenue, Churchill Avenue, Newmarket.	
D/19/10/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 16TH SEPTEMBER 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 16 th September 2019 and the following was agreed: <u>D/19/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th September 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising. The Chairman proposed that item 7 c. DC/171896/HYB be brought forward and the following was agreed:	

D/19//10/4.01 Resolved

That item 7 c. DC/171896/HYB be brought forward.

D/19/10/5 AMENDED AND DEFERRED PLANNING APPLICATIONS

Cllr Jefferys declared a nonpecuniary interest in the following application.

D/19/19/5/01 DC/19/1896/HYB – Land to the South of Churchill Avenue, Churchill Avenue, Newmarket.

The Chairman welcomed and thanked residents for attending the meeting and assured them that they would have the opportunity to raise concerns. Mr Gittus was invited to give an overview of the development and advised that the application had been amended since it was first submitted in September 2017. The number of units had been reduced to 115 and the application had recently been included in the adoption of the Forest Heath Area Local Plan and Site Allocation.

He advised that all of the units would be affordable accommodation for people working in the horseracing industry. They would not be available to the general public. He advised that traffic was not expected to increase as the majority of residents would walk or cycle to work. The trees that were removed were part of the biodiversity management of the estate and not related to the development. If the application was refused then the land could be sold to an alternative developer.

Cllr Hirst joined the meeting.

The Chairman invited residents to put forward statements and comments which included the following:

- Highway safety and traffic management
- Increased traffic – it was noted that the plan had increased the number of parking spaces
- Noise and antisocial behaviour issues from the young person's unit – would there be a full time warden and it was sited at the wrong location on the boundary with residential buildings
- Overdevelopment of the site
- The site was located at the bottom of a hill and waste water could add to flooding issues
- The Jockey Club had objected to the development of Hatchfield Farm and this application was hypocritical designed to serve their own needs and not the needs of the Town
- Would the service rates to maintain the estate be reasonable and capped
- If people retired or moved out the units would be rented to others in the horseracing industry
- If Hamilton Road were to be closed during the building work this would cause access issues for the ambulance helicopter and emergency vehicles

- Increase noise and light pollution

The Chairman thanked the residents for their input and Cllrs were invited to add their comments and following a full and frank debate the following was agreed:

D/19/10/5.01 Recommendation

That NTC objects to the application on the following grounds:

- **Overdevelopment of the site**
- **Loss of biodiversity**
- **Highway safety**
- **Traffic and parking issues - access would be via narrow residential streets**

The Committee were given a round of applause and the Chairman advised that the recommendation would be considered at the full Council meeting on 28th October 2018. NTC were a consultee in the planning process and the final decision would be taken by West Suffolk.

The meeting was adjourned at 7:15pm for a 5min recess and residents left the meeting.

The meeting resumed at 7:20pm with Cllr Borda, the Events Manager and 1 member of the public in attendance.

D/19/10/6 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.

D/19/10/7 CURRENT PLANNING APPLICATIONS

Week 36

D/19/10/7/01 DC/19/1664/FUL – Planning Application - change the use of (i) basement and ground floors from (class A1) retail to (class A3) restaurant (ii) install extractor flue to rear elevation - 89-95 High Street Newmarket.

D/19/10/7.01 Resolved

The Committee voiced no objections.

D/19/10/7/02 DC/19/1665/LB – Application for Listed Building Consent - (i) install kitchen provisions (ii) 1no. extraction flue to rear elevation to ground floor (iii) installation of 2no. wc in the basement - 89-95 High Street Newmarket.

D/19/10/7.02 Resolved

The Committee voiced no objections subject to the approval of the Listed

Buildings Officer.

D/19/10/7/03 DC/19/1760/TPO - TPO/2012/04 Tree Preservation Order - (i) 1no. Yew (T18 on order T1 on plan) reduce branches over garage by up to 3 metres and branches over parking by up to 1.5 metres (ii) 1no. Horse Chestnut (T19 on order on plan T2 on plan) crown lift to 5 metres above ground level - 3 Arborfield Drive Newmarket Suffolk.

D/19/10/7.03 Resolved

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

Week 37

Cllr Hood declared a pecuniary interest and left the meeting.

D/19/10/7/04 DC/19/1767/TCA - Trees in a Conservation Area Notification - v1no. Horse Chestnut (T1 on plan) re-pollard to previous points - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/19/10/7.04 Resolved

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

Cllr hood returned to the meeting.

D/19/10/7/05 DC/19/1784/HH - Householder Planning Application -(i) Single storey front extension and (ii) demolition of existing rear lean-to - 520 Aureole Walk Newmarket.

D/19/10/7.05 Resolved

The Committee voiced no objections.

D/19/10/7/06 DC/19/1837/TCA - Trees in a Conservation Area Notification - 6no. Lime trees – Fell - Heath House Moulton Road Newmarket.

D/19/10/7.06 Resolved

The Committee deferred this application for a site visit and to seek the views of the Tree Officer.

D/19/10/7/07 DC/19/1852/DE1 - Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Demolition of existing house and 1no. stable block - Brickfields Stud, Etheldreda House Cemetery Hill Newmarket.

D/19/10/7.07 Resolved

The Committee deferred this application to request an extension for a site visit.

D/19/10/8 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/10/8/01 DC/19/1678/FUL – 50 Park Lane, Hill Newmarket.

D/19/10/8.01 Resolved

The Committee objected to the change of use to a HMO property.

D/19/19/8/02 DC/19/1690/HH – 22 Fitzroy Street Newmarket – this item was deferred.

D/19/10/9 EAST CAMBS PLANNING APPLICATIONS

D/19/10/9/01 19/00518/FUM – Holiday Park in Ashley, Suffolk.

D/19/10/9.01 Resolved

The Committee objected on the grounds that it was an unsuitable development for the area of a small village, Highway safety and traffic issues.

D/19/10/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 36 and 37.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/357/FUL	Planning Application - Installation of a horsewalker	Beverley House Stables Exeter Road Newmarket	Approved	No objections
DC/19/1419/HH	Householder Planning Application – Part single storey, part two storey rear extension with creation of room in proposed new roof space (following demolition of existing conservatory)	9 Hamilton Road Newmarket	Approved	No objections
DC/19/1451/FUL	Planning Application - internal alterations to existing first floor to create 2 no. separate flats at first floor level	Marlborough House Stables, Flat 3 44 Old Station Road Newmarket	Refused	No comment
DC/19/1473/HH	Householder Planning Application – Replace 3 no windows and door on front elevation and 4 no windows and door on rear elevation	4 Doris Street Newmarket Suffolk	Withdrawn	No objections
DC/19/1489/FUL	Planning Application - New vehicular access and entrance gates with brick piers	1 Southgate Stables Hamilton Road Newmarket	Approved	No objections
DC/19/1647/HH	Householder Planning Application - (i) Single storey rear extension (following demolition of existing conservatory) (ii) relocation of store into existing garage (following partial demolition of existing garage and store) and (iii) porch canopy	9 Andrew Road Newmarket Suffolk	Approved	No objections

D/19/10/11 TO NOTE ADOPTION OF THE SIR AND SALP OF THE FOREST HEATH LOCAL PLAN

The Committee noted the adoption of the SIR and SALP of the Forest Heath Local Plan.

D/19/10/12 TO DISCUSS ANY LICENSING APPLICATIONS

a. Heaven awaits – The Committee considered the application and the following was agreed:

D/19/10/12.01 Resolved

The Committee objected on the grounds that it contravened the West Suffolk Sex Establishment Policy, the addition of a West Suffolk HMO in the location and that the company were not registered with the ICO.

b. Suffolk Electoral Review was noted.

D/19/10/13 CORRESPONDENCE

Newmarket Post Office – This item was deferred.

D/19/10/14 DATE OF NEXT MEETING

Monday 21st October 2019 at 6.00pm at the Memorial Hall.

D/19/10/15 TO NOTE ANY ITEMS FOR NEXT MEETING

- Section 106 monies
- Deferred items

Meeting closed at 7:45pm.

Signed _____ Date _____