



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 1<sup>st</sup> October 2018 at 6.00 pm at the Memorial Hall Newmarket**

**Attendance:**

Councillor J Morrey (Chairman)  
Councillor J Lay (Vice Chairman)  
Councillor J Berry  
Councillor J Clarke  
Councillor A Drummond

Councillor W Hirst  
Councillor R Hood  
Councillor P Hulbert  
Councillor R Nobbs  
Councillor J Wadham  
Councillor P Winter

Also Present: Bobby Bennett – TCM and Julie Ashton – Minute Assistant, Kian Saedi -La Ronde Wright, Lee Webster – Flagship Housing, 1 Member of the Press and 3 Members of the Public.

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action by |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>D/18/10/1</b> <b><u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u></b><br>The Chairman opened the meeting and read out the fire safety briefing and the announcement that proceedings may filmed or recorded.                                                                                                                                                                                                                                                                                          |           |
| <b>D/18/10/2</b> <b><u>APOLOGIES</u></b><br>None noted. Cllrs O'Neill and Wright were absent.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| <b>D/18/10/3</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><br>None noted.                                                                                                                                                                                                                                                                                                             |           |
| <b>D/18/10/4</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 17<sup>TH</sup> SEPTEMBER 2018 AND MATTERS ARISING</u></b><br>Members received the minutes of the Development & Planning Committee held on 17 <sup>th</sup> September 2018 the following was agreed:<br><br><b><u>D/18/10/4.01 Resolved</u></b><br>That the minutes of the Development & Planning Committee meeting held on 17 <sup>th</sup> September 2018 be adopted and signed as a true record by the Chairman of the D&P Committee.<br><br>There were no matters arising. |           |
| <b>D/18/10/5</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</u></b>                                                                                                                                                                                                                                                                                                                                                                                |           |

**CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION**

None noted.

**D/18/10/6 TO RECEIVE A PRESENTATION FROM LA RONDE WRIGHT CONSULTANCY**

Kian Saedi from La Ronde Wright and Lee Webster from Flagship Housing gave an update on the work of a number of housing developments that had been built in Newmarket and the plans for a further two sites in Windsor Road and Valleyway. The houses would be a mixture of part ownership and affordable rent. Affordable rent equated to 80% of the current open market rent and residents must be on the waiting list maintained by FHDC. A planning application would be submitted in November 2018 with the development commencing in 2019.

The houses would be built on brownfield sites and the leases for the garages were terminated 12 months ago as most of the garages were not used, being too small to accommodate modern cars and some residents were offered other accommodation or arrangements. Cllrs reported that residents had contacted them regarding maintenance issues not carried out by Flagship and the details would be forwarded for action.

The Chairman thanked the representatives for the update and they left the meeting.

**D/18/10/7 CURRENT PLANNING APPLICATIONS**

Week 37

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

**D/18/10/7/01** DC/18/1748/LB – Application for Listed Buildings Consent - Form opening between stable and farrier - Palace House Stables Palace Street Newmarket Suffolk.

**D/18/10/7.01 Resolved**

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

**D/18/10/7/02** DC/18/1824/TPO - TPO0032 (1960) - Tree Preservation Order - Fell- 1no Cherry Tree (T1 on plan) and 1no Silver Birch Tree (T2 on plan) (both within Area A1 of Order) - The Garden Cottage 6 Argent Place Newmarket.

**D/18/10/7.02 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.**

**D/18/10/7/03** DC/18/1846/TCA - Trees in Conservation Area Application - 1no beech (T1 on plan) - fell - The Kremlin 1A Bury Road Newmarket Suffolk.

**D/18/10/7.03 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.**

TCM was asked to write to the individual Tree Officers to express disappointment that trees were being felled without good reason and a lack of detail in the applications. The Committee understood that where opinions differed the application should be considered by a Committee and a report was provided by the Tree officer. In these cases the Committee requests a copy of the Tree Officer's report if the trees are to be felled.

*Cllr Winter declared a nonpecuniary interest in the following application.*

**D/18/10/7/04** DC/18/1852/TCA - 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.

**D/18/10/7.04 Resolved**

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

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

**D/18/10/7/05** DC/18/1845/TPO - TPO001 (2014) - Tree Preservation Order - 1no. Beech and 2no. Sycamore (T0025, T0069 and T0096 on plan and within area G3 on order) - Fell - Prestige Place Snailwell Road Newmarket Suffolk.

TCM was asked to request an extension for this application to allow the Committee to conduct a site visit at 5:00pm on 15<sup>th</sup> October.

**D/18/10/7/06** DC/18/1858/TCA - Trees in a Conservation Area Notification - Self set Sycamores (H1 on plan) - Fell - Prestige Place Snailwell Road Newmarket Suffolk.

TCM was asked to request an extension for this application to allow the Committee to conduct a site visit at 5:00pm on 15<sup>th</sup> October.

*Week 38*

**D/18/10/7/07** DC/18/1729/HH - Householder Planning Application - 1no outbuilding (Retrospective) - 76 St Philips Road Newmarket.

**D/18/10/7.07 Resolved**

**The Committee voiced no objections.**

**D/18/10/7/08** DC/18/1776/FUL - Planning Application - Redesign of Memorial Garden

to include (i) timber play towers with slides (ii) net bridges (iii) cantilever nest swing (iv) aerial cableway (v) upgraded water play area and (vi) 9 no. Cherry trees - King Edward VII Memorial Hall 144 High Street Newmarket Suffolk.

The Committee noted the application and TCM was asked to establish if the Council could support their own applications.

*Cllr Hood declared a nonpecuniary interest in the following application.*

**D/18/10/7/09** DC/18/1779/FUL - Planning Application - To demolish 75% of the ground floor to allow a pedestrian/public passageway from the High street through to Palace House Museum - 59 High Street Newmarket.

**D/18/10/7.09 Resolved**

**The Committee voiced no objections subject to a gate being installed on the High Street.**

**D/18/10/7/10** DC/18/1866/TPO - TPO032 (1960) Tree Preservation Order - 1no lime (T1 on plan within A1 on order) reduce height by 40% - 12 Paget Place Newmarket.

**D/18/10/7.10 Resolved**

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

**D/18/08/7/11** 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/18/11/7.10 Resolved**

**The Committee voiced no objections subject to Public Health approval regarding the floor area.**

**D/18/10/7/12** DC/18/1886/TCA - Trees in a Conservation Area Notification - 1no. Tulip (T1 on plan) reduce overall crown by up to 2m - 9 Balaton Place Snailwell Road Newmarket.

**D/18/10/7.12 Resolved**

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

**D/18/10/8** **EAST CAMBS PLANNING APPLICATIONS**  
None noted.

**D/18/10/9** **AMENDED PLANNING APPLICATIONS**  
None noted.

**D/18/10/10** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

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

| <b>Application</b>    | <b>Description</b>                                                                                                                                                                                                                                | <b>Address</b>                                                  | <b>FHDC Decision</b> | <b>NTC Decision</b> |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------|---------------------|
| <b>DC/18/0540/FUL</b> | Planning Application - 2no. dwellings                                                                                                                                                                                                             | Land Adjoining Church<br>Exeter Road<br>Newmarket<br>Suffolk    | Approved             | No objections       |
| <b>DC/18/0766/FUL</b> | Planning Application - Retention of slate roof canopy to pergola                                                                                                                                                                                  | St Louis Catholic Academy<br>Fordham Road<br>Newmarket          | Approved             | No objections       |
| <b>DC/18/1390/TPO</b> | TPO/1960/032 - Tree Preservation Order - T1 - Holly - Crown lift to 5 metres to lift branches off roof                                                                                                                                            | 1 Paget Place<br>Newmarket                                      | Approved             | No objections       |
| <b>DC/18/1482/TCA</b> | Trees in a Conservation Area Notification - T1 - Sycamore - Lateral crown reduction on south eastern aspect by up to 2.5 metres                                                                                                                   | Ballybrack House<br>36 Bury Road<br>Newmarket                   | Approved             | No objections       |
| <b>DC/18/2952ADV</b>  | Application for Advertisement Consent - (i) 2no internally illuminated fascia signs (ii) 4no. internally illuminated logo and service signs                                                                                                       | Newmarket Harley Davidson<br>Oaks Drive<br>Newmarket<br>Suffolk | Approved             | No objections       |
| <b>DC/18/1353/TCA</b> | Trees in a Conservation Area Notification - as per specification of works                                                                                                                                                                         | Godolphin Stables<br>Snailwell Road<br>Newmarket<br>Suffolk     | Approved             | No objections       |
| <b>DC/18/1158/LB</b>  | Application for Listed Building Consent - Alterations to convert existing hayloft to hospitality suite                                                                                                                                            | Sefton Lodge<br>8 Bury Road<br>Newmarket                        | Approved             | No objections       |
| <b>DC/18/1347/FUL</b> | Planning Application - Change of use from Storage barn to Hospitality Wing serving Racehorse Training Yard                                                                                                                                        | Sefton Lodge<br>8 Bury Road<br>Newmarket                        | Approved             | No objections       |
| <b>DC/18/1431/FUL</b> | Householder Planning Application - Single storey side extension                                                                                                                                                                                   | 18 Edinburgh Road<br>Newmarket<br>Suffolk                       | Approved             | No objections       |
| <b>DC/18/1434/FUL</b> | Planning Application - Change of use of motor vehicle showroom to A1 use                                                                                                                                                                          | Black Bear Harley Davidson<br>Black Bear Lane<br>Newmarket      | Approved             | No objections       |
| <b>DC/18/1554/HH</b>  | Householder Planning Application - Two storey rear extension - resubmission of DC/17/0766/HH                                                                                                                                                      | 14 Collings Place<br>Newmarket<br>Suffolk                       | Objected             | Noted               |
| <b>DC/18/1575/TCA</b> | Trees in a Conservation Area Notification - (i) 1no. Lime (T01 on plan) - Overall crown reduction by up to 2 metres; (ii) 1no. Sycamore (T02 on plan) - pollard by 6 metres; and (iii) 1no. Horse Chestnut (T03 plan) - thin overall crown by 10% | Falmouth Lodge<br>Snailwell Road<br>Newmarket<br>Suffolk        | Approved             | No objections       |

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

None noted.

**D/18/10/12 TO DISCUSS ANY LICENSING APPLICATIONS**

TCM advised that the renewal license for Heaven Awaits had been received and she would provide details of the previous objections at the next meeting. The Chairman and TCM would draft an objection to be considered at the next meeting.

**D/18/10/13 TO RECEIVE AN UPDATE ON EAST CAMBS LOCAL PLAN**

TCM advised that she had attended the Local Plan meeting along with the Horseman's Group and that the Inspector would follow up on some issues identified regarding highways and local roads.

- D/18/10/14    TO RECEIVE AN UPDATE ON CAR PARKING**  
TCM advised that she was awaiting a previous report on the ingress and egress to the Grosvenor car park.
- D/18/10/15    TO RECEIVE AN UPDATE ON SPEED INDICATOR DEVICES (SIDS)**  
TCM advised that the first SID would be installed in Fitzroy Street tomorrow. Cllr Winter would respond to a member of the public who had enquired about a SID for Bury Road.
- D/18/10/16    TO RECEIVE AN UPDATE ON QUEENSBERRY LODGE AND ADJACENT PUBLIC HOUSE**  
An update was not available.
- D/18/10/17    TO RECEIVE AN UPDATE ON LAND AT ELVEDON WAY**  
TCM advised that the request to purchase the land should have referred to the highway and no further action was required.
- D/18/10/18    TO RECEIVE AN UPDATE ON THE TAXI ISSUE**  
TCM advised that a new FHDC Enforcement Officer was being recruited and an update was awaited.
- D/18/10/19    TO RECEIVE AN UPDATE ON THE VOLUNTARY TREE WARDEN**  
TCM advised that the post had been advertised.
- D/18/10/20    CORRESPONDENCE**  
Highways England – A11 Fiveways Roundabout was noted.
- D/18/10/21    DATE OF NEXT MEETING**  
Monday 15<sup>th</sup> October 2018 at 6.00pm in the Memorial Hall.
- D/18/10/22    TO NOTE ANY ITEMS FOR NEXT MEETING**
- Grosvenor Yard car park
  - Queensbury Lodge and adjacent public House

Meeting closed at 7:07pm.

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