

Membership as from May 2019

Councillor Lay Chairman
Councillor Lindsay Vice Chairman
Councillor De'Ath
Councillor Drummond
Councillor Hood
Councillor Hulbert
Councillor Kerby
Councillor Caesar



Newmarket

TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP
TEL: 01638 667 227

You are hereby summoned to attend a meeting of the
DEVELOPMENT AND PLANNING COMMITTEE
to be held at **Memorial Hall, High Street, Newmarket, CB8 8JP**
On **Monday 13th May 2019 at 6pm**

AGENDA

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. Chair to read fire safety notice and announce that proceedings may be filmed or recorded.
2. **APOLOGIES** To receive and accept apologies for absence
3. **REGISTER OF INTERESTS** Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to consider any requests received for Members' Dispensation.
4. **MINUTES OF PREVIOUS MEETING** To receive and confirm the minutes of the meeting held on 29th April 2019 and any matters arising
5. **PUBLIC PARTICIPATION** 'An invitation to members of the public to put questions or statements of not more than 3 minutes duration. Resolutions can only be made on items that are on the agenda, but Councillors are very happy for matters relating to the Town to be brought to their attention
6. **TRAINING** – A brief overview of Material Considerations and planning matters
7. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 17 and 18
8. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/0394/FUL – Targa Cottage 24 Cheveley Road.
9. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
10. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
11. **LARGER DEVELOPMENTS** - Checklist for developments of more than 10 dwellings
12. **QUEENSBURY LODGE** – to receive an update
13. **LICENCING** To discuss any Licensing Applications
14. **CORRESPONDENCE:**
15. Date of next meeting: **Monday 28th May 2019**
16. To note items for consideration at the next meeting

Signed.....  Roberta Bennett, Town Council Manager, 8th May 2019

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 29th April 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Morrey (Chairman)
Councillor J Berry
Councillor R Hood
Councillor P Hulbert

Councillor J Lay
Councillor R Nobbs
Councillor C O'Neill
Councillor P Winter

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

Minute		Action by
D/19/04/29	<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/19/04/30	<u>APOLOGIES</u> Apologies were received from Cllrs Drummond and Wadham. Cllrs Clarke, Hirst and Wright were absent.	
D/19/04/31	<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> None noted.	
D/19/04/32	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 15TH APRIL 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 15th April 2019 and the following was agreed: <u>D/19/04/32.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th April 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 2 – D/19/04/9.01 - The Chairman confirmed that the letter to West Suffolk had been sent. Page 2 – D/19/04/10 – The Chairman advised that the West Suffolk	

Planning Officer had been contacted and had carried out an inspection. The wall had become unstable and would be replaced to the same height. The Planning Officer would obtain a copy of the structural report. The replacement wall is part of a planning application on list 16.

Page 3 – D/19/04/28 – The Chairman circulated a checklist of issues for developments of more than 10 dwellings. The Committee would consider these and an item would be placed on the next agenda.

D/19/04/33 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/19/04/34 CURRENT PLANNING APPLICATIONS

Week 15

D/19/04/34/01 DC/19/0528/HH– Householder Application – Single storey side extension – 485 Aureole Walk Newmarket Suffolk.

D/19/04/34.01 Resolved

The Committee voiced no objections.

D/19/04/34/02 DC/19/0524/FUL – Planning Application – Change of use of a workshop to B1 offices – Black Bear Harley Davidson Black Bear Lane Newmarket Suffolk.

D/19/04/34.02 Resolved

The Committee voiced no objections subject to meeting the Highways stipulations regarding parking.

Week 16

D/19/04/34/03 DC/19/0542/VAR - Planning Application- Variation of condition 10 (opening hours) of DC/18/2405/FUL to amend the opening hours to: Monday - Friday 8.00am - 9.00pm Saturday 9.00am - 1.00pm - Newmarket Community Hospital 56 Exning Road Newmarket.

D/19/04/34.03 Resolved

The Committee voiced no objections subject to the legal private right of way being managed correctly.

D/19/04/34/04 DC/19/0683/TPO - TPO 1980/02 - Tree Preservation Order - T63 - Sycamore - Reduce tree overall by 4 metres and to thin tree by 20% - 4 Cecil Lodge Close Falmouth Avenue Newmarket.

D/19/04/34.04 Resolved

The Committee encourages responsible tree management and voiced no objections.

D/19/04/34/05 DC/19/0687/TCA - Trees in a Conservation Area Notification - 1no. Chestnut Tree - Pollard over grown tree - Communal Land Abernant Drive Newmarket.

D/19/04/34.05 Resolved

The Committee encourages responsible tree management and voiced no objections.

D/19/04/34/06 DC/19/0716/HH - Householder Planning Application - (i) Proposed two storey side extension - 20 St Fabians Close Newmarket.

D/19/04/34.06 Resolved

The Committee voiced no objections.

D/19/04/34/07 DC/19/0721/HH - Conversion of Existing Garage and outbuilding to form new bedroom and ensuite extension to the adjacent 2 storey cottage - Exeter Villa, The Cottage 31 Exeter Road Newmarket.

D/19/04/34.07 Resolved

The Committee voiced no objections subject to sufficient parking being provided.

D/19/04/35 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/04/35/01 DC/19/0394/FUL – Targa Cottage 24 Cheveley Road.

D/19/04/35.01 Resolved

The Committee deferred this application to seek confirmation that neighbouring properties had received notification of the plans and if not, that an extension be requested.

D/19/04/35/02 DC/19/0687/TCA – Communal Land, Abernant Drive Newmarket.

D/19/04/35.02 Resolved

The Committee voiced no objections.

Cllr Hood joined the meeting.

D/19/04/35/03 DC/17/2674/FUL – 122 High Street Newmarket.

D/19/04/35.03 Resolved

That the previous resolution of objections on the grounds of traffic and parking issues, with no provision for parking.

D/19/04/36 EAST CAMBS PLANNING APPLICATIONS

None noted.

TCM advised that East Cambs had approved the plans for the development of the Kennet Garden Village at the Planning meeting last week. There were no representations from West Suffolk and the

following was agreed:

D/19/04/36.01 Resolved

That a letter be sent to West Suffolk to express disappointment that the Local Authority did not make any representation on the impact that the Kennet Garden Village would have on Newmarket infrastructure and services.

D/19/04/37 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

There were no FHDC Planning Determinations received during weeks 15 and 16.

Application	Description	Address	WS Decision	NTC Decision
DC/19/0152/FUL	Planning application - installation of new auto bi-parting door set and fire escape door to the front elevation	30 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	No objection
DC/19/0184/TPO	TPOo02 (1993) - tree preservation order - 1no. horse chestnut (t4 on order) - reduce height by 3 metres and reduce crown spread on all sides by 2 metres to include shape and balance where necessary	Hyperion Court Falmouth Avenue Newmarket	Approved	No objection
DC/19/0249/FUL	Planning application - two storey front extension and single storey courtyard 'loggia' extension including new reception area	Beaufort Cottage, Stables 140 High Street Newmarket	Approved	No objection
DC/18/0821/OUT	Outline planning application (all matters reserved) - conversion of existing building (mixed use: class d1 and sui generis) into 12no. apartments (class c3) with associated external works, landscaping and parking	Former Police Station Newmarket Suffolk	Approved	No objections
DC/18/2305/FUL	Planning application - three storey office accommodation building with associated access and parking	Land at Willie Snaith Road Willie Snaith Road Newmarket Suffolk	Approved	No objection
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	Approved	No objection

D/19/04/38 TO REVIEW PLANNING APPLICATION WITHDRAWALS

None noted.

D/19/04/39 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/04/40 CORRESPONDENCE

The following correspondence was noted:

- a. West Suffolk Council April Newsletter – Section 106 monies, the following was agreed:

D/19/04/40.01 Resolved

That the West Suffolk Obligations Officer be contacted regarding Section 106 monies by the new D&P Committee.

b. Proposed speed bumps on Hyperion Way

D/19/04/41 DATE OF NEXT MEETING

Monday 13th May 2019 at 6.00pm at the Memorial Hall.

D/19/04/42 TO NOTE ANY ITEMS FOR NEXT MEETING

- New planning considerations
- Targa Cottage
- Checklist for issues regarding developments of more than 10 dwellings
- Queensbury Lodge

The Chairman thanked Members for their good work and support during the year and the Committee thanked the Chairman for his leadership of the Committee.

Meeting closed at 6:50pm.

Signed _____ Date _____

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DC/19/0459/TPO VALID DATE: 18.04.2019 EXPIRY DATE: 13.06.2019 WARD: Severals PARISH: Newmarket Town Council	TPO 13 (1991) Tree Preservation Order - 1no. Beech (T009 on plan, within A4 on Order), 2no. Common Beech (T017 and T034 on plan, within A4 on Order), 2no. Horse Chestnut (T018 and T067 on plan, within A4 on Order), 1no. Sycamore (T019 on plan, within A4 on Order) - fell APPLICANT: Mr Craig Ward, Godolphin Management Co. Ltd. AGENT: Mr Alex Garnham - Haydens Arboricultural Consultants Ltd. CASE OFFICER: Lewis Halliday	Godolphin Stables Snailwell Road Newmarket CB8 7YE GRID REF: 565023 264873
DC/19/0707/TCA VALID DATE: 18.04.2019 EXPIRY DATE: 30.05.2019 WARD: Severals PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 2no. Common Beech (T031 and T039 on plan), 1no. Horse Chestnut (T070 on plan), 5no. Sycamore (T020, T022, T024, T032 and T033 on plan), 1no. Corsican Pine (T021 on plan), 2no. Common Ash (T025 -T026 on plan), 4no. Elm sp (T038, T040, T041 and T043 on plan), 2no. Ash (T048 and T062 on plan) - fell (ii) 2no. Ash (within G002 on plan) - crown reduction back to fence line, (iii) and (iv) 1no. Common Beech (T035 on plan) - Reduce to 4metres, finish with crown cut APPLICANT: Mr Craig Ward, Godolphin Management Co. Ltd. AGENT: Mr Alex Garnham - Haydens Arboricultural Consultants Ltd. CASE OFFICER: Falcon Saunders	Godolphin Stables Snailwell Road Newmarket Suffolk CB8 7YE GRID REF: 565023 264873

DC/19/0617/TPO VALID DATE: 02.05.2019 EXPIRY DATE: 27.06.2019 WARD: Severals PARISH: Newmarket Town Council	TPO/2012/04 Tree Preservation Order - 2no. Yew and 4no Cypress (Area G1 on Plan, T13 and T25 on order) reduce in height by up to 3.5 metres APPLICANT: Mr Peter Wood AGENT: Mr Josh Parry - Anglia Tree Contractors CASE OFFICER: Adam Yancy	6 Arborfield Drive Newmarket Suffolk CB8 7FL GRID REF: 564188 264744
DC/19/0801/HH VALID DATE: 15.04.2019 EXPIRY DATE: 10.06.2019 WARD: St. Mary's PARISH: Newmarket Town Council	Householder Planning Application - (i) Single storey flat roof rear extension with a balcony above (ii) new porch to the front elevation (iii) enclosed side walkway APPLICANT: Mr Simone Aresu AGENT: William Kane - 2 The Drawing Board CASE OFFICER: Alice Maguire	11 Millbank Newmarket CB8 0EQ GRID REF: 563769 263763

DC/19/0847/TCA VALID DATE: 30.04.2019 EXPIRY DATE: 11.06.2019 WARD: Severals PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no Conifer - Fell APPLICANT: Mrs E Hughes CASE OFFICER: Falcon Saunders	Balaton Lodge Snailwell Road Newmarket CB8 7DN GRID REF: 564478 264722
DC/19/0870/TPO VALID DATE: 24.04.2019 EXPIRY DATE: 19.06.2019 WARD: St. Mary's PARISH: Newmarket Town Council	TPO2009(09) - Tree Preservation Order - (i) T1 - Ash - Fell, (ii) T2 - Sycamore - Fell, (iii) T3 - Holm Oak - Crown lift to 5.2m (iv) T4 - Holm Oak - Crown lift to 5.2m APPLICANT: Mr Flint AGENT: Mr Andrew Cook CASE OFFICER: Alice Maguire	Kingfisher House St Fabians Close Newmarket CB8 0EJ GRID REF: 563583 263985
DC/19/0884/TCA VALID DATE: 25.04.2019 EXPIRY DATE: 06.06.2019 WARD: Severals PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - T1 - Walnut - Reduce lateral branches towards property by 1.5m, reducing to suitable pruning points APPLICANT: Mr Glover AGENT: Mr Stephen Rapin CASE OFFICER: Falcon Saunders	9 Balaton Place Snailwell Road Newmarket CB8 7YP GRID REF: 564381 264733
DC/19/0885/TPO VALID DATE: 25.04.2019 EXPIRY DATE: 20.06.2019 WARD: St. Mary's PARISH: Newmarket Town Council	TPO026(1958) - Tree Preservation Order - (i) T1- Oak - Fell to ground level, (ii) T2 - Maple - Crown thin by 10% APPLICANT: Espie AGENT: Mr Stephen Rapin CASE OFFICER: Savannah Cobbold	12 Stirling Gardens Newmarket CB8 0ER GRID REF: 563483 263862

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 26/04/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/19/0513/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 26 Apr 2019 WARD: All Saints PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. London Plane (T1 on plan) reduce crown height by 3 metres, shorten laterals by 1.5 metres and thin remaining crown by 10% APPLICANT: Ms Paula Lucas AGENT: Mrs Karen Cole	Tattersalls Limited Newmarket Suffolk CB8 9BT
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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 03/05/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/18/1866/TPO DECISION: Refuse Application DECISION TYPE: Delegated ISSUED DATED: 3 May 2019 WARD: Severals PARISH: Newmarket Town Council	TPO032 (1960) Tree Preservation Order - 1no lime (T1 on plan within A1 on order) reduce height by 40% APPLICANT: Mrs Littlewood AGENT: Thomas Harper	12 Paget Place Newmarket CB8 7DR
DC/18/1954/VAR DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 29 Apr 2019 WARD: St. Mary's PARISH: Newmarket Town Council	Planning Application - Variation of conditions 2, 21, 22 and 32 of DC/17/1597/FUL to remove condition 32 and to enable amended landscaping plans for the Supermarket with associated car parking, servicing, landscaping and associated works APPLICANT: ALDI Stores Ltd. ALDI Stores Ltd. AGENT: Miss Katia Clarke - Planning Potential Ltd.	Aldi Stores Ltd Exning Road Newmarket CB8 0AB
DC/19/0395/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 1 May 2019 WARD: St. Mary's PARISH: Newmarket Town Council	TPO 012 (1956) - Tree Preservation Order - T1 - Lime - Re-pollard entire crown back to previous points, retaining existing pollard knuckles APPLICANT: Mr Wilson AGENT: Mr Stephen Rapin	11 Halifax Way Newmarket CB8 0DH



**CHECKLIST OF ISSUES TO BE DRAWN UP REGARDING DEVELOPMENTS OF MORE THAN 10
DWELLINGS IN AND AROUND NEWMARKET IN ORDER TO HIGHLIGHT THE IMPACT SUCH
DEVELOPMENTS WILL HAVE ON THE TOWN'S INFRASTRUCTURE**

Draft as at 29th April 2019.

Impact on:-

1. Education to include pre-school nursery facilities
2. Health, social care and wellbeing to include Doctor's surgeries, hospital facilities
3. Emergency Services
4. Community facilities
5. Highway network to include pedestrian footpaths
6. Horse racing industry incl. horsewalks

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