

Membership as from May 2019

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



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 15th July 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 1st July 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. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 26 and 27
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/1153/HH – 3 Heathbell road, Newmarket, CB8 8AE. (5:00pm Site Visit with Architect)
 - b. DC/19/1151/FUL – Somerville Lodge, Fordham Road, Newmarket, CB8 7AA. (5:30pm Site Visit)
8. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. **PEDESTRIAN CROSSING** – A142
11. **QUEENSBURY LODGE/WHITE LION** – To receive an update
12. **LICENCING** - To discuss any Licensing Applications
13. **CORRESPONDENCE:**
14. Date of next meeting: **Monday 5th August 2019**
15. To note items for consideration at the next meeting

Signed...  Roberta Bennett, Town Council Manager, 9th July 2019

To: Chair & Members of D&P Committee, Other Council Members & the Press

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 1st July 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

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

Councillor P Hulbert
Councillor T Kerby

Also Present: Roberta Bennett - TCM, Julie Ashton – Minute Assistant, Cllrs Bowen and O'Neill, 2 Members of the Press and 3 Members of the Public.

Minute		Action by
D/19/07/1	<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/19/07/2	<u>APOLOGIES</u> Apologies were received from Cllrs De'Ath, Hood and Lindsay.	
D/19/07/3	<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> None noted.	
D/19/07/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 17TH JUNE 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 17th June 2019 and following was agreed: <u>D/19/07/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th June 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 – D/19/06/27 – The approval of West Suffolk to fell a number of healthy tress was noted. TCM would invite the Tree Officer to attend a D&P meeting to explain how decisions are reached.	
D/19/07/5	<u>PUBLIC PARTICIPATION 'AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT</u>	

**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/19/07/6 **TO REVIEW THE COMMITTEE'S TERMS OF REFERENCE**
TCM to check if this item was outstanding. The Terms of Reference for the Committee were reviewed at the meeting held on 3rd June 2019.

D/19/07/7 **CURRENT PLANNING APPLICATIONS**

Week 24

D/19/07/7/01 DC/19/1151/FUL – Planning Application - 1 no. steel-framed barn comprising 14 no. stables, 3 no. timber stables, a timber Hay Barn, a washdown area and a horse walker - Somerville Lodge Fordham Road Newmarket.

D/19/07/7.01 Resolved

The Committee deferred this application to allow for a site visit.

D/19/07/7/02 DC/19/1150/FUL – Planning Application - (i) Change of use of St Mary's court building to Equine Diagnostics Laboratory and Office and Staff Areas (B1) (ii) Refurbishment and two storey laboratory extension to join St Mary's Court building to existing Vets offices and Equine Diagnostic Laboratory (iii) Demolition of single storey accounts building - St Marys Court High Street Newmarket Suffolk.

D/19/07/7.02 Resolved

The Committee voiced no objections.

D/19/07/7/03 DC/19/1153/HH - Householder Planning Application (i) Proposed two storey front extension (ii) Proposed two storey rear extension (iii) Proposed two storey side extension following demolition of existing garage - 3 Heathbell Road Newmarket.

D/19/06/7.03 Resolved

The Committee deferred this application to allow for a site visit.

D/19/07/7/04 DC/19/1221/TCA - Trees in a Conservation Area Notification – 1 no. Silver birch (T1 on plan) Overall crown reduction by up to 20% - Fairstead House School Fordham Road Newmarket Suffolk.

D/19/07/7.04 Resolved

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

D/19/07/7/05 DC/19/1222/TCA - Trees in a Conservation Area Notification – 1 no. Sycamore (T1 on Plan) fell - Fairstead House School Fordham Road Newmarket Suffolk.

D/19/07/7.05 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 a suitable replacement tree.

Week 25

D/19/07/7/06 DC/19/1028/HH - Householder Planning Application – single storey side and rear extension - 21 Exning Road Newmarket.

D/19/07/7.06 Resolved

The Committee voiced no objections.

D/19/06/7/07 DC/19/1246/TPO - TPO032 (1960) - Tree Preservation Order - Paving around proximity of Yew tree (T1 on plan and within area A1 on order) - Court Manor 7 Argent Place Newmarket Suffolk.

D/19/07/7.07 Resolved

The Committee voiced no objections.

D/19/07/7/08 DC/19/1247/TCA - Trees in a Conservation Area Notification - 2no Sycamore (T1 and T2 on plan) Fell - Fairstead House School Fordham Road Newmarket Suffolk.

D/19/07/7.08 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 trees are to be felled, the Committee requests the planting of suitable replacement trees.

D/19/07/8 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/07/8/01 DC/19/1073/HH - 18 Lisburn Road Newmarket. (Site Visit required).

D/19/07/8.01 Resolved

The Committee objected on the following grounds:

- **Overlooking/loss of privacy**
- **Loss of daylight/sunlight or overshadowing**
- **Layout and density of buildings**
- **Traffic and parking issues**
- **Impact on character or appearance of area**

D/19/07/8/02 DC/18/2477/FUL - Land At Brickfield Stud, Exning Road, Newmarket.

D/19/07/8.02 Recommendation

That NTC should submit the original objections to this application.

D/19/07/8/03 AP/19/0037/STAND - La Grange House Fordham Road Newmarket.

The Committee noted that the application had been submitted for an appeal.

D/19/07/9 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/19/07/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

There were no FHDC Planning Determinations received during weeks 24 and 25.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/0459/TPO	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) fell, 2no. Horse Chestnut (T018 and T067 on plan, within A4 on Order) fell former and reduce latter to leave a 2 metre monolith, 1no. Sycamore (T019 on plan, within A4 on Order) reduce to leave a 2 metre monolith.	Godolphin Stables Snailwell Road Newmarket	Approved	Objected
DC/19/0801/HH	Householder Planning Application - (i) Single storey flat roof rear extension (ii) new porch to the front elevation (iii) enclosed side walkway	11 Millbank Newmarket	Approved	No objections
DC/19/0885/TPO	TPO026(1958) - Tree Preservation Order - (i) T1- Oak - Fell to ground level, (ii) T2 - Whitebeam - Crown thin by 10%	12 Stirling Gardens Newmarket	Approved	Objected
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	Refused	Objected
DC/19/0468/HH	Householder Planning Application – Single storey rear extension (following demolition of existing outbuilding)	67 Exning Road Newmarket	Approved	No objections

D/19/07/11 TO REVIEW PLANNING APPLICATION WITHDRAWALS

None noted.

D/19/07/12 TAXIS – TO CONSIDER RELATED ISSUES

TCM to arrange a meeting with the taxi drivers and report back.

D/19/07/13 PEDESTRIAN CROSSING – A142

Members were advised that Cllr Robin Millar was finding it difficult to arrange the installation of the crossing and that it may need to be moved along the road. A further response was awaited.

D/19/07/14 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE/WHITE LION

The Chairman advised that Cllrs Drummond, Hood, Lay and Nobbs would be meeting with the CEO of West Suffolk and head of Planning on 3rd July 2019 to push for a suitable resolution.

Cllr Drummond joined the meeting

D/19/07/15 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/07/16 CORRESPONDENCE

East Cambs development at Dullingham – the changes to the planned development were noted.

D/19/07/17 DATE OF NEXT MEETING

Monday 15th July 2019 at 6.00pm at the Memorial Hall.

D/19/07/18 TO NOTE ANY ITEMS FOR NEXT MEETING

- Pedestrian crossing on the A142.
- Queensbury Lodge/White Lion

Meeting closed at 6:38pm.

Signed _____

Date _____

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LIST 26

28 June 2019

Applications Registered between 24th – 28th June 2019

PLANNING APPLICATIONS REGISTERED

The following applications for Planning Permission, Listed Building, Conservation Area and Advertisement Consent and relating to Tree Preservation Orders and Trees in Conservation Areas have been made to this Council. A copy of the applications and plans accompanying them may be inspected on our website www.westsuffolk.gov.uk. Representations should be made in writing, quoting the application number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list. Note: Representations on Brownfield Permission in Principle applications and/or associated Technical Details Consent applications must arrive not later than 14 days from the date of this list.

Application No.	Proposal	Location
DC/19/0299/ADV VALID DATE: 20.06.2019 EXPIRY DATE: 15.08.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Advertisement Consent - 1no. Externally illuminated fascia sign (retrospective) APPLICANT: Mr Luke Watson CASE OFFICER: Savannah Cobbold	109 High Street Newmarket CB8 8JH GRID REF: 564219 263228
DC/19/1291/TCA VALID DATE: 21.06.2019 EXPIRY DATE: 02.08.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Maple (T1 on plan) - fell APPLICANT: Mr Michael Bell AGENT: Mr Stuart Bradnam - Bradnams Tree Services CASE OFFICER: Falcon Saunders	Fitzroy House Black Bear Lane Newmarket Suffolk CB8 0JT GRID REF: 563917 263184

LIST 27
05 July 2019
Applications Registered between 01 – 05 July 2019

PLANNING APPLICATIONS REGISTERED

The following applications for Planning Permission, Listed Building, Conservation Area and Advertisement Consent and relating to Tree Preservation Orders and Trees in Conservation Areas have been made to this Council. A copy of the applications and plans accompanying them may be inspected on our website www.westsuffolk.gov.uk. Representations should be made in writing, quoting the application number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list. Note: Representations on Brownfield Permission in Principle applications and/or associated Technical Details Consent applications must arrive not later than 14 days from the date of this list.

Application No.	Proposal	Location
DC/19/1201/HH VALID DATE: 05.07.2019 EXPIRY DATE: 30.08.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension APPLICANT: Mr Robert Durr CASE OFFICER: Alice Maguire	8 Drinkwater Close Newmarket CB8 0QN GRID REF: 563075 263801
DC/19/1308/TPO VALID DATE: 21.06.2019 EXPIRY DATE: 16.08.2019 WARD: Newmarket East PARISH: Newmarket Town Council	TPO 01 (1987) and TPO 234 (1972); Tree preservation orders - Mixed species - works specified in accompanying tree survey APPLICANT: Mr Matt Vernon CASE OFFICER: Alice Maguire	Street Record George Lambton Avenue Newmarket CB8 0DX GRID REF: 564057 263910

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 28/06/2019**

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

DC/19/0617/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 25 Jun 2019 WARD: Newmarket North 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	6 Arborfield Drive Newmarket Suffolk CB8 7FL
DC/19/0726/FUL DECISION: Refuse Application DECISION TYPE: Delegated ISSUED DATED: 24 Jun 2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) First floor single storey extension (ii) new door and external fire escape from first floor on existing east elevation (iii) part use of existing gym (D2) as children's play facility (D2) APPLICANT: Mr & Mrs M Wilson AGENT: Mr Paul Mitchell - Paul Mitchell + Co	5A Victoria Way Newmarket CB8 7SH
DC/19/0811/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 21 Jun 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Swimming pool and summerhouse (part retrospective) APPLICANT: Mr Terrence Taylor AGENT: Mr David Mason - TE&AS	31 Whitegates Newmarket Suffolk CB8 8DS

DC/19/1092/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 25 Jun 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 5no. Robinia (G1 on plan) crown lift to 5 meters and crown thin by 20% (ii) 1 no. Cherry (T1 on plan) overall crown reduction by 20% including removal of 2no. low limbs (iii) 1 no. Beech (T2 on plan) reduce overhanging limbs by 1.5 metres growing towards the property (iv) 1 no. Horse Chestnut (T3 on plan) crown lift by 2.5 metres APPLICANT: Mr Ben Gleeson, Encore Estate AGENT: Mr Josh Parry	The Severals Newmarket Suffolk CB8 7YN
DC/19/1103/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 25 Jun 2019 WARD: Newmarket North PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - Fell - 1no Ash (G002 (Northern tree only) on plan) APPLICANT: Mr Craig Ward, Godolphin Management Co. Ltd. AGENT: Mr Alex Garnham - Haydens Arboricultural Consultants Ltd.	Godolphin Stables Snailwell Road Newmarket CB8 7YE

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 08/07/2019**

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

<u>DC/18/1930/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 5 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - 6no dwellings with associated access, car parking, cycle and bin storage (following demolition of existing public house) APPLICANT: C/O Agent, Punch Partnerships (PML) Ltd AGENT: Mrs Tracy Payne	122 Valley Way Newmarket CB8 0QQ
<u>DC/19/0063/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 2 Jul 2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Two storey industrial unit (B8) and associated external works APPLICANT: Mr Robin Currey - Willie Snaith Ltd. AGENT: Mr Karl Myhill - Myhill Consulting Ltd	Land Opposite Craven Court Willie Snaith Road Newmarket Suffolk
<u>DC/19/0987/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 4 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use from Public House (Class A4) to place of worship and community centre (Class D1) with caretakers accommodation and associated alterations APPLICANT: Newmarket Islamic Cultural Centre AGENT: Mr Zaheer Durrani - Studio11Development	Five Bells 16 St Marys Square Newmarket CB8 0HZ

DC/19/0988/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 4 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	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. APPLICANT: Newmarket Islamic Cultural Centre AGENT: Mr Zaheer Durrani - Studio11Development	Five Bells 16 St Marys Square Newmarket CB8 0HZ
DC/19/1091/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 2 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a conservation area notification - (i) 2 no Poplar fell and (ii) 1 no Sycamore fell APPLICANT: Mr F Hensby AGENT: Mr B Reeve	Chels 51A Bury Road Newmarket Suffolk CB8 7BY