

Membership as from May 2019

Councillor Lay - Chairman
Councillor Caesar
Councillor De'Ath
Councillor Drummond
Councillor Hirst
Councillor Hood
Councillor Hulbert
Councillor Kerby
Councillor O'Neill



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 19th August 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 5th August 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 30 and 31
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/1201/HH - 8 Drinkwater Close, Newmarket, CB8 0QN
8. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. **QUEENSBURY LODGE/WHITE LION** – To receive an update
11. **WEST SUFFOLK COUNCIL** – Planning Committee
12. **LICENCING** - To discuss any Licensing Applications (None at date of Agenda.)
13. **CORRESPONDENCE:**
14. Date of next meeting: **Monday 2nd September 2019**
15. To note items for consideration at the next meeting

Signed...  Roberta Bennett, Town Council Manager, 14th August 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 5th August 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

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

Councillor P Hulbert
Councillor T Kerby

Also Present: Roberta Bennett - TCM, Julie Ashton – Minute Assistant and 3 Members of the Public.

Minute	Action by
D/19/08/1 <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/19/08/2 <u>APOLOGIES</u> Apologies were received from Cllrs De'Ath, Hirst, Hood, Lindsay and O'Neill.	
D/19/08/3 <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/19/08/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 15TH JULY 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 15 th July 2019 and the following amendment was made: Page 2 – D/19/07/24/04 – the reference for the resolution was changed to read D/19/07/24/.04 Resolved. Subject to the amendment being made, following was agreed: <u>D/19/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th July 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 – D/19/07/31.01 Resolved – TCM confirmed that the application to adopt the area at the Clock Tower Plaza had been submitted.	

D/19/08/5 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

A resident made a complaint on the behalf of a resident with learning difficulties regarding a response that had been received from a Councillor which was considered derogatory. TCM would send the Complaints Policy to him and the Communications Policy would be circulated to all Members.

A resident spoke to application DC/19/1357/FUL and advised that the application referred to a horse walker which was silent and not a horse treadmill.

D/19/08/6 CURRENT PLANNING APPLICATIONS

Week 28

D/19/08/6/01 DC/19/1433/LB – Application for Listed Building Consent - Replacement windows to front, side and rear elevations - 1 Chesterfield Mews Sackville Street Newmarket.

D/19/08/6.01 Resolved

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

A member of the public left the meeting.

D/19/08/6/02 DC/19/1334/LB – Application for Listed Building Consent - (i) Infill of door opening between the properties at first floor level (ii) installation of a loft hatch and ladder to a store room - 89-95 High Street Newmarket.

D/19/08/6.02 Resolved

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

D/19/08/6/03 DC/19/1350/FUL - Planning Application - Change of use of motor vehicle showroom to office (Class B1) - Black Bear Harley Davidson Black Bear Lane Newmarket.

D/19/08/6.03 Resolved

The Committee voiced no objections.

D/19/08/6/04 DC/19/1372/TCA - Trees in a Conservation Area Notification – 1 no. Willow (T1 on plan) - Crown lift branches in contact with building to give 1m clearance and reduce branches overhanging beer garden by up to 2 meters and 1 no. Sycamore (T2 on plan) - Reduce branches overhanging beer garden by up to 2.5 metres - 44 High Street Newmarket.

D/19/08/6.04 Resolved

The Committee actively encourages responsible tree management. The

Committee DOES NOT OBJECT to this application.

Week 29

D/19/08/6/05 DC/19/1357/FUL - Planning Application - Installation of a horse walker - Beverley House Stables Exeter Road Newmarket.

D/19/08/6.05 Resolved

The Committee voiced no objections.

D/19/08/6/06 DC/19/1383/TE3 - Notification under section 4 of the Communications Act 2003 - Removal of public payphone - Telephone Box Exning Road Newmarket Suffolk.

D/19/08/6.06 Resolved

The Committee noted the application.

D/19/08/6/07 DC/19/1385/TE3 - Notification under section 4 of the Communications Act 2003 - Removal of public payphone - Telephone Box George Lambton Avenue Newmarket Suffolk.

D/19/08/6.07 Resolved

The Committee noted the application.

D/19/08/6/08 DC/19/1384/TE3 - Notification under section 4 of the Communications Act 2003 - Removal of public payphone - Telephone Box Valley Way Newmarket Suffolk.

D/19/08/6.08 Resolved

The Committee noted the application.

D/19/08/6/09 DC/19/1419/HH - Householder Planning Application - Two storey rear extension and creation of room in proposed new roof space (following demolition of existing conservatory) - 9 Hamilton Road Newmarket.

D/19/08/6.09 Resolved

The Committee voiced no objections.

D/19/08/7 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

D/19/08/7/01 DC/19/1291/TCA - Fitzroy House, Black Bear Lane, Newmarket. (Site Visit required). The site visit was cancelled as West Suffolk had already made a decision to approve the application and no further comment was required.

D/19/08/8 **EAST CAMBS PLANNING APPLICATIONS**

None noted.

D/19/08/9 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**
West Suffolk Planning Determinations received during weeks 28 and 29.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/0423/HH	Householder Planning Application –	19 Gordon Richards	Approved	Objected

	Summerhouse retrospective)	Close Newmarket		
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	Approved	No objections
DC/19/1112/HH	Householder Planning Application - Single storey rear extension (following demolition of existing conservatory)	84 Barry Lynham Drive Newmarket	Approved	No objection
DC/19/0902/TPO	TPO08(1991) - Tree Preservation Order - (i) T1 - Scot's Pine - Fell	30 St Fabians Close Newmarket	Approved	Objected
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	Approved	Objected

The following withdrawn application was noted:

DC/19/1073/HH - Householder Planning Application - First floor rear extension - 8 Lisburn Road Newmarket.

A member of the public joined the meeting

D/19/08/10 PEDESTRIAN CROSSING – A142

Members were advised that Cllr Robin Millar would be asked what action was being taken. An alternative solution to install a layby between the two roundabouts at Tesco would be considered further.

D/19/08/11 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE/WHITE LION

A resident requested an update and was advised that the NTC District Cllrs had met with West Suffolk and would be meeting again 13th August 2019. West Suffolk were engaging with the owner of the site and the publication of the Local Plan was awaited. An agreeable application was expected to comply with the Local Plan by the end of the year.

D/19/08/12 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/08/13 CORRESPONDENCE

None noted.

D/19/08/14 DATE OF NEXT MEETING

Monday 19th August 2019 at 6.00pm at the Memorial Hall.

A member of the public left the meeting.

D/19/08/15 TO NOTE ANY ITEMS FOR NEXT MEETING

- Pedestrian crossing on the A142.

Meeting closed at 6:32pm.

Signed _____ Date _____

LIST 30

26 July 2019

Applications Registered between 22nd July 2019 – 26th 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/19/0895/FUL VALID DATE: 22.07.2019 EXPIRY DATE: 16.09.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) 1no. dwelling with attached annexe (ii) 1no. staff accommodation pod (iii) 1no. stable (iv) open barn (v) cycle store (vi) muck heap (vii) horse walk and (viii) improved access APPLICANT: Mr Gary Robinson AGENT: Mr Matthew Taylor - RWS LTD CASE OFFICER: Savannah Cobbold	Brickfields Stud, Barnside Cemetery Hill Newmarket CB8 7JH GRID REF: 562700 265278
DC/19/1451/FUL VALID DATE: 11.07.2019 EXPIRY DATE: 05.09.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Internal alterations to existing first floor to create 2 no. separate flats at first floor level APPLICANT: Mr Dennis Whitfield, Whitfield Portfolio Ltd CASE OFFICER: Charlotte Waugh	Marlborough House Stables, Flat 3 44 Old Station Road Newmarket CB8 8DW GRID REF: 564749 263469

DC/19/1466/TPO VALID DATE: 15.07.2019 EXPIRY DATE: 09.09.2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 341 (1972) Tree Preservation Order -(i) 2 no Beech (319 and 321 on plan and within A1 on order) - fell (ii) 2 no Heavy Standard Beech (320 and 322 on plan and with A1 on order) - Overall crown reduction by up to 2 meters and (iii) 1 no Lime (317 on plan and within A1 on order) - Crown raise by up to 3 meters APPLICANT: Mr Matt Vernon CASE OFFICER: Adam Yancy	Street Record Gordon Richards Close Newmarket Suffolk GRID REF: 563609 264594
DC/19/1469/FUL VALID DATE: 17.07.2019 EXPIRY DATE: 11.09.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use of highway land to provide outdoor seating area (6 no. tables) APPLICANT: Mr Mehmet Yamak AGENT: Mr Dennis Brocklesby CASE OFFICER: Alice Maguire	3 High Street Newmarket Suffolk CB8 8LX GRID REF: 564578 263526

LIST 31

5 August 2019

Applications Registered between 29.07.2019 – 02.08.2019

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/19/1473/HH VALID DATE: 02.08.2019 EXPIRY DATE: 27.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Replace 3no. windows and door and front elevation and 4no. windows and door on rear elevation APPLICANT: Mrs Harvey AGENT: Mr Cliff Tricker CASE OFFICER: Lewis Halliday	4 Doris Street Newmarket Suffolk CB8 0LD GRID REF: 563919 263262
DC/19/1489/FUL VALID DATE: 18.07.2019 EXPIRY DATE: 12.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - New vehicular access and entrance gates with brick piers APPLICANT: Ms Amy Murphy AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd CASE OFFICER: Alice Maguire	1 Southgate Stables Hamilton Road Newmarket CB8 0NQ GRID REF: 563292 263092

DC/19/1492/LB VALID DATE: 18.07.2019 EXPIRY DATE: 12.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Listed Building Application - (i) Create new opening through structural wall between existing office space and small kitchen area (ii) create new external door from small kitchen area (iii) infill external door on South East elevation and (iv) new stud partitions in open plan office and private rooms APPLICANT: John Morley, Tattersalls Ltd AGENT: Lee Frere CASE OFFICER: Alice Maguire	Terrace House Queensberry Road Newmarket CB8 9BT GRID REF: 564043 263126
DC/19/1528/TCA VALID DATE: 23.07.2019 EXPIRY DATE: 03.09.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Ash (T1 on plan)- Pollard to 6 metres high APPLICANT: Mrs Lara Briggs AGENT: Mr Josh Parry CASE OFFICER: Falcon Saunders	Top Yard Abington Place 44 Bury Road Newmarket Suffolk CB8 7BT GRID REF: 565533 264537
DC/19/1540/FUL VALID DATE: 26.07.2019 EXPIRY DATE: 20.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Two storey extension to main administrative building including entrance foyer APPLICANT: John Morrey, Tattersalls Ltd AGENT: Lee Frere CASE OFFICER: Savannah Cobbold	Tattersalls The Avenue Newmarket Suffolk CB8 9AY GRID REF: 564176 262942

Parish Re-Consultation

Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Alice Maguire

Direct Line: 01638 719476

Application No. DC/19/1201/HH

Consultation Period 23 August 2019

Expires:

9 August 2019

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Householder Planning Application - Single storey rear extension
LOCATION	8 Drinkwater Close, Newmarket, CB8 0QN
APPLICANT	Mr Robert Durr

Dear Sir/Madam,

You have been consulted previously in respect of the application noted above.
The following amendments by the applicant/agent have been received:

Amended plans recieved 08.08.2019.

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PSQ2SJPDGIR00>

Would you please let me know in writing by 23 August 2019 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Yours faithfully

Alice Maguire

Alice Maguire
Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
9 August 2019

Case Officer: Alice Maguire
Direct Line: 01638 719476
Application No: DC/19/1201/HH
Consultation Period
Expires: 23 August 2019

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Householder Planning Application - Single storey rear extension

LOCATION 8 Drinkwater Close, Newmarket, CB8 0QN

APPLICANT Mr Robert Durr

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 26/07/2019**

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

DC/19/0921/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 26 Jul 2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO/2012/04 - Tree Preservation Order -(i) G1 (T12 on order) - 4no. Tree of Heaven - coppice up to 0.6096 metres. (ii) G2 - 3no. Sycamore (T3,T4,T5 on Order) - Reduce crowns to previous points (iii) T1 - Sycamore (T8 on order) - Fell APPLICANT: Mr Leo AGENT: Mr Josh Parry	2 Arborfield Drive Newmarket Suffolk CB8 7FL
DC/19/0974/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 23 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Application for Listed Building Consent - removal of sliding shutters from windows on front elevation APPLICANT: Mrs Paula Lucas, Tattersalls Ltd	Clifton House 121 High Street Newmarket CB8 9AE
DC/19/1009/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 23 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - 1no. covered lunging ring (demolition of existing) APPLICANT: Mr John Morrey, Tattersalls Ltd AGENT: Mr Jake Summons - Bidwells	Somerville Paddock Tattersalls The Avenue Newmarket Suffolk

DC/19/1028/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 26 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - single storey side and rear extension APPLICANT: Mr W Burrows AGENT: Mr D Chauhan - Signet Design	21 Exning Road Newmarket CB8 0EA
DC/19/1150/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 26 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	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 APPLICANT: Ms Alistair Foote, Rosssdales Laboratories AGENT: Ms Josephine Harkins	St Marys Court High Street Newmarket Suffolk
DC/19/1221/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 22 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1 no. Silverbirch (T1 on plan) Overall crown reduction by upto 20% APPLICANT: Claire Freer AGENT: Anglia Tree Contractors	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA

DC/19/1222/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 22 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1 no. Sycamore (T1 on Plan) Overall crown reduction by up to 2 metres. APPLICANT: Claire Freer AGENT: Anglia Tree Contractors	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA
DC/19/1247/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 23 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 2no Sycamore (T2 on plan) Fell APPLICANT: Claire Freer AGENT: Mr Josh Parry - ATC	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 02/08/2019**

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

DC/19/1291/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 2 Aug 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	Fitzroy House Black Bear Lane Newmarket Suffolk CB8 0JT
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