



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**Held on Monday 2<sup>nd</sup> December 2019 at 6.00pm at the Memorial Hall Newmarket**

**Attendance:**

Councillor J Lay (Chairman)  
Councillor S Caesar  
Councillor J De'Ath  
Councillor W Hirst

Councillor R Hood  
Councillor P Hulbert  
Councillor Jefferys  
Councillor C O'Neill

Also Present: Cathy Whitaker - RFO, Christy Argyroudi – Events Manager, Julie Ashton – Minute Assistant, Tom Mann and an associate – SCC and 1 Member of the Public.

| <b>Minute</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Action by</b> |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>D/19/12/1</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 Notice and confirmed that proceedings may be filmed or recorded                                                                                                                                                                                                                                                                                            |                  |
| <b>D/19/12/2</b> | <b><u>APOLOGIES</u></b><br>Apologies were received from Cllrs Drummond, Kerby and Kirk.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| <b>D/19/12/3</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/19/12/4</b> | <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 18<sup>TH</sup> NOVEMBER 2019 AND MATTERS ARISING</u></b><br>The minutes of the Development & Planning Committee held on 18 <sup>th</sup> November 2019 and the following was agreed:<br><br><b><u>D/19/12/4.01 Resolved</u></b><br>That the minutes of the Development & Planning Committee held on 18 <sup>th</sup> November 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.<br><br>There were no matters arising. |                  |
| <b>D/19/12/5</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 CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION</u></b>                                                                                                                                                                                                                                                              |                  |

None noted.

**D/19/12/6 TREE APPLICATIONS**

**D/19/12/6/1** DC/19/2210/TCA - Trees in a Conservation Area on Lincoln Lodge.

**D/19/12/6.01 Resolved**

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

**D/19/12/6/2** DC/19/2222/TCA - Trees in a Conservation Area on Bury Road.

**D/19/12/6.02 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 West Suffolk Tree Officer. If the trees are to be felled, the Committee requests the planting of suitable replacement trees.**

**D/19/12/6/3** DC/19/0687/TCA - Trees in a Conservation Area on Abernant Drive. This application was withdrawn.

*Cllr Hirst joined the meeting*

**D/19/12/6/4** DC/19/2044/TCA - Trees in Conservation Area on Fordham Road. This application had been considered previously.

**D/19/12/6/5** DC/19/2258/TPO - Trees in preservation order on Weston Way. This application had been considered previously.

**D/19/12/7 PLANNING APPLICATIONS**

**D/19/12/7/1** DC/19/1512/P3CPA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from A1 (shop) to A3 (cafe) - 121 Freshfields Newmarket Suffolk.

This applications had been considered previously.

It was noted that the weekly lists for weeks 44 and 45 were not available and these would be considered at the next meeting.

*Tom Mann and an associate - SCC joined the meeting*

The Chairman proposed that item 5 be revisited and the following was agreed:

**D/19/12/7.02 Resolved**

**That item 5 be revisited.**

**D/19/12/8 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**

Tom Mann – Flood & Water Project Officer SCC gave a presentation on the Surface water management plan for Newmarket and talked through the options to mitigate the flood risk. There was also a discussion about Newmarket Brook and the ongoing issue of the bad odour which was still being looked into.

*A member of the public joined the meeting.*

The options to mitigate the flood risk were considered and the following was agreed:

#### **D/19/12/8.01 Recommendation**

**That NTC supports mitigation option 4 to prevent future flooding in Newmarket.**

The Chairman thanked Tom for the presentation and he, along with his associate left the meeting.

A resident spoke to the cross border planning application for the development of 4 houses on land at Wooditton Road. The Committee had already considered the East Cambs part of the application and he requested that a concern regarding pedestrian safety be raised when the Committee considers the West Suffolk part of the application.

The Chairman thanked the resident for his comments and he left the meeting.

#### **D/19/12/9 AMENDED AND DEFERRED PLANNING APPLICATIONS**

None noted.

#### **D/19/12/10 EAST CAMBS PLANNING APPLICATIONS**

None noted.

#### **D/19/12/11 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**

West Suffolk Planning Determinations received during weeks 44 and 45.

| Applications   | Description                                                                                                                                                                        | Address                                               | WS Decision | NTC Decision  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------|---------------|
| DC/19/2477/FUL | Planning Application - 79 no. dwellings, a new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping    | Land At Brickfield Stud Exning Road Newmarket Suffolk | Approved    | No objections |
| 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 extraction flue to rear elevation             | 89-95 High Street Newmarket                           | Approved    | No objections |
| 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                           | Approved    | No objections |
| DC/19/1836/HH  | Householder Planning Application - Front porch (following demolition of existing front canopy)                                                                                     | 17 Carson Walk Newmarket                              | Approved    | No objections |
| DC/19/1902/TCA | Trees in a Conservation Area Notification - 25no. Leylandii (G1 on plan) reduce height by 6 metres                                                                                 | Abington Place 44 Bury Road Newmarket Suffolk         | Approved    | No objections |
| DC/19/1948/TCA | Trees in A conservation Area                                                                                                                                                       | Piers House Rayes                                     | Approved    | Objected      |

|  |                                                                                                                                                                                                                                                                                                                                                |                |  |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|--|
|  | Notification - (i) 1no. Cherry (T1 on plan) Crown lift to 3 metres above ground level (ii) 1no. Walnut (T2 on plan) - Reduce lower lateral limb over neighbours property by 1 metre (iii) 1no. Pine (T3 on plan) and 1 no. Walnut (T4 on plan)- Fell to ground level and (iv) 10no. Sycamore (T5 - T14) - Crown lift to clear roof by 4 metres | Lane Newmarket |  |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|--|

The following withdrawn application was noted:

DC/19/0889/FUL - Access To Palace House Stables Vicarage Road Newmarket Suffolk; Installation of ball stop netting above existing fence.

**D/19/12/12 PLANNING APPROVALS**

The following planning approvals were noted:

**D/19/12/11/1** DC/19/1512/P3CPA, Prior Approval Application under Part 3 of the Town and Country Planning - Change of use from A1 (shop) to A3 (cafe).

**D/19/12/11/2** DC/19/1840/TPOTPO 234(1972) Tree Preservation Order -T2 beech, reduce lateral crown spread to by 1.5-2 metres, to appropriate pruning points, in line with BS3998:2010.

**D/19/12/13 TO DISCUSS ANY LICENSING APPLICATIONS**

None noted.

**D/19/12/14 CORRESPONDENCE**

None noted.

**D/19/12/15 PROPOSAL – TO SET UP A WORKING GROUP TO INVESTIGATE HAZARDOUS ROAD JUNCTIONS**

Members were advised that concerns had been raised regarding dangerous junctions in Newmarket. The proposal was considered and the following was agreed:

**D/19/12/15.01 Recommendation**

**That NTC set up a working group to investigate dangerous junctions in Newmarket.**

**D/19/12/16 DATE OF NEXT MEETING**

Monday 16<sup>th</sup> December 2019 at 6.00pm at the Memorial Hall.

**D/19/12/17 TO NOTE ANY ITEMS FOR NEXT MEETING**

- Weekly planning lists for weeks 44, 45, 46 and 47.

Meeting closed at 7:10pm.

Signed: By The Chairman      Date: 16/12/2019