



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 16th December 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Caesar
Councillor A Drummond
Councillor W Hirst
Councillor R Hood

Councillor P Hulbert
Councillor Jefferys
Councillor T Kerby
Councillor I Kirk

Also Present: Deborah Sarson – Acting TCM, Cathy Whitaker - RFO, Julie Ashton – Minute Assistant,
1 Member of the Press and 2 Members of the Public.

Minute		Action by
D/19/12/18	<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 <i>Cllr Hirst joined the meeting.</i>	
D/19/12/19	<u>APOLOGIES</u> Apologies were received from Cllrs De'Ath and O'Neill	
D/19/12/20	<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 DISPENSATIO</u> None noted.	
D/19/12/21	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 2ND DECEMBER 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 2 nd December 2019 and the following amendments were made: Page 1 D/19/12/2 – Cllr Kirk was added to apologies for absence. Page 4 D/19/12/15 – Typo corrected to read “hazardous” Subject to the amendment being made, the following was agreed: <u>D/19/12/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd December 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

Matters arising:

Page 3 – D/19/12/11 – It was noted that West Suffolk had approved the felling of trees for application DC/19/1948/TCA that the Committee had objected to. A request for the Tree Officer to attend a meeting would be followed up.

AD

A member of the public joined the meeting.

D/19/12/22 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/19/12/23 CURRENT PLANNING APPLICATIONS

Week 44

Cllr Hood declared a nonpecuniary interest in the following application.

D/19/12/23/01 DC/19/2123/FUL – Planning Application - 1no. menage - Carlburg Stables
49 Bury Road Newmarket Suffolk.

D/19/12/23.01 Resolved

The Committee voiced no objections.

D/19/12/23/02 DC/19/2170/HH – Householder Planning Application - Detached annexe -
The Croft Falmouth Avenue Newmarket.

It was noted that this application had been withdrawn.

Week 45

D/19/12/23/03 DC/19/2176/LB - Application for Listed Building Consent – Alterations to facilitate the conversion of office space and function rooms into 31 no. en-suite guest rooms (Retrospective) – Marlborough Club Kingston Passage Newmarket.

This application had been considered previously.

D/19/12/23/04 DC/19/2181/VAR - Planning Application - Variation of condition 2 of DC/16/1212/FUL - to allow use of revised plans to increase number of guest rooms to 31no. en-suite guest rooms (retrospective) - Marlborough Club Kingston Passage Newmarket.

This application had been considered previously.

D/19/12/23/05 DC/19/2207/TCA - Trees in a Conservation Area Notification (i) 1no. Goat Willow - fell (ii) group of Sycamores - crown lift to 4 metres, reduce height and spread by 2 metres - 1 The Maltings Brewers Lane Newmarket.

This application had been considered previously.

Week 46

D/19/12/23/06 DC/19/2213/TPO - TPO 1978 02 Tree Preservation Order - 4no. Horse Chestnuts (T1, T2, T3 and T4 on plan and T5, T6, T7 and T8 on order) crown lift to 5 metres above ground level, reduce height of overextended stems toward property by up to 2 metres and reduce lateral limbs towards property by up to 1 metre - The Chestnuts 12A Saint Albans Newmarket.

This application had been considered previously.

D/19/12/23/07 DC/19/2222/TCA - Trees in a Conservation Area Notification - (i) 5no. Hornbeam - Crown raise by up to 1 metre and overall crown thin by up to 3 metres (ii) 2no. Silver Birch- fell - Boyarin Lodge 30 Bury Road Newmarket Suffolk.

D/19/12/23.07 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.

Week 47

D/19/12/23/08 DC/19/2210/TCA - Trees in a Conservation Area Notification - (i) 1 no. Cedar (T1 on plan) lateral crown reduction by up to 2 metres on southern aspect, reduce in height by up to 3 metres and crown thin by 15% (ii) 1no. beech (T2 on plan) reduce 5 lowest branches over driveway by 2 metres (iii) 1 no. Cormas (T3 on plan) overall crown reduction by 1 metre (iv) 1no. Fig (T4 on plan) reduce southern lateral limb by 1.5 metres (v) 1no. Willow (T6 on plan) overall crown reduce by 2 metres and (vi) 1no. Cherry (T7 on plan) reduce lower limb by 2 metres - Lincoln Lodge Rayes Lane Newmarket.

D/19/12/23.08 Resolved

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

D/19/12/23/09 DC/19/2258/TPO - TPO 1972 (234) Tree Preservation Order - 1 no. Maple (T1 on plan and within A2 on order) remove 3 overhanging limbs (indicated yellow on attached photographs) - 76 Weston Way Newmarket Suffolk.

D/19/12/23.09 Resolved

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

Week 48

D/19/12/23/10 DC/19/2305/HH - Householder Planning Application - (i) First floor rear extension (ii) single storey side extension - 24 All Saints Road Newmarket.

D/19/12/23.10 Resolved

The Committee voiced no objections.

D/19/12/23/11 DC/19/2316/LB - Application for Listed Building Consent - Amended

location of passageway - The Rutland Arms Hotel 33 High Street Newmarket Suffolk.

D/19/12/23.11 Resolved

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

D/19/12/23/12 DC/19/2321/TCA - Trees in a Conservation Area Notification - 1no. Plum (T1 on Plan) - reduce crowns to previous pruning points (a reduction in height of 1.5 - 2 metres) - 32 Rous Road Newmarket.

D/19/12/23.12 Resolved

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

Week 49

D/19/12/23/13 DC/19/2119/TPO - TPO 04 (1994) Tree Preservation Order - 1no Copper Beech (T6 on Order) overall crown reduction by 2 metres - 7 Heasman Close Newmarket Suffolk.

D/19/12/23.13 Resolved

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

D/19/12/23/14 DC/19/2278/FUL Planning Application - Change of use from office (class B1) to beauty treatment clinic (class D1) - 3 Rous Road Newmarket.

D/19/12/23.14 Resolved

The Committee voiced no objections.

D/19/12/23/15 DC/19/2344/HH - Householder Planning Application - Single storey rear extension (part-retrospective) - 2 Hill Close Newmarket.

D/19/12/23.15 Resolved

The Committee voiced no objections.

D/19/12/24 **AMENDED AND DEFERRED PLANNING APPLICATIONS**
None noted.

D/19/12/25 **EAST CAMBS PLANNING APPLICATIONS**

19/00447/RMM – Reserved Matters for the construction of 121 dwellings and associated works following approval of outline planning permission
18/00363/OUM - Land Accessed Between 2 And 4 Fordham Road Isleham Cambridgeshire.

It was noted that East Cambs had approved the application and the following was agreed:

D/19/12/25.01 Resolved

That a letter be sent to East Cambs (copied to the Head of Planning at

West Suffolk and SCC) regarding the use of Section 106 monies for the provision of facilities in Newmarket.

D/19/12/26 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 44 - 49.

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/19/1690/HH	Householder Planning Application - Proposed single storey rear extension	22 Fitzroy Street Newmarket	Approved	No objections
DC/19/2002/TCA	Trees in a Conservation Area Notification - 1no. Sycamore, 1no. Horse Chestnut, 2no. Beech, 1no. Lime and 1no. Yew - Crown raise to 6 metres above ground level	The Kremlin Bungalow 1A Bury Road Newmarket Suffolk	Approved	No objections
DC/19/2044/TCA	Trees in a Conservation Area Notification - 5no. Cypress, 1no. Leyland Cypress and 1no. Sycamore - fell	Long Cottage Fordham Road Newmarket	Approved	Objected
DC/19/2045/TCA	Trees in a Conservation Area Notification - 1 no Lime (blue on plan) crown lift to 5 metres and 2 no. Sycamore (red on plan) Crown lift to 4 metres above ground level; T2 (blue on sketch map) - crown lift up to 6 metres above ground level.	Reydon Lodge 38 Bury Road Newmarket	Approved	No objections
DC/19/0079/FUL	Planning Application - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building (iii) Detached garage adjacent Nell Gwynne House	The Rutland Arms Hotel 33 High Street Newmarket	Approved	No objections
DC/19/0080/LB	Application for Listed Building Consent - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building	The Rutland Arms Hotel 33 High Street Newmarket	Approved	No objections
DC/19/1840/TPO	TPO 234(1972) Tree Preservation Order - T2 beech, reduce lateral crown spread to north-east, by 1.5-2 metres, to appropriate pruning points, in line with BS3998:2010	Land Rear Of 3 Weston Way Newmarket Suffolk	Approved	No objections
DC/19/1861/FUL	Planning Application - Building to be used as storage facility in connection with existing factory unit	Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue Newmarket	Approved	No objections
DC/19/1912/HH	Householder Planning Application - Single storey front extension	47 Edinburgh Road Newmarket	Approved	No objections
DC/19/1837/TCA	Trees in a Conservation Area	Heath House Moulton	Approved	Objected

	Notification – 2no, Lime trees (marked in green on plan) - fell	Road Newmarket		
DC/19/1469/FUL	Planning Application – Change of use of highway land to provide outdoor seating area (6 no.tables)	3 High Street Newmarket	Approved	No objections
DC/19/1967/FUL	Planning Application - (i) Replace entrance doors (ii) replace first floor windows to front and rear elevations	104 High Street Newmarket Suffolk	Approved	No objections
DC/19/1965/LB	Application for Listed Building Consent - Internal reordering to ground floor level of the Jockey Club Chambers building including (i) demolition of internal walls (ii) re location of 1no. Fire door (iii) balustrade to existing staircase (iv) insertion of 1no. door to flat above	Jockey Club Chambers 101 High Street Newmarket	Approved	No objections
DC/19/2036/HH	Householder Planning Application - Single storey side and rear extension (following removal of existing conservatory)	6 Stanley Road Newmarket	Approved	No objections
DC/19/2098/LB	Application for Listed building Consent - Replacement of internal doors	Windsor House 184 High Street Newmarket	Approved	No objections
DC/19/2109/TCA	Tree in a Conservation Area Notification - 1no. Copper Beech (CB1 on plan) - Overall crown reduction by up to 1.5 metres, reduce to give 2 metres clearance from adjacent structures.	64B Exning Road Newmarket	Approved	No objections
DC/19/1985/HH	Householder Planning Application - Single storey side and rear extension	12 Melrose Gardens Newmarket Suffolk	Approved	No objections

The following withdrawn application was noted.

DC/19/2170/HH - Householder Planning Application - Detached annexe - The Croft Falmouth Avenue Newmarket.

D/19/12/27 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/12/28 NEWMARKET NEIGHBOURHOOD PLAN REFERENDUM

Members were advised that a leaflet had been designed and would be sent out in January and the referendum would be held on 30th January 2020. The voting process would be similar to a normal election and Newmarket Journal had agreed to publish an article to advertise it.

D/19/12/29 WEST SUFFOLK STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT CONSULTATION

The Chairman advised that the deadline for the consultation had been extended to 17th December 2019, however this would not be sufficient time to consider the consultation and the following was agreed:

D/19/12/29.01 Resolved

That a further extension be requested to 1st February 2020 to take account of the outcome of the Neighbourhood Plan Referendum, however if this request is refused then the Neighbourhood Plan would place constraints on development sites W146 and W673 and development management policies D48 and D49 would constrain all identified sites.

D/19/12/30 WEST SUFFOLK CONSULTATION ON SUSTAINABLE SERVICES INFORMATION

The extended deadline for the consultation to 17th December 2019 was noted and the following was agreed:

D/19/12/30 Resolved

That Newmarket Town Council make the following response:

The information appears to be meaningless and takes no account of the impact of neighbouring parishes and ongoing development in surrounding areas (E. Cambs) on services and infrastructure in Newmarket.

D/19/12/31 CORRESPONDENCE

None noted.

D/19/12/32 DATE OF NEXT MEETING

Monday 6th January 2020 at 6.00pm at the Memorial Hall.

D/19/12/33 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 7:03pm.

Signed: By The Chairman

Date: 02/03/2020