



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 17th February 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor S Caesar (Chairman)
Councillor A Drummond
Councillor R Hood

Councillor P Hulbert
Councillor M Jefferys
Councillor I Kirk
Councillor C O'Neill

Also Present: Cathy Whitaker – RFO, Julie Ashton – Minute Assistant and 1 Member of the Press.

Minute	Action by
D/20/02/1 <u>ELECTION OF THE CHAIRMAN</u> With apologies being received from the Chairman, the following was agreed: <u>D/20/02/1.01 Resolved</u> That Cllr Caesar be elected as Chairman for this meeting.	
D/20/02/2 <u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED AND TO ASK WHETHER ANYONE INTENDS TO RECORD THE MEETING</u> The Chairman opened the meeting and read out the Fire Safety Notice and asked if anyone intended to record the meeting. There were no requests.	
D/20/02/3 <u>APOLOGIES</u> Apologies were received from Cllrs De'Ath, Fitzgerald, Kerby and Lay. Cllr Hirst was absent.	
D/20/02/4 <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/20/02/5 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 20TH JANUARY 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 20 th January 2020 and the following was agreed: <u>D/20/02/5.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20 th January 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising:	

Page 4 – S/20/01/38 – The items noted for the next meeting were not on the current agenda and would be added to the next agenda.

D/20/02/6 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/20/02/7 PLANNING APPLICATIONS

Week 03 & 04 – There were no planning applications to consider

Week 05

D/20/02/7/1 DC/20/0009/FUL - Planning Application - (i) Construction of flow forge cage (ii) install air conditioning/refrigeration plant with the forming of 2no. opening to external cladding/wall - Unit 3A Newmarket Retail Park Oaks Drive Newmarket.

D/20/02/7.01 Resolved

The Committee voiced no objections.

D/20/02/7/2 DC/20/0072/FUL - Planning Application - (i) replace wooden posts and metal railings to the patio with wooden picket fence (ii) install 2 metre high close boarded fence to left side of patio area - White Hart Hotel 134 High Street Newmarket.

D/20/02/7.02 Resolved

The Committee voiced no objections.

Week 06

D/20/02/7/3 DC/20/0105/FUL - Planning Application - Change of use from Financial and Professional Services (Class A2) to Restaurant (Class A3) - 48 High Street Newmarket Suffolk.

D/20/02/7.03 Resolved

The Committee voiced no objections.

D/20/02/7/4 DC/20/0118/FUL - Planning Application - Construction of concrete skate park (removal of existing skate equipment) including access road - George Lambton Playing Fields Fordham Road Newmarket Suffolk.
Cllrs Drummond & Hood stated a non-pecuniary interest: both would vote.

D/20/02/7.04 Resolved

The Committee fully supported this application.

D/20/02/7/5 DC/20/0134/FUL - Planning Application - 1no. dwelling - Land Ro 58 Granby Street Newmarket Suffolk.

D/20/02/7.05 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site, layout and density of the building, Highway safety and traffic and parking issues.

D/20/02/7/6 DC/20/0174/VAR - Application to vary condition 25 of DC/17/1881/FUL to enable the use of an automated sprinkler system in place of fire hydrants to allow for the creation of 69no. extra care apartments within class (C2), access, parking, landscaping and other associated works - Development Site Adj South Drive Exning Road Newmarket Suffolk.

D/20/02/7.06 Resolved

The Committee voiced no objections.

D/20/02/8 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

D/20/02/8/1 DC/19/2055/FUL – Planning Application (i) 2no. dwellings (ii) vehicular access – Rear of 51A Bury Road Newmarket. Cllr Hood declared a pecuniary interest and left the meeting for this one item.

D/20/02/8.01 Resolved

The Committee objected on the following grounds:

- **Development in a Conservation area**
- **Overdevelopment of the site**
- **Horsewalk in front of the plot**
- **Traffic congestion due to the volume of horses crossing the heath**
- **Contravention of the Horse Racing Policy**
- **Damage to additional trees**

D/20/02/8/2 DC/19/2465/FUL – Planning Application – replacement of existing windows – St Lois Catholic Academy Fordham Road Newmarket.

D/20/02/8.02 Resolved

The Committee voiced no objections.

D/20/02/9 **EAST CAMBS PLANNING APPLICATIONS**

18/01435/OUM – Proposal for 41 new homes to include 12 affordable dwellings, 250sqm commercial units (Class B1a office, Class D1 community uses), accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways – Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

The Committee noted the approved application.

D/20/02/10 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**
West Suffolk Planning Determinations received during weeks 03, 04, 05 & 06.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/2033/FUL	Planning Application - (i) 1no. storage building (ii) 3no. single storey range buildings comprising of horse boxes and tack boxes (iii) 7no. horse walks (iv)	Solario Yard Tattersalls The Avenue Newmarket Suffolk	Approved	No objections

	1no. muck bunker with wash bay (v) resurfacing of yard surfaces (demolition of straw store and hay barn and partial demolition of american barn)			
DC/19/1938/HH	Householder Planning Application - (i) Alteration to roof to allow for loft conversion and (ii) relocate vehicular access	Albion Lodge Fordham Road Newmarket Suffolk	Approved	No objections
DC/19/2176/LB	Application for Listed Building Consent - Alterations to facilitate the conversion of office space and function rooms into 31no. en-suite guest rooms (Retrospective)	Marlborough Club Kingston Passage Newmarket	Approved	No objections
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. ensuite guest rooms (retrospective)	Marlborough Club Kingston Passage Newmarket	Approved	No objections
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	Withdrawn	
DC/19/0895/FUL	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	Brickfields Stud, Barnside Cemetery Hill Newmarket	Approved	No objections
DC/19/2372/FUL	Planning Application - (i) create kitchen on ground floor and (ii) office space to first floor of existing stable block	St Gatien 185 All Saints Road Newmarket	Approved	No objections
DC/19/2378/FUL	Planning Application - (i) 2 no. temporary cabins/office accommodation units (ii) 1no. additional window to main building (iii) installation of A/C units to main building	The Grosvenor 146 High Street Newmarket	Approved	Objected
DC/19/2385/FUL	Planning Application - Single storey front extension (demolition of existing conservatory)	Newmarket Day Centre Fred Archer Way Newmarket	Approved	No objections
DC/19/2434/TPO	TPO 008 (2019) Tree Preservation Order - (i) 2no Horse Chestnut (T1 and T2 on plan T2 and T3 on order) Crown lift to 5 metres above ground (ii) 2no Horse Chestnut (T4 and T5 on plan T5 and T6 on order) fell (iii) 1no Walnut (T6 on plan T7 on order) Prune to give 2 metres clearance of vets (iv) 1no Walnut (T7 on plan T8 on order) pollard to 7 metres	Street Record Abernant Drive Newmarket Suffolk	Approved	No objections
DC/20/0046/TPO	TPO 234 (1972) Tree Preservation Order- (i) 3no Beech (GRP1 on plan within A8 on order) cut back branches by 2.5 metres to the boundary	21 Elliott Close Newmarket Suffolk	Withdrawn	

D/20/02/11 PLANNING APPLICATION DC/19/2418/HH

The Committee noted the West Suffolk recommendation to approve the application which the Committee had objected to and the following was agreed:

D/20/02/11.01 Resolved

That West Suffolk be asked to provide the reasons for the approval of application DC/19/2418/HH.

D/20/02/12 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/02/13 CORRESPONDENCE

- West Suffolk Planning January 2020 Parish Council Newsletter was noted.
- West Suffolk Local Plan Programme was noted.
- Publication of the West Suffolk SHELAA 2020 was noted.

D/20/02/14 DATE OF NEXT MEETING

Monday 2nd March 2020 at 6.00pm at the Memorial Hall.

D/20/02/15 TO NOTE ANY ITEMS FOR NEXT MEETING

- To review the standard response for tree applications
- To set up a Tree Working Group
- To appoint tree Champions
- AirBnB

Meeting closed at 6:40pm.

Signed: By The Chairman

Date:02/03/2020

