



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 2nd March 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor W Hirst
Councillor R Hood
Councillor P Hulbert

Councillor M Jefferys
Councillor T Kerby
Councillor I Kirk
Councillor C O'Neill

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

Minute		Action by
D/20/03/1	<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. <i>Cllr Hirst joined the meeting</i>	
D/20/03/2	<u>APOLOGIES</u> Apologies were received from Cllrs Caesar, De'Ath, Drummond and Fitzgerald.	
D/20/03/3	<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/20/03/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 17TH FEBRUARY 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 7th February 2020 and the following amendment was made: Page 3 – D/20/02/8 – Cllr Hood had declared a pecuniary interest in Planning Application DC/19/2055/FUL, addressed the Committee then left the meeting and this was added to the minutes. Subject to the amendment being made, the following was agreed: <u>D/20/03/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th February 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

A member of the Press joined the meeting

Matters arising:

Page 4 – D/20/02/11/.01 Resolved – Acting TCM advised that the action to write to West Suffolk regarding the approval of Planning Application DC/19/2418/HH was outstanding.

D/20/03/5 **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**
None noted.

D/20/03/6 **PLANNING APPLICATIONS**
Week 07

D/20/03/6/1 DC/20/0171/FUL - Planning Application - Fire exit door to rear elevation - Unit 3A Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/20/03/6.01 Resolved
The Committee voiced no objections.

D/20/03/6/2 DC/20/0212/TCA - Trees in a Conservation Area Notification - (i) 2no. Conifers (T1 and T2 on plan) - fell (ii) 1no.Beech, 1no. Conifer, 1no. Sycamore (T3 on plan) - fell (iii) 3no. Conifers (T4, T5, T6 on plan) - fell (iv) 1no. Ash, 1no. Sycamore (T7 on plan) - reduce down in height by 5 meters to hedge height - Shalfleet 17 Bury Road Newmarket.

D/20/03/6.02 Resolved
The Committee actively encourages responsible tree management. The Committee strongly OBJECTED to the felling of these trees, owing to the loss of wildlife habitat and the adverse impact on nature conservation interests and biodiversity opportunities in a Conservation Area.

D/20/03/6.03 Resolved
That District Ward Cllrs are notified of any objections made by this Committee and request that they attend any delegated hearing or planning meeting to support the Committee’s decision.

D/20/03/6/4 DC/20/0235/TCA - Trees in a Conservation Area Notification - 1no. Silver Birch – fell - 15 The Avenue Newmarket Suffolk.

D/20/03/6.04 Resolved
The Committee actively encourages responsible tree management. The Committee strongly OBJECTED to the felling of this tree, owing to the loss of wildlife habitat and the adverse impact on nature conservation interests and biodiversity opportunities in a Conservation Area.

Week 08

D/20/03/6/5 DC/20/0160/FUL - Planning Application - Change of use from hotel (Class C1)

to house of multiple occupancy (Class C4) - Ashley House 13 Old Station Road Newmarket.

D/20/03/6.05 Resolved

That this Planning Application be deferred to allow a site visit.

D/20/03/6/6 DC/20/0193/HH - Householder Planning Application - Single storey rear garage extension - 100 Weston Way Newmarket Suffolk.

D/20/03/6.06 Resolved

The Committee voiced no objections.

D/20/03/6/7 DC/20/0220/FUL - Planning Application - (i) Conversion of roof space to form 2 no. self-contained flats (ii) Enclosed external staircase on rear elevation - Sycamore House New Cheveley Road Newmarket.

D/20/03/6.07 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site with layout and density also a consideration.

D/20/03/6/8 DC/20/0232/TPO - TPO 032 (1960) Tree Preservation Order - (i) 5no. Lime trees (G2 on plan within A1 on order) - Pollard to 6 metres and reduce branches on North and South sides on the main stems by 1.5metres (ii) 18no. Conifers (H3 on plan within A1 on order) Reduce height by 4 metres - Soham House Snailwell Road Newmarket.

D/20/03/6.08 Resolved

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

D/20/03/7 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

D/20/03/7/1 DC/20/0009/FUL – Planning Application (i) Construction of flow fore 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/20/03/7.01 Resolved

The Committee voiced no objections and supports this Planning Application.

D/20/03/8 **EAST CAMBS PLANNING APPLICATIONS**

None noted.

D/20/03/9 **EAST CAMBS CONSULTATION NOTICE**

The consultation on the draft Supplementary Planning Documents (SPD) on Custom Housing and self-build housing and the Natural Environment were noted and the following was agreed:

D/20/03/9.01 Resolved

That the Chairman drafts a response to the consultations to be presented at the next meeting and to ask West Suffolk what action they intend to take to support self builds.

D/20/03/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN
West Suffolk Planning Determinations received during weeks 07 & 08.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/2215/FUL	Planning Application - 9no. dwellings with associated access and car parking	122 Valley Way Newmarket Suffolk	Approved	No objections
DC/19/2440/HH	Householder Planning Application - Conversion and single storey extension to existing stable to create habitable space	Annexe Paddock View 6 Exning Road Newmarket Suffolk	Approved	No objections
DC/19/2278/FUL	Planning Application - (i) Change of use from office (class B1) to beauty treatment clinic (class D1), (ii) replacement of front door.	3 Rous Road Newmarket	Approved	No objections
DC/19/2344/HH	Householder Planning Application - Single storey rear extension (part-retrospective)	2A Hill Close Newmarket Suffolk	Approved	No objections

D/20/03/11 TO DISCUSS ANY LICENSING APPLICATIONS
None noted.

D/20/03/12 TREES
Members reviewed the standard response for tree applications, setting up of a Tree Working Group and the appointment of tree Champions. The following was agreed:

D/20/03/12.01 Resolved
That Cllrs Jefferys and O'Neill produce a report with proposals to take forward the work regarding trees and present it to the next meeting.

D/20/03/13 TO DISCUSS THE IMPACT OF AIRBNB PROPERTIES
This item was deferred to the next meeting.

D/20/03/14 CORRESPONDENCE
None noted.

D/20/03/15 DATE OF NEXT MEETING
Monday 16th March 2020 at 6.00pm at the Memorial Hall.

D/20/03/16 TO NOTE ANY ITEMS FOR NEXT MEETING

- Tree report and proposals
- AirBnB

Meeting closed at 6:58pm.

Signed: By The Chairman

Date:16/04/2020