



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 20th April 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Caesar
Councillor J De'Ath
Councillor A Drummond
Councillor Y Fitzgerald
Councillor W Hirst

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

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

Minute		Action by
D/20/04/1	<u>CHAIRMAN TO ANNOUNCE THAT PROCEEDINGS ARE BEING RECORDED AND TO ADVISE THAT ALL PARTICIPANTS WILL BE MUTED BY THE HOST OF THE MEETING WHO WILL UNMUTE THE INDIVIDUAL THE CHAIRMAN HAS INVITED TO SPEAK</u> The Chairman opened the meeting and announced that proceedings were being recorded. All participants would be muted and would be unmuted when the Chairman invited individuals to speak.	
D/20/04/2	<u>APOLOGIES</u> None noted. Cllr Kerby was late joining.	
D/20/04/3	<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> Cllr Kirk declared a nonpecuniary interest in planning application DC/20/0399/TPO.	
D/20/04/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 16TH MARCH 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 16th March 2020 and the following was agreed: <u>D/20/04/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th March 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

No matters arising.

D/20/04/5 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/20/04/6 PLANNING APPLICATIONS
Week 11 – There were no Planning Applications to consider.

Week 12

Cllrs Drummond and Hood declared a nonpecuniary interest in the following application

D/20/04/6/1 DC/20/0458/TCA - Trees in a Conservation Area Notification - 1no. Norway Spruce (T1 on plan) - fell – Beaufort Cottage Stables 140 High Street Newmarket.

It was noted that West Suffolk had approved this application.

Cllr Kirk declared a nonpecuniary interest in the following application.

D/20/04/6/2 DC/20/0399/TPO - TPO/1990/01 - Tree Preservation Order - 1no. Pine (T1 on plan and A1 on the Order) - fell – 64 Churchill Avenue Newmarket Suffolk.

D/20/04/6.02 Resolved

The Committee actively encourages responsible tree management. The Committee strongly OBJECTED to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration and approval.

A member of the public joined the meeting

D/20/0/6/3 DC/20/0434/FUL - Planning Application - (i) sub division of existing single dwelling into 2no. apartments (ii) associated parking and amenity area to the rear - 140 Exning Road Newmarket.

D/20/04/6.03 Resolved

The Committee voiced no objections.

D/20/04/6/4 DC/20/0436/HH - Householder Planning Application - first floor side extension – 7 Brookfields Close Newmarket.

D/20/04/6.04 Resolved

The Committee voiced no objections.

Week 13 – There were no Planning Applications to consider

Week 14

D/20/04/6/5 DC/20/0162/FUL - Planning Application - Change of use of basement from office (B1) to Escape Room Assembly and Leisure (D2) – Godolphin House Basement Office 2 The Avenue Newmarket.

D/20/03/6.05 Resolved

The Committee voiced no objections.

D/20/04/6/6 DC/20/0448/FUL - Planning Application - Change of use from Class A1 (retail) to Class D2 (gymnasium) with ancillary café and retail outlet – Unit 1 2 Exeter Road Newmarket Suffolk.

D/20/04/6.06 Resolved

The Committee voiced no objections.

D/20/04/6/7 DC/20/0505/HH - Householder Planning Application - (i) Two storey side extension (ii) single storey side extension to existing porch – 1 Manderston Road Newmarket.

D/20/04/6.07 Resolved

The Committee voiced no objections.

D/20/04/6/8 DC/20/0514/FUL - Planning Application - (i) 4no. van charging points (ii) 4no. van parking spaces – Waitrose Ltd Fred Archer Way Newmarket Suffolk.

D/20/04/6.08 Resolved

The Committee voiced no objections and supported the application because of the environmental benefits.

D/20/04/6/9 DC/20/0527/VAR - Planning Application - Variation of conditions 2 and 7 of DC/16/1634/FUL to allow use of revised drawings for revised customer parking provision for 1no. retail warehouse (Class A1) including mezzanine floorspace, outdoor project centre and secure compound (with external racking system); access and servicing arrangements; car parking, landscaping and associated works

D/20/04/6.09 Resolved

The Committee voiced no objections.

D/20/04/6/10 DC/20/0579/TPO - TPO/1956/012 - Tree Preservation Order - 1no. Lime (T1 on plan, A7 on order) - Re pollard to previous pollarding points – 23 Collings Place Newmarket Suffolk.

D/20/04/6.10 Resolved

The Committee encourages responsible tree management. The Committee does not object to this application.

D/20/04/7 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

D/20/04/7/1 DC/18/2210/FUL – Planning Application (i) 2no drive-through

café/restaurant units (Use Class A1/A3 for Costa and Use Class A3/A5 for McDonald's) with associated parking and landscaping and (ii) McDonald's Climbing box – Land at Willie Snaith Road Newmarket.

D/20/04/7.01 Resolved

The Committee supported the objection from Suffolk Highways and OBJECTED to this Planning Application on highway issues and that it was in contravention of the Newmarket Neighbourhood Plan, specifically Policy NKT32.

D/20/04/8 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN West Suffolk Planning Determinations received during weeks 11, 12, 13 & 14.

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DC/19/2429/FUL	Planning Application - (i) temporary siting of 2no. container homes for 12 months (ii) engineering works associated with container homes (part retrospective)	Florizel Hamilton Road Newmarket	Refused	No objections
DC/19/2459/HH	Householder Application - Single storey side and rear extension (following demolition of existing storage area)	27 Exning Road Newmarket	Approved	No objections
DC/19/2465/FUL	Planning Application - replacement of existing windows	St Louis Catholic Academy Fordham Road Newmarket	Refused	No objections
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	Approved	No objections
DC20/0072/FUL	Planning Application - (i) replace wooden posts and metal railings to the patio with wooden picket fence (ii) install 2metre high close boarded fence to left side of patio area	White Hart Hotel 134 High Street Newmarket	Approved	No objections
DC/20/0212/TCA	Trees in a Conservation Area Notification - (i) 2no. line of Conifers (T1 red line and T2 black line on plan) - fell (ii) Mixed species (T3 orange line on plan) - fell any trees under 100mm in diameter and reduce to give 2 metres clearance from structures (iii) 2no. line of Conifers (T4 green line and T5 blue line on plan) - fell (iv) 1no. line of Conifers (T6 pink line on plan) - fell any trees under 100mm in diameter (v) 1no. line of Ash and Sycamore (T7 on plan brown on plan) - reduce in height to 2 metres above ground level (vi) 1no. group of Conifer (purple on plan) Reduce in height by up to 5 metres	Shalfleet 17 Bury Road Newmarket	Approved	Objected
DC/20/0235/TCA	Trees in a Conservation Area Notification - 1no. Silver birch - Crown lift to 2 metres above ground level	15 The Avenue Newmarket Suffolk	Approved	Objected

It was noted that Ward Cllrs had not been notified of the delegated panel decisions for DC/20/0212/TCA as previously agreed and the Acting TCM work with the Chairman to devise a system of notification.

D/20/04/9 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/04/10 TREE PRESERVATION ORDERS

The following Tree Preservation Order was noted:

TPO/015 (2019) – Fairstead House School Fordham Road Newmarket
Suffolk.

D/20/04/11 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/04/12 CORRESPONDENCE

None noted.

D/20/04/13 DATE OF NEXT MEETING

Monday 27th April 2020 at 6.00pm via Zoom.

D/20/04/14 TO NOTE ANY ITEMS FOR NEXT MEETING

- Notification system for delegated panel decisions

Meeting closed at 6:45pm.

Signed: By The Chairman

Date:30/04/2020