



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 22nd June 2020 at 6.00pm via Zoom

Attendance:

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

Councillor P Hulbert
Councillor M Jefferys
Councillor C O'Neill

Also Present: Deborah Sarson – Acting TCM, Debbie Baines – Town Clerk, Julie Ashton –Minute Assistant and 3 Members of the Public.

Minute		Action by
D/20/06/19	<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 and asked if anyone else intended to record the meeting. There were no requests.	
D/20/06/20	<u>APOLOGIES</u> Apologies were received from Cllrs Fitzgerald, Hirst and Kerby.	
D/20/06/21	<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/20/06/22	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 8TH JUNE 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 8th June 2020 and the following was agreed: <u>D/20/06/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 8th June 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/20/06/23	<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</u>	

THE TOWN TO BE BROUGHT TO THEIR ATTENTION

None noted.

D/20/06/24 NEWMARKET NEIGHBOURHOOD PLAN COMMUNITY ACTIONS

Acting TCM advised that the list of Community Actions would be sent out to Members by the end of this week. It was noted that the Committee only needed to refer to the Community Policies when considering applications and the agenda item would be changed to reflect this.

D/20/06/25 PLANNING APPLICATIONS

Week 23

D/20/06/25/1 DC/20/0805/FUL - Planning Application - Raising of roof to create additional storey for 1no. dwelling - 27A Old Station Road Newmarket Suffolk.

D/20/06/25.01 Resolved

That this application be deferred to allow for a site visit.

It was noted that Members should conduct site visits prior to meetings to avoid opportunities to comment on applications being missed.

D/20/06/25/2 DC/20/0817/ADV - Application for Advertisement Consent - 1 no. internally illuminated freestanding totem sign - Land Adjacent to Tesco Petrol Station Willie Snaith Road Newmarket.

D/20/06/25.02 Resolved

The Committee strongly objected on the following material planning considerations:

- **Scale and dominance of the sign**
- **Impact on character of the area**
- **The proposal does not comply with NKT 32 Attractive Entrances to the Town nor the general spirit of the Newmarket Neighbourhood Plan which seeks to achieve improvement in quality of design within the Town.**

The Neighbourhood Plan Policies apply to this application and Acting TCM would draft a suitable narrative to be agreed by email.

Week 22

D/20/06/25/3 DC/20/0821/FUL - Planning Application - (i) 1no. dwelling for staff accommodation (ii) 1no. stable block (iii) extension to existing barn to house horsewalker and treadmill (iv) access alterations (following demolition of front stable block, garage and open sided lean- tos) - St Gatien Cottage Stables Vicarage Road Newmarket Suffolk

D/20/06/25.03 Resolved

The Committee welcomed the investment and development but objected on the following material planning considerations:

- **Loss of light on neighbouring properties**
- **Drainage and flood risk**
- **Highway safety – new entrance close to a primary school**
- **The proposal does not comply with Policy NKT2 Key Views in the Newmarket Neighbourhood Plan and the impact on the historic flint wall.**

The Neighbourhood Plan Policies apply to this application and Acting TCM would draft a suitable narrative to be agreed by email.

Cllr Hood declared a nonpecuniary interest in the following application and did not vote.

D/20/06/25/4 DC/20/0843/TCA - Trees in a Conservation Area Notification - (i) 4no. Lime, 1no. Yew and 1no. Ash (T1,T2,T3,T4, T5 and T6 on plan) crown lift by up to 6 metres (ii) 1no. Ash and 1no. Robinia (T139 and T140 on plan) fell (iii) 1no. Walnut (T142 on plan) overall crown reduction of up to 2 metres (iv) 1no. Robinia (T143 on plan) overall crown reduction of up to 3.5 metres (v) 1no. Hornbeam hedge (H1 on plan) hedge height reduction by up to 50% - Jockey Club Chambers 101 High Street Newmarket.

D/20/06/25.04 Resolved

The Committee actively encourages responsible tree management and requested that the application be referred to the Tree Officer for consideration and approval. If the trees are to be felled, the Committee requests that suitable replacement trees be planted.

D/20/06/25/5 DC/20/0865/HH - Householder Planning Application - (i) single storey rear extension (ii) cartlodge (part retrospective) - Long Cottage Fordham Road Newmarket.

D/20/06/25.05 Resolved

The Committee voiced no objections.

D/20/06/25/6 DC/20/0869/TCA - Trees in a Conservation Area Notification - 1no. Horse Chestnut (red circle on plan) repollard to previous pollard points - Bedford House Stables 7 Bury Road Newmarket.

D/20/06/25.06 Resolved

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

Cllr Drummond declared a nonpecuniary interest in the following application and did not vote.

D/20/06/25/7 DC/20/0884/TCA - Trees in a Conservation Area Notification - (i) 1no. Sycamore, 2no. Maple, 1no. Cypress and 1no. Conifer (G1, T1 and T3 on plan) - Crown lift to 6 metres above ground level (ii) 2no. Conifer (T2 and T4 on plan) - fell - Fairway Lodge 18A The Avenue Newmarket Suffolk.

D/20/06/25.07 Resolved

The Committee actively encourages responsible tree management and

requested that the application be referred to the Tree Officer for consideration and approval. If the trees are to be felled, the Committee requests that suitable replacement trees be planted.

Week 24

D/20/06/25/8 DC/20/0843/TPO - TPO001(2014) - Tree Preservation Order - 1no. Sycamore (T006 on plan and within area G3 on order) and 1no. Sorbus (T1 on plan and within area G2 on order) - fell - Prestige Place Snailwell Road Newmarket Suffolk,

D/20/06/25.08 Resolved

The Committee actively encourages responsible tree management. The Committee **OBJECTED** to this application and requested that the application be submitted to the Tree Officer for consideration and approval. If the trees are to be felled, the Committee requests that a suitable replacement trees be planted.

D/20/06/25/9 DC/20/0848/TPO - TPO 032 (1960) Tree Preservation Order - 1no. Horse chestnut (T1 on plan and A1 on order) reduce by 2 metres back to boundary - 14 Paget Place Newmarket Suffolk.

D/20/06/25.09 Resolved

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

D/20/06/26 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

DC/20/0753/HH – Manderston Road Newmarket.

An extension was requested. West Suffolk advised that changes had been made to the proposed works and there would be a re-consultation, therefore an extension was not required.

D/20/06/26.01 Resolved

The Committee voiced no objections.

D/20/06/27 **EAST CAMBS PLANNING APPLICATIONS**

None noted.

D/20/06/28 **SCC PLANNING APPLICATIONS**

None noted.

D/20/06/29 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**

West Suffolk Planning Determinations received during weeks 23 & 24.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/2058/FUL	Planning Application - Cross Boundary Application (majority within East Cambridgeshire District Council) - 4 no. dwellings	Land West Of 104 Crockford Road Woodditton Road Newmarket Suffolk	Approved	No objections

DC/20/0583/FUL	Planning Application - Change of use from financial service (class A2) to hot food takeaway (class A5)	104 High Street Newmarket Suffolk	Approved	No objections
DC/18/2210/FUL	Planning Application - (i) 2no drive-through cafe/restaurant units (Use Class A1/A3 for Costa and Use Class A3/A5 for McDonald's) with associated parking and landscaping and (ii) McDonalds Climbing box	Land At Willie Snaith Road Newmarket Suffolk	Approved	Objected
DC/19/0021/ADV	Application for Advertisement Consent - 7no. internally illuminated fascia signs	Land At Willie Snaith Road Newmarket Suffolk	Approved	Objected
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	Refused	No objections
DC/20/0505/HH	Householder Planning Application - (i) Two storey side extension (ii) single storey front extension	1 Manderston Road Newmarket	Approved	No objections
DC/20/0655/LB	Application for Listed Building Consent - Retention of alterations to facilitate the conversion of office space and function rooms into 32 no. en-suite guest rooms	Marlborough Club Kingston Passage Newmarket	Approved	No objections
DC/20/0673/VAR	Planning Application - Variation of condition 2 of DC/19/2181/VAR - to allow use of revised plans to increase number of guest rooms to 32 no. ensuite guest rooms (retrospective)	Marlborough Club Kingston Passage Newmarket	Approved	No objections

D/20/06/30 DELEGATION PANEL DECISIONS

None noted. Ward Members to be asked to request McDonalds application for a totem pole be referred to committee.

D/20/06/31 McDONALDS APPLICATION DC/20/2210/FUL

Members were advised that a Judicial review could be called as West Suffolk had failed to give proper consideration of the Newmarket Neighbourhood Plan when considering this application. The Planning Officer had not requested a report on Public Health issues in relation to the proximity of the development to the George Lambton Playing Field. It was noted that the estimated cost of a judicial review would be circa £10,000.

It was proposed and seconded and a recorded vote was requested. Cllrs Drummond, Hood and Hulbert voted in favour of the proposal and Cllrs Appleby, Caesar, Jefferys and O'Neill voted against, so it was not carried. However, it was noted this could be reconsidered at Full Council.

D/20/06/32 OVERHANGING VEGETATION

It was noted that along with the overhanging trees on both sides of the A142 from the Burger King roundabout the trees on the Fordham Road footpath also needed to be cut back.

It was noted that this work should be carried out in the Autumn after the bird nesting period and the following was agreed:

D/20/06/32.01 Resolved

That a letter be sent to SCC Highways requesting the trees on the A142 and along the Fordham Road footpath be cut back in the Autumn.

Acting TCM requested that notification of any other areas identified so that one

request can be sent detailing all the areas.

D/20/06/33 TO DISCUSS ANY LICENSING APPLICATIONS
None noted.

D/20/06/34 TREE POLICY
This item was deferred to the next meeting.

The Chairman requested that the number of new TPO's made in the last decade be provided.

D/20/06/35 CORRESPONDENCE
None noted.

D/20/06/36 DATE OF NEXT MEETING
Monday 6th July 2020 at 6.00pm via Zoom.

D/20/06/37 TO NOTE ANY ITEMS FOR NEXT MEETING
• Tree policy

Meeting closed at 7:13pm.

Signed: By the Chairman

Date: