

Membership as from May 2019

Councillor Lay - Chairman
Councillor Caesar
Councillor De'Ath
Councillor Drummond
Councillor Hirst
Councillor Hood
Councillor Hulbert
Councillor Jeffreys
Councillor Kerby
Councillor O'Neill



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667 227

You are hereby summoned to attend a meeting of the

DEVELOPMENT AND PLANNING COMMITTEE

to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

On Monday 2nd September 2019 at 6pm

AGENDA

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. Chair to read fire safety notice and announce that proceedings may be filmed or recorded.
2. **APOLOGIES** To receive and accept apologies for absence
3. **REGISTER OF INTERESTS** Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to consider any requests received for Members' Dispensation.
4. **MINUTES OF PREVIOUS MEETING** To receive and confirm the minutes of the meeting held on 19th August 2019 and any matters arising
5. **PUBLIC PARTICIPATION** 'An invitation to members of the public to put questions or statements of not more than 3 minutes duration. Resolutions can only be made on items that are on the agenda, but Councillors are very happy for matters relating to the Town to be brought to their attention
6. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 32 and 33
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/0895/FUL – Brickfields Stud, Barnside Cemetery Hill Newmarket
 - b. DC/19/1451/FUL – Marlborough House Stables, Flat 3 44 Old Station Road Newmarket
8. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. **LICENCING** - To discuss any Licensing Applications
11. **WEATHERBY CROSSING** – Barrister Fees
12. **Aldi Supermarket**
13. **Anchor Homes**
14. **CORRESPONDENCE:**
15. Date of next meeting: **Monday 16th September 2019**
16. To note items for consideration at the next meeting

Signed...  Roberta Bennett, Town Council Manager, 28th August 2019

To: Chair & Members of D&P Committee, Other Council Members & the Press

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 19th August 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Caesar
Councillor J De'Ath
Councillor A Drummond

Councillor R Hood
Councillor P Hulbert
Councillor T Kerby
Councillor C O'Neill

Also Present: Roberta Bennett - TCM, Julie Ashton – Minute Assistant and 4 Members of the Public.

Minute	Action by
D/19/08/16 <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.	
D/19/08/17 <u>APOLOGIES</u> Apologies were received from Cllr Hirst.	
D/19/08/18 <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/19/08/19 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 5TH AUGUST 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 5 th August 2019 and the following was agreed: <u>D/19/08/19.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5 th August 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/19/08/20 <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 THE TOWN TO BE BROUGHT TO THEIR ATTENTION</u> A local business representative spoke to planning application	

DC/19/1469/FUL and the following was agreed:

D/19/08/20.01 Resolved

That Planning Application DC/49/1469/FUL be brought forward.

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

D/19/08/20.01 DC/19/1469/FUL - Planning Application - Change of use of highway land to provide outdoor seating area (6 no. tables) - 3 High Street Newmarket Suffolk.

D/19/07/20.02 Resolved

The Committee voiced no objections subject to NTC managing the area.

The business representative left the meeting.

D/19/08/21 CURRENT PLANNING APPLICATIONS

Week 30

D/19/08/21/01 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.

D/19/08/21.01 Resolved

The Committee deferred this application to allow for a site visit.

D/19/08/24/02 DC/19/1451/FUL – Planning Application - Internal alterations to existing first floor to create 2 no. separate flats at first floor level - Marlborough House Stables, Flat 3 44 Old Station Road Newmarket.

D/19/08/21.02 Resolved

The Committee deferred this application to allow for a site visit.

D/19/08/21/03 DC/19/1466/TPO - TPO 341 (1972) Tree Preservation Order -(i) 2 no Beech (319 and 321 on plan and within A1 on order) - fell (ii) 2 no Heavy Standard Beech (320 and 322 on plan and with A1 on order) - Overall crown reduction by up to 2 meters and (iii) 1 no Lime (317 on plan and within A1 on order) - Crown raise by up to 3 meters - Street Record Gordon Richards Close Newmarket Suffolk.

D/19/08/21.03 Resolved

The Committee OBJECTED to this application. Newmarket Town Council actively encourages responsible tree management and considered that the trees to be felled were a rich source of an environmental habitat and this application should be reviewed by the West Suffolk Environmental Task Force. If the trees are to be felled, the Committee requests that they are cut back to a safe level or replaced.

Week 31

D/19/08/21/04 DC/19/1473/HH - Householder Planning Application – Replace 3no. windows and door and front elevation and 4no. windows and door on rear

elevation - 4 Doris Street Newmarket Suffolk.

D/19/08/21.04 Resolved

The Committee voiced no objections

D/19/08/21/05 DC/19/1489/FUL - Planning Application - New vehicular access and entrance gates with brick piers - 1 Southgate Stables Hamilton Road Newmarket.

D/19/08/21.05 Resolved

The Committee voiced no objections.

D/19/08/21/06 DC/19/1492/LB – Listed Building Application – (i) Create new opening through structural wall between existing office space and small kitchen area (ii) create new external door from small kitchen area (iii) infill external door on South East elevation and (iv) new stud partitions in open plan office and private rooms – Terrace House Queensbury Road Newmarket.

D/19/08/21.06 Resolved

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

D/19/08/21/07 DC/19/1528/TCA - Trees in a Conservation Area Notification - 1 no. Ash (T1 on plan) - Pollard to 6 metres high - Top Yard Abington Place 44 Bury Road Newmarket Suffolk.

D/19/08/21.07 Resolved

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

D/19/08/21/07 DC/19/1540/FUL - Planning Application - Two storey extension to main administrative building including entrance foyer – Tattersalls The Avenue Newmarket Suffolk.

D/19/08/21.07 Resolved

The Committee voiced no objections

D/19/08/22 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/08/22/01 DC/19/1201/HH – Householder Planning Application – Single storey rear extension – 8 Drinkwater Close, Newmarket.

D/19/08/22.01 Resolved

The Committee voiced no objections

D/19/08/23 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/19/08/24 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK

West Suffolk Planning Determinations received during week 30 & 31.

Application	Description	Address	WS Decision	NTC Decision
DC/19/0921/TPO	TPO/2012/04 - Tree Preservation Order -(i) G1 (T12 on order) - 4no. Tree of Heaven - coppice up to 0.6096 metres. (ii) G2 - 3no. Sycamore (T3,T4,T5 on Order) – Reduce crowns to previous points (iii) T1 - Sycamore (T8 on order) - Fell	2 Arborfield Drive Newmarket Suffolk	Approved	Objected
DC/19/0974/LB	Application for Listed Building Consent - removal of sliding shutters from windows on front elevation	Clifton House 121 High Street Newmarket	Approved	No objections
DC/19/1009/FUL	Planning Application - 1no. covered lunging ring (demolition of existing)	Somerville Paddock Tattersalls The Avenue Newmarket Suffolk	Approved	No objections
DC/19/1028/HH	Householder Planning Application – single storey side and rear extension	21 Exning Road Newmarket	Approved	No objections
DC/19/1150/FUL	Planning Application - (i) Change of use of St Mary's court building to Equine Diagnostics Laboratory and Office and Staff Areas (B1) (ii) Refurbishment and two storey laboratory extension to join St Mary's Court building to existing Vets offices and Equine Diagnostic Laboratory (iii) Demolition of single storey accounts building	St Marys Court High Street Newmarket Suffolk	Approved	No objections
DC/19/1221/TCA	Trees in a Conservation Area Notification - 1 no. Silverbirch (T1 on plan) Overall crown reduction by upto 20%	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections
DC/19/1222/TCA	Trees in a Conservation Area Notification - 1 no. Sycamore (T1 on Plan) Overall crown reduction by up to 2 metres.	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections
DC/19/1247/TCA	Trees in a Conservation Area Notification - 2no Sycamore (T2 on plan) Fell	Fairstead House School Fordham Road Newmarket Suffolk	Approved	Objected
DC/19/12918/TCA	Trees in a Conservation Area Notification - 1no. Maple (T1 on plan) - fell	Fitzroy House Black Bear Lane Newmarket Suffolk	Approved	Objected

D/19/08/25 TO REVIEW PLANNING APPLICATION WITHDRAWALS
None noted.

A member of the public joined the meeting.

D/19/08/26 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE/WHITE LION

The Newmarket District Cllrs gave an update following a further meeting with West Suffolk and advised that there was no current planning application for the site and planning advice was being given to the owner. A site visit had been made following the last full Council meeting and it was discovered that a part of the White Lion Pub had been demolished without planning permission as the previous application had expired. West Suffolk had now made Queensbury Lodge water tight and safe. The development site had legal complications and lawyers had been employed to deal with these. Pressure would continue to be put on West Suffolk to agree a suitable solution in the near future.

- D/19/08/27 WEST SUFFOLK PLANNING COMMITTEE**
Following an incident where West Suffolk had approved an application that NTC had objected to regarding plans for accommodation at a racing yard, the Planning Committee were informed that they had not followed the Horse Racing Policy and this would be reviewed.
- D/19/08/28 TO DISCUSS ANY LICENSING APPLICATIONS**
None noted.
- D/19/08/29 CORRESPONDENCE**
None noted.
- D/19/08/30 DATE OF NEXT MEETING**
Monday 2nd September 2019 at 6.00pm at the Memorial Hall.
- D/19/08/31 TO NOTE ANY ITEMS FOR NEXT MEETING**
- Aldi supermarket
 - Anchor Homes

Meeting closed at 6:45pm.

Signed _____ Date _____

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LIST 32
09 August 2019
Applications Registered between 5th-9th August 2019

PLANNING APPLICATIONS REGISTERED

The following applications for Planning Permission, Listed Building, Conservation Area and Advertisement Consent and relating to Tree Preservation Orders and Trees in Conservation Areas have been made to this Council. A copy of the applications and plans accompanying them may be inspected on our website www.westsuffolk.gov.uk. Representations should be made in writing, quoting the application number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list. Note: Representations on Brownfield Permission in Principle applications and/or associated Technical Details Consent applications must arrive not later than 14 days from the date of this list.

Application No.	Proposal	Location
DC/19/1543/FUL VALID DATE: 07.08.2019 EXPIRY DATE: 02.10.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) New door to front elevation APPLICANT: Reverend John Turner AGENT: Mr Keith Johns - KJ Architects Ltd CASE OFFICER: Alice Maguire	Turner Hall Church Lane Newmarket CB8 0HL GRID REF: 564136 263400
DC/19/1556/FUL VALID DATE: 26.07.2019 EXPIRY DATE: 20.09.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Replace existing external windows and doors with white uPVC windows and doors APPLICANT: Mr Mark Carnt, Orbit Housing Association AGENT: Mr James Watkins CASE OFFICER: Alice Maguire	The Hawthorns Howard De Walden Way Newmarket CB8 0FB GRID REF: 564207 263915

Application No.	Proposal	Location
DC/19/1598/TPO VALID DATE: 05.08.2019 EXPIRY DATE: 30.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	TPO (1958) 026 - TPO Tree Preservation Order - 1no. Horse Chestnut (T1 on plan, within A1 on Order) - Pollard tree to 9 metres above ground level and remove any weaker branches APPLICANT: Pomroy AGENT: Mr Stephen Rapin CASE OFFICER: Adam Yancy	11 Stirling Gardens Newmarket CB8 0ER GRID REF: 563505 263858

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 09/08/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/17/2674/FUL DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 7 Aug 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) Conversion of first floor storage area and addition of roof extensions to provide 9no residential units, (ii) external alterations to the existing ground floor shop front and (iii) alterations to ground floor to provide access to upper floors APPLICANT: Balgave Properties Ltd AGENT: Mr R Bracey	122 High Street Newmarket CB8 8JP
DC/19/0894/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 9 Aug 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Change of Use from (i) A2 (Financial) to A1 (Retail) basement and ground floor level; and (ii) A2 (Financial) to C3 (Residential) first floor level; and (iii) create 1no flat to second floor; (iv) installation of entrance to flats; and (v) new shopfront APPLICANT: D & A (2051) LIMITED AGENT: Paul Lunn	104 High Street Newmarket CB8 8JQ

DC/19/1151/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 7 Aug 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - 1 no. steel-framed barn comprising 14 no. stables, 3 no. timber stables, a timber Hay Barn, a wash down area and a horse walker APPLICANT: Mr Haggas AGENT: Mrs Meghan Bonner	Somerville Lodge Fordham Road Newmarket CB8 7AA
DC/19/1246/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 8 Aug 2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO032(1960) - Tree Preservation Order - Paving around proximity of Yew tree (T1 on plan and within area A1 on order) APPLICANT: Mr Todd AGENT: Mr Josh Parry - Anglia Tree Contractors	Court Manor 7 Argent Place Newmarket Suffolk CB8 7XG
DC/19/1372/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 7 Aug 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conversation Area Notification - 1 no. Willow (T1 on plan) - Crown lift branches in contact with building to give 1metre clearance and reduce branches overhanging beer garden by up to 2 metres and 1 no. Sycamore (T2 on plan) - Reduce branches overhanging beer garden by up to 2.5 metres APPLICANT: Manager, JD Wetherspoons AGENT: Andrew Jones	44 High Street Newmarket CB8 8LB

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 16/08/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/19/0299/ADV DECISION: Refuse Application DECISION TYPE: Delegated ISSUED DATED: 15 Aug 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Advertisement Consent - 1no. Externally Illuminated Fascia Sign (retrospective) APPLICANT: Mr Luke Watson	109 High Street Newmarket CB8 8JH
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