

Membership as from May 2019

Councillor Lay - Chairman
Councillor Lindsay - Vice Chairman
Councillor Caesar
Councillor De'Ath
Councillor Drummond
Councillor Hirst
Councillor Hood
Councillor Hulbert
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 5th August 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 15th July 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 28 and 29
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/1291/TCA – Fitzroy House, Black Bear Lane, Newmarket (Site Visit at 5:00pm)
8. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. **PEDESTRIAN CROSSING** – A142
11. **QUEENSBURY LODGE/WHITE LION** – To receive an update
12. **LICENCING** - To discuss any Licensing Applications
13. **CORRESPONDENCE:**
14. Date of next meeting: **Monday 19th August 2019**
15. To note items for consideration at the next meeting

Signed...  Roberta Bennett, Town Council Manager, 30th July 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 15th July 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Ceasar
Councillor A Drummond

Councillor P Hulbert
Councillor T Kerby
Councillor K Lindsay

Also Present: Roberta Bennett - TCM, Julie Ashton – Minute Assistant, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/19/07/19 <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/19/07/20 <u>APOLOGIES</u> Apologies were received from Cllrs De'Ath and Hood.	
D/19/07/21 <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/19/07/22 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 1ST JULY 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 1 st July 2019 and the following was agreed: <u>D/19/07/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 1 st July 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/19/07/23 <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 THE TOWN TO BE BROUGHT TO THEIR ATTENTION</u> None noted	

D/19/07/24 CURRENT PLANNING APPLICATIONS

Week 26

D/19/07/24/01 DC/19/0299/ADV– Application for Advertisement Consent - 1no. Externally illuminated fascia sign (retrospective) - 109 High Street Newmarket.

D/19/07/24.01 Resolved

The Committee voiced no objections subject to conforming to the Shopfront Policy.

D/19/07/24/02 DC/19/1291/TCA – Trees in a Conservation Area Notification - 1no. Maple (T1 on plan) – fell - Fitzroy House Black Bear Lane Newmarket Suffolk.

D/19/07/24.02 Resolved

The Committee deferred this application to request an extension for a site and to request additional information.

Week 27

D/19/07/24/03 DC/19/1201/HH - Householder Planning Application - Single storey rear extension - 8 Drinkwater Close Newmarket.

D/19/07/24.03 Resolved

The Committee objected on the grounds of the size and dominance of the application.

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

D/19/07/24/04 DC/19/1308/TPO - TPO 01 (1987) and TPO 234 (1972); Tree preservation orders - Mixed species - works specified in accompanying tree survey - Street Record George Lambton Avenue Newmarket.

D/19/06/24.04 Resolved

The Committee actively encourages responsible tree management and DOES NOT OBJECT to this application. The Committee requests the planting of replacement trees for any that are felled.

D/19/07/25 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/07/25/01 DC/19/1153/HH – 3 Heathbell road, Newmarket, CB8 8AE. (5:00pm Site Visit with Architect).

D/19/07/25.01 Resolved

The Committee voiced no objections.

D/19/07/25/02 DC/19/1151/FUL - Somerville Lodge, Fordham Road, Newmarket, CB8 7AA. (5:30pm Site Visit).

D/19/07/25.02 Resolved

The Committee voiced no objections.

D/19/07/26 EAST CAMBS PLANNING APPLICATIONS
None noted.

D/19/07/27 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK

West Suffolk Planning Determinations received during week 26 & 27.

Application	Description	Address	WS Decision	NTC Decision
DC/19/0617/TPO	TPO/2012/04 Tree Preservation Order - 2no. Yew and 4no Cypress (Area G1 on Plan, T13 and T25 on order) reduce in height by up to 3.5 metres	6 Arborfield Drive Newmarket Suffolk	Approved	No objections
DC/19/0726/FUL	Planning Application - (i) First floor single storey extension (ii) new door and external fire escape from first floor on existing east elevation (iii) part use of existing gym (D2) as children's play facility (D2)	5A Victoria Way Newmarket	Refused	No objections
DC/19/0811/FUL	Planning Application - Swimming pool and summerhouse (part retrospective)	31 Whitegates Newmarket Suffolk	Approved	No objections
DC/19/1092/TCA	Trees in a Conservation Area Notification - (i) 5no. Robinia (G1 on plan) crown lift to 5 meters and crown thin by 20% (ii) 1 no. Cherry (T1 on plan) overall crown reduction by 20% including removal of 2no. low limbs (iii) 1 no. Beech (T2 on plan) reduce overhanging limbs by 1.5 metres growing towards the property (iv) 1 no. Horse Chestnut (T3 on plan) crown lift by 2.5 metres	The Severals Newmarket Suffolk	Approved	No objections
DC/19/1103/TCA	Trees in a Conservation Area Notification - Fell - 1no Ash (G002 (Northern tree only) on plan)	Godolphin Stables Snailwell Road Newmarket	Approved	Objected
DC/19/1930/FUL	Planning Application - no dwellings with associated access, car parking, cycle and bin storage following demolition of existing public house)	122 Valley Way Newmarket	Approved	No objections
DC/19/0063/FUL	Planning Application - Two storey industrial unit (B8) and associated external works	Land Opposite Craven Court Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/19/0987/FUL	Planning Application - Change of use from Public House (Class A4) to place of worship and community centre (Class D1) with caretakers accommodation and associated alterations	Five Bells 16 St Marys Square Newmarket	Approved	No objections
DC/9/0988/LB	Application for Listed Building Consent - Internal alterations comprising (i) removal of bar at ground floor (ii) provision of door opening through to entrance at ground floor (iii) provision of stud wall at ground floor in association with change of use from Public House (Class A4) to place of worship and community centre (Class D1) with caretakers accommodations	Five Bells 16 St Marys Square Newmarket	Approved	No objections
DC/19/1091/TCA	Trees in a conservation area notification - (i) 2 no Poplar fell and (ii) 1 no Sycamore fell	Chels 51A Bury Road Newmarket Suffolk	Approved	Objected

D/19/07/28 TO REVIEW PLANNING APPLICATION WITHDRAWALS
None noted.

D/19/07/29 PEDESTRIAN CROSSING – A142

Members were advised that a response from Cllr Robin Millar was still awaited. An alternative site was suggested and a site visit would take place at 3:00pm 29th July 2019.

D/19/07/30 TO RECEIVE AN UPDATE ON QUEENSBURY LODGE/WHITE LION

Members were advised that the District Cllrs had met with West Suffolk and all were committed to finding a suitable resolution for the site. Additional information would be sought from the land owner and a further meeting would follow. Cllr Kerby requested that he be allowed to attend any further meetings and this was agreed with the District Cllrs.

D/19/07/31 TO DISCUSS ANY LICENSING APPLICATIONS

None noted. Members were advised that there was an issue with establishments putting out seating at the Clock Tower Plaza and that SCC had allowed this to continue pending receipt of an application by 9th August 2019. It was noted that the area is also used for Community events and the following was agreed:

D/19/07/31.01 Resolved

That an application be submitted to SCC to seek the adoption of the remaining area at the Clock Tower Plaza from track 51 to the kerb to manage and maintain it for the benefit of the Town.

TCM to inform West Suffolk of the application.

2 members of the public joined the meeting

D/19/07/32 CORRESPONDENCE

Highways England – Consultation notice for a public consultation at Waitrose 17th July 2019 10:00 to 4:00 regarding the upcoming works to the A14, A11 and M11. It was noted that the main users of these roads would be excluded from the consultation and TCM would request an extension of the times of the consultation.

D/19/07/33 DATE OF NEXT MEETING

Monday 5th August 2019 at 6.00pm at the Memorial Hall.

D/19/07/34 TO NOTE ANY ITEMS FOR NEXT MEETING

- A142 Pedestrian Crossing
- Queensbury Lodge/White Lion

Meeting closed at 6:56pm.

Signed _____ Date _____

LIST 28
12 July 2019
Applications Registered between ENTER DATES

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/19/1433/LB VALID DATE: 24.06.2019 EXPIRY DATE: 19.08.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent - Replacement windows to front, side and rear elevations APPLICANT: Mr Mike Robinson CASE OFFICER: Lewis Halliday	1 Chesterfield Mews Sackville Street Newmarket CB8 8DX GRID REF: 564766 263549
DC/19/1334/LB VALID DATE: 26.06.2019 EXPIRY DATE: 21.08.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent - (i) Infill of door opening between the properties at first floor level (ii) installation of a loft hatch and ladder to a store room APPLICANT: Hughes Electrical Limited AGENT: Mr Thomas North - North & Hawkins CASE OFFICER: Savannah Cobbold	89-95 High Street Newmarket CB8 8JH GRID REF: 564314 263304

<u>DC/19/1350/FUL</u> VALID DATE: 28.06.2019 EXPIRY DATE: 23.08.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Change of use of motor vehicle showroom to office (Class B1) APPLICANT: Mr John Charles, Cooleraid AGENT: Mr David Barker CASE OFFICER: Kerri Cooper	Black Bear Harley Davidson Black Bear Lane Newmarket CB8 0JT GRID REF: 563998 263209
<u>DC/19/1372/TCA</u> VALID DATE: 02.07.2019 EXPIRY DATE: 13.08.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conversation Area Notification - 1 no. Willow (T1on plan) - Crown lift branches in contact with building to give 1m clearance and reduce branches overhanging beer garden by up to 2 meters and 1 no. Sycamore (T2 on plan) - Reduce branches overhanging beer garden by upto 2.5 metres APPLICANT: Manager, JD Wetherspoons AGENT: Andrew Jones CASE OFFICER: Falcon Saunders	44 High Street Newmarket CB8 8LB GRID REF: 564440 263480

LIST 29

19 July 2019

Applications Registered between 15.7.19 – 19.7.19

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/19/1357/FUL VALID DATE: 15.07.2019 EXPIRY DATE: 09.09.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Installation of a horse walker APPLICANT: Mr John Berry CASE OFFICER: Savannah Cobbold	Beverley House Stables Exeter Road Newmarket CB8 8LR GRID REF: 564107 263778
DC/19/1383/TE3 VALID DATE: 03.07.2019 EXPIRY DATE: 01.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Notification under section 4 of the Communications Act 2003 - Removal of public payphone APPLICANT: BT CASE OFFICER: Savannah Cobbold	Telephone Box Exning Road Newmarket Suffolk GRID REF: 563233 264636
DC/19/1385/TE3 VALID DATE: 03.07.2019 EXPIRY DATE: 01.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Notification under section 4 of the Communications Act 2003 - Removal of public payphone APPLICANT: BT CASE OFFICER: Ed Fosker	Telephone Box George Lambton Avenue Newmarket Suffolk GRID REF: 563794 264546

<u>DC/19/1384/TE3</u> VALID DATE: 04.07.2019 EXPIRY DATE: 02.10.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Notification under section 4 of the Communications Act 2003 - Removal of public payphone APPLICANT: BT CASE OFFICER: Jo-Anne Rasmussen	Telephone Box Valley Way Newmarket Suffolk GRID REF: 563381 263473
<u>DC/19/1419/HH</u> VALID DATE: 09.07.2019 EXPIRY DATE: 03.09.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Two storey rear extension and creation of room in proposed new roof space (following demolition of existing conservatory) APPLICANT: Mr and Mrs Paul and Elaine Linthwaite AGENT: Mr Keith Johns - KJ Architects Ltd CASE OFFICER: Lewis Halliday	9 Hamilton Road Newmarket CB8 0NQ GRID REF: 563268 263197

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 12/07/2019**

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

DC/19/0423/HH DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 12 Jul 2019 WARD: Newmarket North PARISH: Newmarket Town Council	Householder Planning Application - Summerhouse (retrospective) APPLICANT: Mrs Sharon Hinchley	19 Gordon Richards Close Newmarket CB8 0BH
DC/19/0864/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 11 Jul 2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) New windows to ground floor and first floor front elevation (ii) Cryogenic Storage Vessel and Base in external compound APPLICANT: CE Properties Ltd AGENT: Mr Kevin Watts - ShanRye S.A.A.S.	International House Willie Snaith Road Newmarket Suffolk CB8 7GG
DC/19/1073/HH DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 9 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - First floor rear extension APPLICANT: Mr Adam Wiatr	18 Lisburn Road Newmarket CB8 8HS
DC/19/1112/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 12 Jul 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension (following demolition of existing conservatory) APPLICANT: Mr & Mrs Hall AGENT: Mr Kevin Hale - Extensionplans.net	84 Barry Lynham Drive Newmarket CB8 8YT

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 19/07/2019**

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

DC/19/0902/TPO DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 19 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	TPO08(1991) - Tree Preservation Order - (i) T1 - Scot's Pine - Fell APPLICANT: Mr Alex Andreou	30 St Fabians Close Newmarket CB8 0EJ
DC/19/0967/TPO DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 17 Jul 2019 WARD: Newmarket West PARISH: Newmarket Town Council	TPO08 (1991) Tree Preservation Order - 1 .No Pine (T2 on plan, within A2 on order) - Fell APPLICANT: Mr Alex Andreou	Kingfisher House St Fabians Close Newmarket CB8 0EJ