

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
Councillor Kirk
Councillor Fitzgerald



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 16th March 2020 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 and to ask whether anyone intends to record the meeting
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 2nd March 2020 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 9 and 10 (Herewith)
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
8. **PLANNING APPLICATIONS** - East Cambs
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 9 and 10 (Herewith)
10. **DELEGATION PANEL DECISIONS** – To note the decision for DC/19/2058/FUL: Land West of 104 Crockford Road, Woodditton Road, Newmarket
11. **LICENCING** - To discuss any Licensing Applications
12. **TREES** – To receive a tree report & proposals
13. **AIRBNB** – To discuss the impact of AirBnB properties
14. **CORRESPONDENCE:**
15. Date of next meeting: **Monday 6th April 2020**
16. To note items for consideration at the next meeting

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 10/03/2020

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 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 _____ Date _____

LIST 9**28 February 2020****Applications Registered between 24th-28th February 2020****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
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There are no planning applications for Newmarket Town council to consider.

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LIST 10**6 March 2020****Applications Registered between 2/3/20 – 6/3/20****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/20/0318/HH VALID DATE: 03.03.2020 EXPIRY DATE: 28.04.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension (following demolition of existing lean-to) APPLICANT: Mr Matt Speight AGENT: Mr Kevin Spires-Projects 4 Roofing CASE OFFICER: James Morriss	74 Freshfields Newmarket CB8 0EG GRID REF: 563696 263732
DC/20/0326/HH VALID DATE: 19.02.2020 EXPIRY DATE: 15.04.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension and conservatory (following demolition of existing rear conservatory) APPLICANT: Mr & Mrs Medus AGENT: Mr Paul Levitt - Plan It Architecture + Design CASE OFFICER: Alice Maguire	42 Rous Road Newmarket CB8 8DL GRID REF: 564723 263437

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 28/02/2020**

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

DC/19/2473/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 26 Feb 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - (i) Single storey front and side extensions APPLICANT: Mr & Mrs Chris & Jane Funston & Page AGENT: Mr Steve Crawford - Some Bloke Designs	1 Elizabeth Avenue Newmarket CB8 0DJ
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PLANNING AND GROWTH
PROVISIONAL CASE OFFICER RECOMMENDATIONS.

This list is an informal indication of the likely recommendation on the applications listed. The recommendations are subject to ongoing negotiation and consultation responses and may alter during the processing of an application. Changes to the recommendation can be made if agreed verbally with the Chairman or Vice Chairman of Planning Committee and the ward member(s). Applications where the officer recommendation conflicts with a written Parish Council or District Councillor view will be reported in the first instance to the Delegated Panel.

DEL = Delegated, COM = Committee Applications marked COM will be referred to the Development Control Committee for determination.
GRANT, REFUSE, SFI (Seeking Further Information), TN (No Prior Approval Required), TPO_AP (Approve Works to TPO), TPO_RE (Refuse Works to TPO)

WARD APPLICATION NUMBER	ADDRESS PROPOSAL	CASE OFFICER	EXPECTED DECISION LEVEL	DATE REGISTERED	OFFICER RECOMMENDATION	EARLIEST DETERMINATION DATE
Newmarket East DC/20/0160/FUL	Ashley House , 13 Old Station Road, Newmarket, CB8 8DT Planning Application - Change of use from hotel (Class C1) to house of multiple occupancy (Class C4)	Ed Fosker	DEL	12 Feb 2020	Approve Application	13 Mar 2020
Newmarket East DC/20/0220/FUL	Sycamore House , New Cheveley Road, Newmarket, CB8 8BX Planning Application - (i) Conversion of roof space to form 2 no. self-contained flats (ii) Enclosed external staircase on rear elevation	Ed Fosker	DEL	5 Feb 2020	Approve Application	13 Mar 2020

Newmarket North DC/20/0193/HH	100 Weston Way, Newmarket, Suffolk, CB8 7SF Householder Planning Application - Single storey rear garage extension	Amey Yuill	DEL	21 Feb 2020	Approve Application	20 Mar 2020
Newmarket North DC/20/0232/TPO	Soham House , Snailwell Road, Newmarket, CB8 7DN 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	Nicholas Yager	DEL	17 Feb 2020	Approve Application	9 Mar 2020

To: **RECIPIENTS OF DELEGATION**
PANEL PAPERS

Contact Helen Hardinge
Direct Dial 01638 719363
Email helen.hardinge@westsuffolk.gov.uk

26 February 2020

Dear Councillor

DELEGATION PANEL - TUESDAY 25 FEBRUARY 2020

Please see attached the **decisions** taken at the previous meeting of the Delegation Panel.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to planning.help@westsuffolk.gov.uk

Yours sincerely

Helen Hardinge
Democratic Services Officer

3.	Application No.	DC/19/2058/FUL
	Proposal:	Planning Application - 4no dwellings (cross boundary)
	Location:	Land West Of 104 Crockford Road, Woodditton Road, Newmarket
	Case Officer:	Charlotte Waugh
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	RECOMMENDATION:	Approve Application

Jen Eves • Assistant Director (Human Resources, Legal and Democratic Services)
Tel 01284 757015
Email democratic.services@westsuffolk.gov.uk

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