

**Membership as from May 2020**

Councillor Appleby
Councillor Caesar - Chairman
Councillor Drummond
Councillor Fitzgerald
Councillor Hirst
Councillor Hood
Councillor Hulbert
Councillor Jeffreys
Councillor Kerby
Councillor O'Neill – Vice Chairman

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP
TEL: 01638 667227

You are hereby summoned to attend a meeting of the
DEVELOPMENT AND PLANNING COMMITTEE
Monday 3rd August 2020 at 6pm on Zoom
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.

This meeting is being held on the online Zoom platform and is being recorded. Any member of the public in attendance who does not wish to be included in the recording can disable their video although this would prohibit their ability to participate in the meeting at the appropriate time.

1. **CHAIR 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
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 20th July 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. **NEWMARKET NEIGHBOURHOOD PLAN POLICIES**
7. **PLANNING APPLICATIONS** – West Suffolk Council – Lists 29, 30 (Herewith)
8. **PLANNING APPLICATIONS** – Amended and Deferred Plans –
9. **PLANNING APPLICATIONS** – East Cambs
10. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 29, 30 (Herewith)
11. **DELEGATION PANEL DECISIONS** To discuss any decisions by Delegation Panel
12. **LICENSING** To discuss any Licensing Applications
13. **CORRESPONDENCE:**
14. **DATE OF NEXT MEETING: Monday 17th August 2020**
15. **ITEMS FOR CONSIDERATION AT THE NEXT MEETING**

Signed:

Debbie Baines, Town Clerk

DATE: 28/7/2020

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



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 20th July 2020 at 6.00pm via Zoom

Attendance:

Councillor C O'Neill (Chairman)
Councillor A Appleby
Councillor W Hirst

Councillor A Drummond
Councillor R Hood
Councillor M Jefferys

Also Present: Debbie Baines – Town Clerk, Cathy Whitaker- RFO, Julie Ashton –Minute Assistant, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/20/07/17 <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/20/07/18 <u>APOLOGIES</u> Apologies were received from Cllrs Ceasar, Fitzgerald, Kerby and Hulbert.	
D/20/07/19 <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/20/07/20 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 6TH JULY 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 6th July 2020 and the following was agreed: <u>D/20/07/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th July 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/20/07/21 <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 resident spoke to application DC/20/1010/FUL raising concerns regarding the lack of parking provision and no information regarding waste management.

D/20/07/22 NEWMARKET NEIGHBOURHOOD PLAN PLAN POLICIES

None noted.

D/20/07/23 PLANNING APPLICATIONS

Week 27

D/20/06/23/1 DC/20/1010/FUL - Planning Application - Change of use from hotel (Class C1) to house of multiple occupancy (sui generis) - Ashley House 13 Old Station Road Newmarket.

D/20/023.01 Resolved

The Committee objected on the lack of information regarding parking provision, and in light of the recent introduction of Civil Parking Enforcement. In addition, there was concern at the lack of information in respect of waste management plans.

D/20/07/23/2 DC/20/1025/FUL - Planning Application - Change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15no. dwellings C3 (dwellings) - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

It was noted that as this is a development of more than 10 dwellings and is therefore a Major development and recommendations would go to Full Council.

D/20/07/23.02 Recommendation

The Committee voiced no objections.

D/20/07/23/3 DC/20/1046/TCA - Trees in a Conservation Area Notification - 1no. sycamore (sycamore on plan) reduce branch over BT line by 3 metres and extending/lower branches by up to 6 metres adjacent to cedar and wall - Lincoln Lodge Rayes Lane Newmarket.

D/20/07/23.03 Resolved

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

D/20/07/23/4 DC/20/1068/TCA - Trees in a Conservation Area Notification- 1no. Sycamore (T1 on plan) Reduce back lateral branches over hanging boundary line by 1.5meters reducing back to suitable pruning points where possible – Rockley House 36 Fitzroy Street Newmarket Suffolk.

D/20/07/23.04 Resolved

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

Week 28

D/20/07/23/5 DC/20/1033/ADV - Application for Advertisement Consent - 1no. internally illuminated freestanding gantry sign - Unit 3A Newmarket Retail Park Oaks

Drive Newmarket Suffolk.

D/20/07/23.05 Resolved

The Committee voiced no objections subject to proposals conforming with guidelines in respect of maximum luminance for signage.

D/20/07/23/6 DC/20/1035/FUL - Planning Application - Full height curtain walling to middle bay above entrance doors (previously approved under DC/20/0542/FUL) - Unit 3A Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/20/07/23.06 Resolved

The Committee voiced no objections.

D/20/07/24 AMENDED AND DEFERRED PLANNING APPLICATIONS

None noted.

D/20/07/25 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/07/26 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN
West Suffolk Planning Determinations received during weeks 27 & 28.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/20753/HH	Householder Planning Application - (i) Single storey rear extension (ii) Render finish to all elevations	29 Manderston Road Newmarket	Approved	No objections
DC/20/0681/FUL	Planning Application - Change of Use from shop (Class A1) to offices (Class B1a)	Reynolds House 166 High Street Newmarket	Approved	No objections
DC/20/0774/HH	Householder Planning Application - Single storey rear extension	97 Freshfields Newmarket	Approved	No objections
DC/20/0794/FUL	Planning Application - Proposed new horsewalker	Shalfleet, Stables 17 Bury Road Newmarket	Approved	No objections
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	Approved	No objections
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	Approved	No objections
DC/20/06884/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 4 metres above ground level, laterally reduce to give 2 metres clearance from adjacent building (ii) 2no. Conifer (T2 and T4 on plan) - fel	Fairway Lodge 18A The Avenue Newmarket Suffolk	Approved	No objections

D/20/07/27 DELEGATION PANEL DECISIONS

None noted.

D/20/07/28 PLANNING APPLICATION DC/20/0134/FUL

Members were advised that a resident had raised a complaint with West Suffolk Council regarding building works underway at Granby Street (approval given under planning application DC/20/0134/FUL).

The committee supported the resident's concerns and the following was agreed:

D/20/07/28.01 Resolved

That a formal letter of complaint be sent to West Suffolk Chief Executive and Planning Officers to request an explanation on the breaches of planning permissions for this development.

D/20/07/29 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/07/30 TREE POLICY

This item had been referred to the Neighbourhood Plan Committee and a report was awaited. This item was deferred to a future meeting.

D/20/07/31 CORRESPONDENCE

None noted.

D/20/07/32 DATE OF NEXT MEETING

Monday 3rd Aug 2020 at 6.00pm via Zoom.

D/20/07/33 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 6:37pm.

Signed _____ Date _____

Application No.	Proposal	Location
DC/20/1054/FUL VALID DATE: 16.07.2020 EXPIRY DATE: 10.09.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) ground floor extension to courtyard (ii) first floor extension with flat roof dormers. APPLICANT: Mr Michael Wigham AGENT: Mr Wayne Chrzanowski - Ely Planning Company CASE OFFICER: Alice Maguire	Hamilton Stables Hamilton Road Newmarket CB8 7JQ GRID REF: 562854 264470
DC/20/1091/TPO VALID DATE: 03.07.2020 EXPIRY DATE: 28.08.2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO 04 (2000) Tree Preservation Order- 1no. Beech (T1 on plan and order)- Overall crown reduction by up to 3 metres APPLICANT: Mrs Valerie O'Grady AGENT: Mr Richard Marjoram - D M Tree Contractors CASE OFFICER: James Morriss	Portland Cottage Hamilton Road Newmarket Suffolk CB8 0NQ GRID REF: 563432 262966

List 29 links

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCOKQM>
[PDM3L00](#)

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCVPYWP>
[DOC500](#)

LIST 30

27 July 2020

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/20/1189/TCA VALID DATE: 20.07.2020 EXPIRY DATE: 31.08.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Sycamore (T1 on plan) - fell APPLICANT: Mrs Claire Freer AGENT: Mr Josh Parry- Anglia Tree Contractors CASE OFFICER: Falcon Saunders	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA GRID REF: 564557 263858

List 30 links

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QDRJ3UPD0DI00>

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 17/07/2020**

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

DC/20/0174/VAR DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 17 Jul 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Application to vary condition 25 of DC/17/1881/FUL to enable the use of an automated sprinkler system in place of fire hydrants to allow for the creation of 69no. extra care apartments within class (C2), access, parking, landscaping and other associated works APPLICANT: Anchor AGENT: Mr Rob Scadding -Planning Potential Ltd	Development Site Adj South Drive Exning Road Newmarket Suffolk
DC/20/0886/TPO DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 17 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	TPO 001(2014) Tree Preservation Order- 1 no. Sycamore (T1 on plan) Fell APPLICANT: Mrs L Botti AGENT: Mr Josh Parry	Prestige Place Snailwell Road Newmarket Suffolk CB8 7DP

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 24/07/2020**

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

<u>DC/20/0805/FUL</u> DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 24 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Raising of roof to create additional storey for 1no. dwelling APPLICANT: Mr J Taylor AGENT: Mr J Denn - Denn Architect	27A Old Station Road Newmarket Suffolk
<u>DC/20/0865/HH</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 23 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Householder Planning Application - (i) Two storey rear extension to North of dwelling and two storey rear extension to south (part retrospective) (ii) cartlodge APPLICANT: Mr Steve Hall AGENT: Mr Matt Plummer - Studio TeePee	Long Cottage Fordham Road Newmarket CB8 7AA
<u>DC/20/0936/FUL</u> DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 20 Jul 2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Change of use from Light industrial (Class B1) to Dry food preparation (Class B2) APPLICANT: Robert Lockwood	11 Craven Way Newmarket CB8 0BW

<u>DC/20/0961/TCA</u> DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 23 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 1no. Horse Chestnut (T1 on plan) - Crown lift upto 5 metres (ii) 1no. Yew (T2 on plan) 1no. Sycamore (T3 on plan) 1no. Prunus (T4 on plan) and 1no. Ash (T5 on plan) - fell (iii) 3no. Holly/Laurel (G1 on plan) - fell APPLICANT: Merchant AGENT: Miss Charlotte Allen-Ollie Morton Tree Care Ltd	50 Bury Road Newmarket CB8 7BT
<u>DC/20/1046/TCA</u> DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 24 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. sycamore (sycamore on plan) reduce branch over BT line by 3 metres and extending/lower branches by up to 6 metres adjacent to cedar and wall APPLICANT: Mrs Elizabeth Bailey AGENT: Ms Laura Gibbons - Eastern Landscape Service Limited	Lincoln Lodge Rayes Lane Newmarket CB8 7AB