

**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 – ViceChairman

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 8th June 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 26th May 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 21, 22 (Herewith)
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
8. **PLANNING APPLICATIONS** – East Cambs
9. **PLANNING APPLICATIONS** – Suffolk County Council (Herewith)
10. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 21, 22 (Herewith)
11. **DELEGATION PANEL DECISIONS**
12. **LICENSING** To discuss any Licensing Applications
13. **NEIGHBOURHOOD PLAN COMMUNITY ACTIONS AND POLICY**
14. **TREE POLICY**
15. **MCDONALDS APPLICATION DC/20/2210/FUL** To receive feedback regarding the decision of the Development Control Committee on 3rd June 2020
16. **CORRESPONDENCE:**
17. **DATE OF NEXT MEETING: Monday 22nd June 2020**
18. **ITEMS FOR CONSIDERATION AT THE NEXT MEETING**

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 2/6/2020

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

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Tuesday 26th May 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor A Appleby
 Councillor J Lay
 Councillor S Caesar
 Councillor Andy Drummond
 Councillor Y Fitzgerald

Councillor W Hirst
 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 2 Members of the Public.

	Minute	Action by
D/20/05/16	<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. All participants would be muted and would be unmuted when the Chairman invited individuals to speak.	
	<i>As the outgoing Chairman, Cllr Lay took the chair for this item</i>	
D/20/05/17	<u>TO ELECT A CHAIRMAN</u> Cllr O'Neill nominated Cllr Caesar, Cllr Hulbert nominated Cllr Hood, however Cllr Hood declined the nomination. A vote was taken, and the following was agreed:	
	<u>D/20/05/17.01 Resolved</u> <u>That Cllr Caesar be elected as the Chairman of the D&P Committee for 2020/201</u>	
	<i>Cllr Caesar took the Chair and Cllr Lay left the meeting.</i>	
D/20/05/18	<u>TO ELECT A VICE CHAIRMAN</u> Cllr Jefferys nominated Cllr O'Neill, a vote was taken, and the following was agreed:	
	<u>D/20/05/18.01 Resolved</u> <u>That Cllr O'Neill be elected as the Vice Chairman of the D&P Committee for 2020/21.</u>	
D/20/05/19	<u>APOLOGIES</u> Apologies were received from Cllr Kerby.	
D/20/05/20	<u>DECLARATION OF MEMBERS INTERESTS & TO REMIND</u>	

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

None noted.

D/20/05/21 TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 11TH MAY 2020 AND MATTERS ARISING

Members received the minutes of the Development & Planning Committee held on 11th May 2020 and the following amendment was made:

Page 3 – D/20/05/10 – The wording was changed to remove “the new roadway”

Subject to the amendment being made, the following was agreed:

D/20/05/21.01 Resolved

That the minutes of the Development & Planning Committee held on 11th May 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Matters arising.

Page 1 – D/20/05/4.01 Resolved – Acting TCM confirmed that the letters to East Cambs and West Suffolk had been sent. Copies of the letters were requested.

Page 3 – D/20/05/10 – Members were advised that the McDonalds application had been referred to full Committee which would be considered on 3rd June 2020. District Cllrs Drummond and Hood would represent the objections of the Committee and stress the points in the Neighbourhood Plan regarding the appearance of the entrances to the Town.

D/20/05/22 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/20/05/23 PLANNING APPLICATIONS

Week 19 - There were no applications to consider

Week 20

D/20/05/23/1 DC/20/0681/FUL - Planning Application - Change of Use from shop (Class A1) to offices (Class B1a) - Reynolds House 166 High Street Newmarket.

D/20/05/23.01 Resolved

The Committee voiced no objections.

D/20/05/23/2 DC/20/0729/FUL - Planning Application - 7 no. commercial use units (use class B1) and associated works (demolition of existing commercial unit) - 7 Laureate Paddocks Newmarket Suffolk.

D/20/05/23.02 Resolved

The Committee deferred the application to allow a site visit and to request an extension.

- D/20/05/23/3** DC/20/0730/TPO - TPO 032 (1960) Tree Preservation Order- 1no. Lime (T1 on plan within A1 on order) re-pollard to previous points - 12 Paget Place Newmarket.

D/20/05/23.03 Resolved

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

- D/20/05/23/4** DC/20/0745/TCA - Trees in a Conservation Area Notification- 1no. Yew (circle on plan) - overall crown reduction by up to 2.5 metres - 33 Old Station Road Newmarket.

D/20/05/23.04 Resolved

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

- D/20/05/23/5** DC/20/0746/TCA - Trees in a Conservation Area Notification - 1no. Spruce - fell - 31 Old Station Road Newmarket.

D/20/05/23.05 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 tree is to be felled, the Committee requests that a suitable replacement be planted.

- D/20/05/23/6** DC/20/0753/HH - Householder Planning Application - (i) Single storey rear extension (ii) Change concrete panels to brick on all elevations - 29 Manderston Road Newmarket

D/20/05/23.06 Resolved

The Committee objected on the grounds of the information not being available. That an extension be requested to consider the information when received.

D/20/05/24 AMENDED AND DEFERRED PLANNING APPLICATIONS

None noted.

D/20/05/25 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/05/26 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 19 & 20.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/0514/FUL	Planning Application - (i) 4no. van charging points (ii) 4no. van parking spaces	Waitrose Ltd Fred Archer Way Newmarket Suffolk	Approved	No objections
DC/20/0527/VAR	Planning Application - Variation of conditions 2 and 7 of DC/16/1634/FUL to allow use of revised drawings for revised customer parking provision for 1no. retail warehouse (Class A1) including mezzanine floorspace, outdoor project centre and secure compound (with external racking system); access and servicing arrangements; car parking, landscaping and associated works.	Wickes Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/20/0434/FUL	Planning Application - (i) sub division of existing single dwelling into 2no. apartments (ii) associated parking and amenity area to the rear	140 Exning Road Newmarket	Approved	No objections

D/20/05/27 DELEGATION PANEL DECISIONS

DC/20/0436/HH - Householder Planning Application - first floor side extension - 7 Brookfields Close, Newmarket.

The WS recommendation “minded to refuse the application” was noted. However, the Committee had voiced no objections to this application and it was unclear why the Planning Officer was likely to refuse it and the following was agreed:

C/20/05/27.01 Resolved

That the District Ward Cllrs be requested to refer the application to Committee.

D/20/05/28 TREE PRESERVATION ORDERS

None noted.

D/20/05/29 TO DISCUSS ANY LICENCING APPLICATIONS

None noted.

D/20/05/30 CORRESPONDENCE

None noted.

D/20/05/31 DATE OF NEXT MEETING

Monday 8th June 2020 at 6.00pm via Zoom.

D/20/05/32 TO NOTE ANY ITEMS FOR NEXT MEETING

- Neighbourhood Plan Community Actions and Policy
- Tree policy
- McDonalds application

Meeting closed at 6:56pm.

Signed _____ Date _____

LIST 21**22 May 2020****Applications Registered between 18.05.2020 – 22.05.2020****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
DC/20/0769/TPO VALID DATE: 12.05.2020 EXPIRY DATE: 07.07.2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 032 (1960) Tree Preservation Order - (i) 1no. Lime (T1 on plan A1 on order) fell (ii) 1no. sycamore (T2 on plan A1 on order) reduction of crown by upto two metres to side growth APPLICANT: Mrs J R & R M Waters CASE OFFICER: Alice Maguire	26 Paget Place Newmarket Suffolk CB8 7DR GRID REF: 564468 264581
DC/20/0774/HH VALID DATE: 14.05.2020 EXPIRY DATE: 09.07.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension APPLICANT: Angela Masters AGENT: Mr Leigh Graves - AHP Design CASE OFFICER: Adam Yancy	97 Freshfields Newmarket CB8 0EF GRID REF: 563873 263629

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LIST 22**29 MAY 2020****Applications Registered between 25 – 29 May 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
DC/20/0794/FUL VALID DATE: 18.05.2020 EXPIRY DATE: 13.07.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Proposed new horsewalker APPLICANT: Mr S Woods, Houseview Ltd AGENT: Mr Dennis Brocklesby CASE OFFICER: Alice Maguire	Shalfleet, Stables 17 Bury Road Newmarket CB8 7BX GRID REF: 565108 264270

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Our Ref: SCC/0038/20F
Date: 29 May 2020
Enquiries to: Mark Barnard
Tel: 01473 264755
Email: mark.barnard@suffolk.gov.uk



E04009162
Newmarket CP

Dear Sir/Madam,

**CONSULTATION ON PLANNING APPLICATION WHICH WILL BE DETERMINED BY
SUFFOLK COUNTY COUNCIL**

Our Planning Ref: SCC/0038/20F

Proposal: Demolition of the Horsa hut type building within the curtilage of the Foley House site. Including internal remodelling and refurbishment of the main Foley House building to accommodate the Citizens Advice Bureau currently working from the building to be demolished. Demolition of the Horsa hut type building within the curtilage of the Foley House site. Including internal remodelling and refurbishment of the main Foley House building to accommodate the Citizens Advice Bureau currently working from the building to be demolished.

Location: Foley House Wellington Street Newmarket CB8 0HY

The above application will be determined by Suffolk County Council.

If your council wishes to make any comments on the above application, please send them to me within 21 days of the date of this letter. If comments are not received by this date it may not be possible to take them into account.

Full details of this application can be viewed on-line at:

<http://suffolk.planning-register.co.uk/Planning/Display?applicationNumber=SCC/0038/20F>

Please reply by email: planning@suffolk.gov.uk

Yours faithfully,

Mark Barnard
Planning Officer - County Development
Strategic Development – Growth, Highways & Infrastructure

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 22/05/2020**

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

<u>DC/19/0742/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 18 May 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Erection of a 6 bedroom Grooms Hostel (following the previous demolition of the existing hostel) APPLICANT: RAE Guest Racing AGENT: Andrew Fleet MCIAT	Chestnut Tree Stables Hamilton Road Newmarket Suffolk CB8 0NY
<u>DC/20/0118/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 18 May 2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Construction of concrete skate park (removal of existing skate equipment) including access road APPLICANT: Mr Simon Collin, West Suffolk Council AGENT: Mr Brendan Jarvis - Gravity Engineering Ltd	George Lambton Playing Fields Fordham Road Newmarket Suffolk
<u>DC/20/0579/TPO</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 21 May 2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO/1956/012 Tree Preservation Order - 1no. Lime (T1 on plan, A7 on order) - Re pollard to previous pollarding points APPLICANT: Steph Greenwood AGENT: Mr Josh Parry	23 Collings Place Newmarket Suffolk CB8 0EX

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 25/05/2020**

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

<u>DC/20/0448/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 27 May 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use from Class A1 (retail) to Class D2 (gymnasium) with ancillary café and retail outlet APPLICANT: Mr Mark Britton - Grit-Fitness And Nutrition AGENT: Mr Stuart Steverson - Target Eight Design	Unit 1 2 Exeter Road Newmarket Suffolk CB8 8LT
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