

Membership as from May 2020

Councillor Appleby
Councillor Caesar
Councillor Drummond
Councillor Fitzgerald
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 667227

You are hereby summoned to attend a meeting of the

DEVELOPMENT AND PLANNING COMMITTEE

Tuesday 26th May 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. **TO ELECT A CHAIRMAN** for the Development & Planning Committee for the municipal year 2020/2021
2. **TO ELECT A VICE CHAIRMAN** for the Development & Planning Committee for the municipal year 2020/2021
3. **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
4. **APOLOGIES** To receive and accept apologies for absence
5. **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.
6. **MINUTES OF PREVIOUS MEETING** To receive and confirm the minutes of the meeting held on 11th May 2020 and any matters arising
7. **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
8. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 19, 20 (Herewith)
9. **PLANNING APPLICATIONS** – Amended and Deferred Plans
10. **PLANNING APPLICATIONS** – East Cambs
11. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 19, 20 (Herewith)
12. **DELEGATION PANEL DECISIONS** – DC/20/0436/HH – 7 Brookfields Close, Newmarket
13. **TREE PRESERVATION ORDERS**
14. **LICENCING** To discuss any Licensing Applications
15. **CORRESPONDENCE:**
16. **DATE OF NEXT MEETING: Monday 8th June 2020**
17. **ITEMS FOR CONSIDERATION AT THE NEXT MEETING**

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 19/5/2020

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 Monday 11th May 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
 Councillor S Caesar
 Councillor Andy Drummond
 Councillor W Hirst

Councillor R Hood
 Councillor P Hulbert
 Councillor M Jefferys
 Councillor C O'Neill

Also Present: Deborah Sarson – ATCM, Cathy Whitaker – RFO, Debbie Baines – Town Clerk, Julie Ashton – Minute Assistant and 1 Member of the Public.

	Minute	Action by
D/20/05/1	<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.	
D/20/05/2	<u>APOLOGIES</u> Apologies were received from Cllrs De'Ath, Fitzgerald and Kerby.	
D/20/05/3	<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/20/05/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 27TH APRIL 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 27th April 2020 and the following was agreed: <u>D/20/05/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 27th April 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising. Page 2 D/20/04/22 - letters to East Cambs and West Suffolk had been drafted and amended. It is now ready to be sent.	

D/20/05/5 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/20/05/6 PLANNING APPLICATIONS

Week 17

D/20/05/6/1 DC/20/0678/TPO - TPO/2012/04 Tree Preservation Order - 3no. Sycamores (G2 on plan T3, T4 and T5 on order) pollard to 8 metres - 2 Arborfield Drive Newmarket Suffolk.

D/20/05/6.01 Resolved

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

Week 18

D/20/05/6/2 DC/20/0624/FUL - Planning Application - (i) 4 no. dwellings to rear of 143A All Saints Road (ii) conversion and refurbishment of existing residential unit into 2 no. dwellings - 143A All Saints Road Newmarket Suffolk.

D/20/05/6.02 Resolved

The Committee strongly OBJECTED on the following grounds:

- **Overdevelopment of the site: layout and density of the buildings.**
- **Traffic and parking issues: inability to turn around in the area and a lack of parking provision.**

The Committee were concerned that notification of the application had not been sited locally and that neighbouring properties had not been notified. There was a major concern that the application related to an HMO property without an appropriate application and requested an immediate investigation as work had already commenced.

Cllr Hood declared a nonpecuniary interest in the following two applications

D/20/05/6/3 DC/20/0655/LB - Application for Listed Building Consent - Retention of alterations to facilitate the conversion of office space and function rooms into 32 no. en-suite guest rooms - Marlborough Club Kingston Passage Newmarket.

D/20/05/6.03 Resolved

The Committee voiced NO OBJECTIONS subject to the approval of the Historical Buildings Officer.

D/20/05/6/4 DC/20/0673/VAR - Planning Application - Variation of condition 2 of DC/19/2181/VAR - to allow use of revised plans to increase number of guest rooms to 32 no. ensuite guest rooms (retrospective) - Marlborough Club Kingston Passage Newmarket.

D/20/05/6.04 Resolved

The Committee voiced no objections.

D/20/05/7 AMENDED AND DEFERRED PLANNING APPLICATIONS

None noted.

D/20/05/8 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/05/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 17 & 18.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/0318/HH	Householder Planning Application - Single storey rear extension (following demolition of existing lean-to)	74 Freshfields Newmarket	Approved	No objections
DC/20/0399/TPO	TPO/1990/01 - Tree Preservation Order - 1no. Pine (T1 on plan and A1 on the Order) - fell	64 Churchill Avenue Newmarket Suffolk	Refused	Objected
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/20/05/10 DELEGATION PANEL DECISIONS

None noted. The response from West Suffolk regarding Ward Cllrs attending delegation panels was noted. The delegation Panel would be considering the new roadway for the proposed McDonalds restaurant at a meeting to be held 19th May 2020. Two Ward Cllrs had been asked to attend to represent the objections of NTC. A copy of section 32 of the Newmarket Neighbourhood Plan would be sent to the planning officer regarding developments at the entrance of the Town.

D/20/05/11 TREE PRESERVATION ORDERS

None noted.

D/20/05/12 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/05/13 CORRESPONDENCE

None noted.

D/20/05/14 DATE OF NEXT MEETING

Tuesday 26th May 2020 at 6.00pm via Zoom.

D/20/05/15 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 6:36pm.

Signed _____ Date _____

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LIST 19
8th May 2020
Applications Registered between 4th – 8th May

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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No planning applications to be
 considered for Newmarket
 Town Council

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LIST 20**15 May 2020****Applications Registered between 11.05. – 15.05.2020****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/20/0681/FUL VALID DATE: 13.05.2020 EXPIRY DATE: 08.07.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Change of Use from shop (Class A1) to offices (Class B1a) APPLICANT: Mr M Godfrey - Godfrey And Hicks Partnership AGENT: Mark Kohler - Merrifields CASE OFFICER: Alice Maguire	Reynolds House 166 High Street Newmarket CB8 9AQ GRID REF: 564086 263192
DC/20/0729/FUL VALID DATE: 05.05.2020 EXPIRY DATE: 30.06.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - 7 no. commercial use units (use class B1) and associated works (demolition of existing commercial unit) APPLICANT: Mr Graham Henderson AGENT: Mr Stephen Hart CASE OFFICER: Ed Fosker	7 Laureate Paddocks Newmarket Suffolk CB8 0AP GRID REF: 563376 264764
DC/20/0730/TPO VALID DATE: 05.05.2020 EXPIRY DATE: 30.06.2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 032 (1960) Tree Preservation Order-1no. Lime (T1 on plan within A1 on order) re-pollard to previous points APPLICANT: Miss White AGENT: Mr Tom Downer - Tmtreesolutions CASE OFFICER: Adam Yancy	12 Paget Place Newmarket CB8 7DR GRID REF: 564344 264567

DC/20/0745/TCA VALID DATE: 14.05.2020 EXPIRY DATE: 25.06.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification- 1no. Yew (circle on plan) - overall crown reduction by up to 2.5 metres APPLICANT: Mr Bridgeman AGENT: Mr Cole - Eastern Tree Surgery CASE OFFICER: Falcon Saunders	33 Old Station Road Newmarket CB8 8DT GRID REF: 564772 263505
DC/20/0746/TCA VALID DATE: 07.05.2020 EXPIRY DATE: 18.06.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Spruce - fell APPLICANT: Carla Hurrell AGENT: Chris Cole - Eastern Tree Surgery CASE OFFICER: Falcon Saunders	31 Old Station Road Newmarket CB8 8DT GRID REF: 564768 263493
DC/20/0753/HH VALID DATE: 08.05.2020 EXPIRY DATE: 03.07.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - (i) Single storey rear extension (ii) Change concrete panels to brick on all elevations APPLICANT: Mrs Louise Flack AGENT: William Kane - 2 The Drawing Board CASE OFFICER: James Morriss	29 Manderston Road Newmarket CB8 0NL GRID REF: 563459 263179



**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 08/05/2020**

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

No planning Decisions to be
considered for Newmarket
Town Council

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 15/05/2020**

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

<u>DC/20/0514/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 15 May 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - (i) 4no. van charging points (ii) 4no. van parking spaces APPLICANT: Mr Keith Bradford - Waitrose Ltd AGENT: Ms Gabriel McAtarsney	Waitrose Ltd Fred Archer Way Newmarket Suffolk CB8 8NY
<u>DC/20/0527/VAR</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 12 May 2020 WARD: Newmarket North PARISH: Newmarket Town Council	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 APPLICANT: Willie Snaith Ltd AGENT: Mr Philip Kratz - GSC Solicitors LLP	Wickes Willie Snaith Road Newmarket Suffolk CB8 7SU

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8.	Application No.	DC/20/0436/HH
	Proposal:	Householder Planning Application - first floor side extension
	Location:	7 Brookfields Close, Newmarket, CB8 7DY
	Case Officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received
	Officer 'minded to' position:	Refuse
	Recommendation of the Panel:	Delegated
	Assistant Director Decision:	Delegated

**** - further advice will be provided as to how a Committee site visit can be conducted in the present circumstances or what alternative arrangements will be made***

Comments for Planning Application DC/20/0436/HH

Application Summary

Application Number: DC/20/0436/HH

Address: 7 Brookfields Close Newmarket CB8 7DY

Proposal: Householder Planning Application - first floor side extension

Case Officer: Savannah Cobbold

Customer Details

Name: Ms Deborah Sarson

Address: Memorial Hall, 144 High Street, Newmarket, Suffolk CB8 8JP

Comment Details

Commenter Type: Town Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There were no objections to this application.

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