



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 16<sup>th</sup> November 2020 at 6.00pm via Zoom**

#### **Attendance:**

Councillor C O'Neill (Chairman)  
Councillor A Appleby  
Councillor A Drummond

Councillor R Hood  
Councillor P Hulbert  
Councillor M Jefferys

Also Present: Debbie Baines – Town Clerk, Julie Ashton – Minute Assistant, 1 Member of the Press and 2 Members of the Public.

#### **Minute**

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**D/20/11/16 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**

The Chairman opened the meeting and announced 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.

**D/20/11/17 Apologies**

There were no apologies. Cllr Kerby was absent. Cllr Fitzgerald had resigned from the Committee.

**D/20/11/18 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**

None noted.

**D/20/11/19 To Confirm The Minutes Of The Meeting Held On Monday 2<sup>nd</sup> November 2020 And Matters Arising**

Members received the minutes of the Development & Planning Committee held on 2<sup>nd</sup> November 2020 and the following was agreed:

**D/20/11/19.01 Resolved**

**That the minutes of the Development & Planning Committee held on 2<sup>nd</sup> November 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.**

There were no matters arising.

**D/20/11/20 Public Open Session**

None noted.

**D/20/11/21 Impact Of Newmarket Neighbourhood Plan Policies On Applications Being Considered**

The NNP tree Policy applied to the tree applications.

**D/20/11/22 Planning Applications**

*Week 44*

*Cllrs Hood and Drummond declared a nonpecuniary interest in the following application.*

- D/20/11/22/1** DC/20/1790/VAR - Planning application - variation of condition 2 (approved plans) of DC/19/2372/FUL to use revised plans to change office position to (i) create kitchen on ground floor and (ii) office space to first floor of existing stable block – St Gatien 185 All Saints Road Newmarket.

**D/20/11/22.01 Resolved**

**The Committee voiced no objections.**

- D/20/11/22/2** DC/20/1854/TCA - Trees in a conservation area notification - one Eucalyptus (T1 on plan) reduce lateral spread over the car park by up to three metres – 2 Rockingham Villas Church Lane Newmarket.

**D/20/11/22.02 Resolved**

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

*Week 45*

*Cllr Hood declared a nonpecuniary interest in the following application.*

- D/20/11/22/3** DC/20/1798/TCA - Trees in a conservation area notification - two Walnuts (T1 and T2 on plan) overall crown reduction by up to one metre to previous pruning points; two Pines (T3 and T4 on plan) crown thin by 15 per cent by reducing overextended limbs by up to 1.5 metres; Conifer Hedge (H5 on plan) trim annual regrowth by up to 300 millimetres – Induna Stables Fordham Road Newmarket.

**D/20/11/22.03 Resolved**

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

- D/20/11/22/4** DC/20/1894/TCA - Trees in a conservation area notification - Seven Leylandii (on plan) fell and 12 Leylandii (on plan) crown reduce by 40 per cent – The Old Vicarage 14 Bury Road Newmarket Suffolk.

**D/20/10/26.04 Resolved**

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

- D/20/11/22/5** DC/20/1897/TCA - Trees in a conservation area notification – Two Horse chestnut (T6 and T8 on plan) two Sycamore (T25 and T26 on plan) one Elm (T29 on plan) one group of 25 Sycamore (G2 on plan) fell - The Kremlin 1 Bury Road Newmarket Suffolk.

**D/20/11/22.05 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 to request a full tree report on all trees to be felled. If the trees are to be felled, the Committee requests that suitable replacements be planted.**

**D/20/11/23 Amended And Deferred Planning Applications**

**D/20/11/23/1** DC/1796/P30PA - Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 - Change of use from office (class B1) to dwelling house(s) (class C3) to create 6 no. dwellings – 30-32 High Street Newmarket Suffolk.

The Committee had previously submitted a holding objection to this application pending a response from SCC Highways, who had now requested a parking and cycling statement be submitted by the applicant. A request by NTC for an extension before responding fully, had been sought.

**D/20/11/23/2** DC/20/1645/ADV - Application for advertisement consent - (i) 1no. double sided H mounted internally illuminated totem displaying Aldi logo sign (ii) 1no. internally illuminated store opening times sign (iii) 4no. non illuminated graphic vinyl signs (iv) 3no. internally illuminated fascia signs - Aldi Foodstore Ltd Exning Road Newmarket Suffolk.

**D/20/11/23.02 Resolved**

**The Committee voiced no objections.**

**D/20/11/23/3** DC/20/1242/TPO - Tree Preservation Order - (i) 1no. Horse Chestnut (T1 on plan) - Fell (ii) T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres) - 2 Seymour Close, Newmarket.

**D/20/11/23.03 Resolved**

**The Committee actively encourages responsible tree management. The Committee OBJECTED to the felling of healthy trees. If the tree is to be felled, the Committee requests that a suitable replacement be planted.**

**D/20/11/23/4** DC/20/1336/HH - Householder planning application - (i) single storey front extension (ii) two storey rear and side extension - 80 Weston Way, Newmarket.

**D/20/11/23.04 Resolved**

**The Committee voiced no objections.**

**D/20/11/24 East Cambs Planning Applications**

None noted.

**D/20/11/25 Outline Planning Application**

DC/20/1661/OUT - OUT Land At Black Bear Lane, The Former Swimming Pool, Rowley Drive, Former White Lion And High Street Newmarket Suffolk.

Town Council meeting of 26<sup>th</sup> October, had objected to this outline planning application. The committee noted however, that the development brief for the site presented to full Council on 15<sup>th</sup> June 2020, outlined a set of proposals that the council could support, as an opportunity to both meet the needs of Newmarket and retain Queensbury Lodge as an historic building and a return to

the horse racing industry.

**D/20/11/25.01 Recommendation**

**The Committee re-asserted it's support for the development brief for the site as presented to full Council 15th June 2020.**

**D/20/11/26 To Receive Results Of Applications As Determined By West Suffolk And Plans Withdrawn**

West Suffolk Planning Determinations received during weeks 44 & 45.

| Applications   | Description                                                                                                                                                                                                                                                                                                                                                                  | Address                                                                        | WS Decision | NTC Decision  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------|---------------|
| DC/20/0769/TPO | TPO 032 (1960) Tree Preservation Order - (a) 1no. Lime (T1 on plan A1 on order) fell (b) 1no. sycamore (T2 on plan A1 on order) reduction of crown by upto two metres to side growth                                                                                                                                                                                         | 26 Paget Place<br>Newmarket<br>Suffolk                                         | Refused     | Objected      |
| DC/20/1489/FUL | Planning application - (a) demolition and alterations to north-west corner to create new glazed entrance porch/welcome area (b) demolition and alterations to north-east door to increase width of existing door opening (c) internal alterations to provide new meeting rooms, kitchen and WC's (d) heating system including new air source heat pumps to south-east corner | All Saints<br>Church All<br>Saints Road<br>Newmarket<br>Suffolk                | Approved    | No objections |
| DC/20/1609/TCA | Trees in a conservation area notification - 1no. Silver Birch (marked on plan) - (a) reduce height by upto 3 metres (d) trim sides by upto 0.75 metres                                                                                                                                                                                                                       | 26 The Severals<br>Newmarket<br>Suffolk                                        | Approved    | No objections |
| DC/20/0817/ADV | Application for Advertisement Consent - 1 no. internally illuminated freestanding totem sign                                                                                                                                                                                                                                                                                 | Land Adjacent<br>To Tesco Petrol<br>Station Willie<br>Snaith Road<br>Newmarket | Approved    | Objected      |
| DC/20/1561/HH  | Householder planning application - single storey side and rear extension                                                                                                                                                                                                                                                                                                     | 85 Weston Way<br>Newmarket                                                     | Approved    | No objections |
| DC/20/1605/TPO | TPO 05 (2012), TPO 015 (2019) and TPO 010 (2020) Tree preservation orders - 1no. Lime (T24 on plan T1 on order) 1no. Tree of Heaven (T11 on plan T1 on order) 1no Sycamore (T21 on Plan T1 on order) - crown lift by up to 3 metres and over play equipment by up to 4 metres                                                                                                | Fairstead House<br>School<br>Fordham Road<br>Newmarket<br>Suffolk              | Approved    | No objections |

**D/20/11/27 Delegation Panel Decisions**

None noted.

**D/20/11/28 To Discuss Any Licensing Applications**

None noted.

**D/20/11/29 Public Consultation East Cambs supplementary planning document: Climate Change**

Members were invited to respond individually to the consultation.

**D/20/11/30 Correspondence**

Cumulative Impact Policy assessment – the decision of West Suffolk Council to delay the consultation, due to the pandemic was noted.

The October West Suffolk Newsletter from the Planning Department was noted.

**D/20/11/31 Date Of Next Meeting**

Monday 30<sup>th</sup> November 2020 at 6.00pm via Zoom.

**D/20/11/32 To Note Any Items For Next Meeting**

None noted.

Meeting closed at 6:30pm.

Signed:By the Chairman

Date \_\_\_\_\_

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