

Membership as from May 2020
Councillor Appleby-Vice Chairman
Councillor Drummond
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor Kerby
Councillor O'Neill – Chairman
Cllr Yarrow



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
Monday 18th January 2021 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/87183756120?pwd=QnZmL1JpZ1FUdjdWVUpCUU5FT09aUT09>

Meeting ID: 871 8375 6120 & password: 253212 Or by telephone: +441314601196

The meeting will be conducted in the usual way with one person speaking at a time, those wishing to speak putting their hands up and the Chairman determining whose turn it is to speak. Voting will be orally, by roll call. Occasionally matters relating to contractual or staffing issues have to be held in the confidential part of the meeting.

The meeting is open to the public who are encouraged to join and participate at the appropriate time

Members of the public and press may not report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The meeting will be 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. Chairman's announcement** - That the proceedings are being recorded. 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. Declaration of interests**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 4th January 2021**
 - To consider and adopt the minutes, as a true record of the proceedings
 - To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak on more than two items and for no longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting, for members of the public to address Councillors
- 6. To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 7. Planning applications** – West Suffolk Council – Lists 52, 53 and 1 (Herewith)
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council – Lists 52, 53 and 1 (Herewith);
- 11. Planning decision** - DC/20/1708/HH 11 St Mary's Square (approved)
- 12. Delegation panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** - To discuss any Licensing Applications
- 14. Correspondence**
- 15. Date of next meeting** - Monday 1st February 2021
- 16. Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 12/01/2020

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 4th January 2021 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
Councillor T Kerby

Also Present: D Baines – Town Clerk, J Ashton – Minute Assistant and 1 Member of the 4 Members of the Public.

Minute

- D/21/01/1 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/21/01/2 Apologies**
Apologies were received from Cllr Yarrow.
- D/21/01/3 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**
Cllr Hood declared a nonpecuniary interest in planning applications DC/20/2135/FUL and DC/20/2110/FUL and abstained from voting.
- D/21/01/4 To Confirm the Minutes of the Meeting Held on Monday 30th December 2020 and Matters Arising**
Members received the minutes of the Development & Planning Committee held on 30th December 2020 and the following was agreed:

D/21/01/4.01 Resolved
That the minutes of the Development & Planning Committee held on 30th December 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.
- D/21/01/5 Public Open Session**
No member of the public wished to speak.
- D/21/01/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**
The NNP Tree Policy applied to the tree applications and Policy 30 Shop Fronts would

apply to applications DC/20/2122/FUL, DC/20/2123/LB - 37 The High Street.

D/21/01/7 Planning Applications

There were no applications to be considered for Week 50

Week 51

Cllr Hood declared a nonpecuniary interest in the following application and did not vote.

D/21/01/7/1 DC/20/2135/FUL - Full Planning Application Planning Application - detached American barn - Woodlands Stables The Severals Newmarket, Suffolk.

D/21/01/7.01 Resolved

The Committee voiced no objections.

Cllr Hood declared a nonpecuniary interest in the following application and did not vote.

D/21/01/7/2 DC/20/2110/FUL - Full Planning Application - Planning application - detached hay barn - Somerville Lodge Fordham Road Newmarket.

D/21/01/7.02 Resolved

The Committee voiced no objections.

D/21/01/7/3 DC/20/2158/HH - Householder planning application - conversion of existing garage and garden store into games room and office -10 Cecil Lodge Close Falmouth Avenue Newmarket.

D/21/01/7.03 Resolved

The Committee voiced no objections.

A member of the public joined the meeting.

D/21/01/7/4 DC/20/2122/FUL - Planning application - a. change of use of first and second floor from Class E (Commercial, business and service) to two residential flats (class C3) b. single storey rear extension - 37 High Street Newmarket.

D/21/01/7.04 Resolved

The Committee voiced no objections subject to complying with the Shop Front Policy and building regulations regarding fire safety measures.

D/21/01/7/5 DC/20/2123/LB - Application for listed building consent - a. refurbishment of existing shop front including re-opening of door to the left b. staircase leading to first floor following demolition of existing staircase and in filling first floor c. single storey rear extension d. removal of rear flat roof e. partition wall between shop unit and staircase f. stud wall and door to create staff room at the rear of shop g. replacement ceiling to ground, first and second floor and removal of existing finishes, fixtures and fittings for redecoration h. over landing first and second floor i. partitions to first and second floor to separate proposed rooms j. installation of shower room and kitchen at first and second floor k. internal fire doors soft skirting and architraves to first and second floor l. replacement staircase from first to second floor m. improvements to existing roof n. all existing windows to be refurbished and decorated with double glazing - 37 High Street Newmarket.

D/21/01/7.05 Resolved

The Committee voiced no objections, subject to approval of the application by the Listed Building Officer.

D/21/01/7/6 DC/20/2214/TCA - Trees in a conservation area notification - two Norway maple (T11, T13 on plan) reduce branches on east side of canopy 3 metres; one Lime (T14 on plan) reduce branches to neighbouring side by 2.5 metres - Peel House, 1 Cheveley Road Newmarket.

D/21/01/7.06 Resolved

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

D/21/01/8 Amended and Deferred Planning Applications

D/21/01/8/1 DC/20/0624/FUL - Planning Application - four flats to rear of 143 All saints Road (including vehicular access) - 143A All Saints Road, Newmarket, Suffolk.

D/21/01/8.05 Resolved

The Committee reiterated their previous objections on the grounds of it being an over development of the site and lack of parking provision.

D/21/01/9 East Cambs Planning Applications

D/21/01/9/1 20//0141/FUL - Construction of 3no terraced 3-bedroom houses, 1no 2-bedroom storey and one-half house, 2no detached 3-bedroom houses and 2 no storey and one-half semidetached houses, together with new access road - Newmarket Town Football Club Cricket Field Road Newmarket Suffolk.

D/21/01/9.01 Resolved

The Committee objected on the grounds of it being an over development of the site, adding to significant existing parking problems, light and noise pollution for residents.

Town Clerk was asked to copy NTC's comments to East Cambridgeshire Cllrs A Starkey and A Sharp.

D/21/01/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks 50 & 51.

Applications	Description	Address	WS Decision	NTC Decision
DC/18/2305/FUL	Application to discharge condition 3 (refuse/recycling bins) of application DC/18/2305/FUL - Discharge of Condition(s)	Land at Willie Snaith Road Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/20/1894/TCA	Works to trees in Conservation Area 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	Approved	No objections
DC/20/1897/TCA	Works to trees in Conservation Area Trees in a conservation area notification - two Horse chestnut (T6 and T8 on plan) two Sycamore (T25 and red mark in G2 on plan) one Elm (T29 on plan) fell	The Kremlin 1 Bury Road Newmarket Suffolk	Approved	Objected
DC/20/1854/TCA	Works to trees in Conservation Area 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	Approved	No objections
DC20/1796/P20P	Prior Approval Offices to dwellings	30-32 High Street	Approved	No objections

A	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	Newmarket Suffolk		
DC20/1669/FUL	Full Planning Application Planning application - (i) temporary re-siting of 2 no. container homes for race horse worker accommodation for a further two years - amendment to DC/16/2135/FUL (ii) horse walk and staff car park (demolition of existing timber stables)	Somerville Lodge Fordham Road Newmarket	Approved	No objections
DC/20/1242/TPO	Works to TPO's TPO181(1972) Tree preservation order - one Horse chestnut (T1 on plan) - fell; T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres)	2 Seymour Close Newmarket	Approved	Objected
DC/20/1636/HH	Householder planning application - (i) first floor side extension (ii) chimney to gable end	4 Malcolm Way Newmarket	Approved	No objections

D/21/01/11 Delegation Panel Decisions

As a member of the WSC Development Control Committee, Cllr Drummond abstained from voting on this application.

D/21/01/11/1 DC/20/1708/HH - Householder planning application - (i) single storey rear extension (ii) conversion of garage into habitable space - 11 St Marys Square.

Members were advised that this application to demolish the existing extension and to build a newly designed building, would be considered by WSC Development Control Committee on 6th January. The following was agreed:

D/21/01/11.01 Resolved

That the Town Clerk and the Ward Member District Cllr Lay, attend and speak at the Committee hearing to submit the previous objections of the D&P Committee.

D/21/01/12 To Discuss any Licensing Applications

None noted.

D/21/01/13 Correspondence

West Suffolk Tree Officer's comments regarding DC/20/1993/TPO – Prestige Stables were noted.

D/21/01/14 Date of Next Meeting

Monday 18th January 2021 at 6.00pm via Zoom.

D/21/01/15 To Note any Items for Next Meeting

- Feedback on attendance at the hearing for application DC/20/1708/FUL.

Meeting closed at 6:36pm.

Signed _____ Date _____

LIST 52**21 December 2020****Applications Registered between 21 December to 25 December 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/20/2158/HH VALID DATE: 21 Dec 2020 EXPIRY DATE: 13 Jan 2021 WARD: Newmarket West PARISH: Newmarket Town Council	Householder planning application - conversion of existing garage and garden store into games room and office APPLICANT: Mr Lee Clift CASE OFFICER: Adam Yancy	10 Cecil Lodge Close Falmouth Avenue Newmarket CB8 0ND

LIST 53**28 December 2020****Applications Registered between 28 December to 1 January 2021****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
-----------------	----------	----------

There are no
applications for
Newmarket Town
Council to consider.

LIST 1**05 January 2021****Applications Registered between 05 January to 08 January 2021****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/20/2179/FUL VALID DATE: 14 Dec 2020 EXPIRY DATE: 25 Jan 2021 WARD: Newmarket East PARISH: Newmarket Town Council	Planning application - partial change of use of first floor shop (Class A1) to two residential dwellings (class C3) APPLICANT: Mrs Feride Guccuk CASE OFFICER: Kerri Cooper	6-7 Crown Walk Newmarket CB8 8NG

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 25/12/2020
PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

There are no Decisions for
Newmarket Town Council
to consider.

Results for Application Search

Householder planning application - single storey rear extension (following demolition of utility and conservatory)

29 Edinburgh Road Newmarket CB8 0QE

Ref. No: **DC/20/1905/HH** | Received: Tue 03 Nov 2020 | Validated: Tue 03 Nov 2020 | Status: Application Granted

Outline planning application (all matters reserved) (i) 123no. dwellings (ii) 1no. commercial unit with public open space and landscaping (iii) land reserved for dedicated horse walk

Land At Black Bear Lane, The Former Swimming Pool, Rowley Drive, Former White Lion And High Street Newmarket Suffolk CB8 9AP

Ref. No: **DC/20/1661/OUT** | Received: Tue 29 Sep 2020 | Validated: Tue 29 Sep 2020 | Status: Application Refused

Results for Application Search

TPO 04 (2012) tree preservation order - one Yew (T1 and on plan and T15 on order) crown raise to 3.5 metres above ground all round, reduce lateral crown spread to East-North-East by up to 1 metre

1 Arborfield Drive Newmarket Suffolk CB8 7FL

Ref. No: [DC/20/1991/TPO](#) | Received: Fri 13 Nov 2020 | Validated: Fri 13 Nov 2020 | Status: Application Granted

TPO 001 (2014) Tree preservation order - one Prunus (134 on plan within G2 on order) and one Elm (86 on plan and within G3 on order) fell, one Sycamore (6 on plan within G3 on order) pollard at regrowth points, approximately 3 metres above ground level

Prestige Stables Snailwell Road Newmarket Suffolk CB8 7DP

Ref. No: [DC/20/1990/TPO](#) | Received: Fri 13 Nov 2020 | Validated: Fri 13 Nov 2020 | Status: Application Granted

Application to discharge condition 4 (arboricultural method statement) and 5 (tree protection measures) of [DC/20/0193/HH](#)

100 Weston Way Newmarket Suffolk CB8 7SF

Ref. No: [DCON\(A\)/20/0193](#) | Received: Fri 13 Nov 2020 | Validated: Fri 13 Nov 2020 | Status: Application Granted

Householder planning application - a. single storey rear extension b. single storey extension to garage

6 Wyndham Way Newmarket CB8 7DS

Ref. No: [DC/20/1955/HH](#) | Received: Tue 10 Nov 2020 | Validated: Tue 10 Nov 2020 | Status: Application Granted

Householder planning application - dropped kerb to enable vehicular access

47 Freshfields Newmarket CB8 0EF

Ref. No: [DC/20/1917/HH](#) | Received: Thu 05 Nov 2020 | Validated: Tue 17 Nov 2020 | Status: Application Granted

TPO 012 (1956) Tree preservation order - one Horse Chestnut (T1 on plan within A1 on order) - pollard to previous pollard points

17 Collings Place Newmarket Suffolk CB8 0EX

Ref. No: DC/20/1893/TPO | Received: Thu 29 Oct 2020 | Validated: Thu 29 Oct 2020 | Status: Application Withdrawn

Householder planning application - summerhouse to rear garden

16 Brickfields Avenue Newmarket CB8 7RX

Ref. No: DC/20/1230/HH | Received: Mon 27 Jul 2020 | Validated: Thu 12 Nov 2020 | Status: Application Granted

From: [Claire Skoyles](#)
Subject: Newly published decision: Newmarket Cumulative Impact Assessment: decision sought to consult
Date: 08 January 2021 09:15:59

****Please see further update regarding this decision taken by the Portfolio Holder for Regulatory****

A decision by Portfolio Holder for Regulatory has been published: Newmarket Cumulative Impact Assessment: decision sought to consult

Decision:

Updated Addendum: As stated in the PDF version of the Decisions Notice, the following decision was due to come into operation on Monday 9 November 2020. At the time of publication of the updated Decisions Notice on Friday 6 November 2020, no call-ins had been submitted. With the agreement of the Portfolio Holder for Regulatory, it was necessary to pause the implementation of the decision due to the impact the second Coronavirus lockdown specifically had on affected businesses, which had either needed to close or engage in a different business model. The decision to consult on the Cumulative Impact Assessment for Newmarket will therefore be undertaken at a later date in accordance with the revised timeline provided in the addendum to the briefing note (Paper number: CAB/WS/20/065). The decision has now been re-published and is subject to a further period of call-in before implementation.

Further update – 8 January 2021: As England is currently in a third period of national lockdown, the implementation of this decision has been further delayed for the reasons given above. The broad decision to consult still stands, however, consultation will now commence in accordance with a further revised timeline later in 2021. Sufficient time must however, be allowed for consultation responses to be taken into account and for the CIA to be presented to Cabinet for approval before the existing CIA expires in December 2021.

Resolved:

That consultation be undertaken on the Cumulative Impact Assessment (CIA) for Newmarket in accordance with the **revised** timeline provided in the **addendum to the** briefing note and consultation plan attached to the Notice of Intention (Paper No: CAB/WS/20/065). The present CIA is shown on the map within with the briefing note. Following consultation and taking responses received into account, the CIA is expected to be presented to Cabinet for approval in ~~April or May~~ June or July 2021.

You can view this decision using the link: [Decision details on public web site](#)