

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 15th February 2021 at 6pm on

Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/83424008583?pwd=ZFlwVkxoZEhlakdacFhRZlhSbVBpZz09>

Meeting ID: 834 2400 8583 & password: 611430 Or by telephone: +442034815237

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.

- 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
- Apologies** - To receive and accept apologies for absence
- Declaration of interests**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- Minutes of previous meeting held 1st February 2021**
 - To consider and adopt the minutes, as a true record of the proceedings
 - To consider any matters arising
- 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
- To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- Planning applications** – West Suffolk Council – weeks commencing 25/01/2021 and 01/02/2021 (Herewith)
- Planning applications** – Amended and Deferred Plans
- Planning applications** – East Cambs
- Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 25/01/2021 and 01/02/2021 –(Herewith)
- Queensbury Lodge**
- Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- Licensing** - To discuss any Licensing Applications
- Correspondence**
- Date of next meeting** - Monday 1st March 2021
- Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 09/02/2021

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 1st February 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
Councillor K Yarrow

Also Present: D Baines – Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 3 Members of the Public.

Minute

D/21/02/1 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/21/02/2 Apologies

There were no apologies.

D/21/02/3 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 an update to her Register of Interests, as she was no longer the Chairman or a Director of the National Horseracing Museum following a 3-year term.

D/21/02/4 To Confirm the Minutes of the Meeting Held on Monday 18th January 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 18th January 2021 the following was agreed:

D/21/02/4.01 Resolved

That the minutes of the Development & Planning Committee held on 18th January 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/02/5 Public Open Session

No member of the public wished to speak.

D/21/02/6 West Suffolk Council Weekly Planning Lists

The Chairman reported that the weekly planning lists were being published using

a different format and now used the week commencing instead of weekly lists. He advised that the simple search for planning applications and decisions can be used on the West Suffolk website.

D/21/02/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP tree Policy applied to the tree applications and Queensbury Lodge whilst not having its' own policy, is included as a feature of the western entrance to the Town.

D/21/02/8 Planning Applications

Week commencing 11/01/2021

D/21/02/8/1 DC/20/2237/FUL Planning application - one dwelling (following demolition of existing dwelling) - Tanglewood Fordham Road Newmarket Suffolk.

D/21/02/8.01 Resolved

The Committee objected to any increase to the height of the building, on the basis of overdevelopment of the site and that the proposal is inappropriate in this area. The committee supported a neighbour's objection made on the basis of loss of amenity, whilst noting that the proposals would have a detrimental impact on the character of the area.

D/21/02/8/2 DC/20/22747/TPO - TPO 181 (1972) Tree preservation order - one beech (T1 on plan within G4 on order) reduce three over extended limbs over neighbour's garden by 3 metres - 1 Boleyn Walk Newmarket Suffolk.

D/21/02/8.02 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/02/8/3 DC/21/0038/P30PA - Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 -part change of use from offices (class B1) to dwellinghouse(s) (class C3) to create four dwellings - The Coach House 168 High Street Newmarket Suffolk.

D/21/02/8.03 Resolved

The Committee voiced no objections subject to an investigation of adequate public access on the grounds of highway safety.

Week commencing 18/01/2021

D/21/02/8/4 DC/21/0055/VAR - Planning application - variation of condition 6 of DC/18/2477/FUL to enable amended maximum external sound levels for amenity spaces to allow for the creation of 79 dwellings, new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping - Proposed Building Site Cemetery Hill Newmarket Suffolk.

D/21/02/8.04 Resolved

The Committee objected to proposed change to the wording of condition 6 on the grounds that the original and approved specifications for maximum external sound levels should be maintained. An additional objection was noted in respect of amended or additional access roads to the site.

- D/21/02/8/5** DC/21/0057/TCA - Trees in a conservation area notification - one Purple leaf plum (T35 on plan) one Horse chestnut (T1 on plan) and six Sycamore (T16, T18, T19, T24, T26 and T28 on plan) – fell - Palace House Palace Street Newmarket Suffolk.

D/21/02/8.05 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, the Committee requests that suitable replacements be planted.

- D/21/02/8/6** DC/21/0043/TPO - TPO 181 (1972) tree preservation order - two Horse chestnut (G4.1 and G4.2 on plan within area G4 on order) overall crown reduction by three metres - Boleyn Walk Newmarket.

D/21/02/8.06 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

- D/21/02/8/7** DC/21/0010/FUL - Planning application - change of use from ground floor beauty salon to hot food takeaway (Sui Generis) - 6-7 Crown Walk Newmarket Suffolk.

D/21/02/8.07 Resolved

The Committee voiced no objections.

D/21/02/9 Amended and Deferred Planning Applications

None noted.

D/21/02/10 East Cambs

None noted.

D/21/02/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 11/01/2021 & 18/1/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/1708/HH	Householder planning application – (i) single storey rear extension (ii) conversion of garage into habitable space.	11 St Mary's Square Newmarket	Approved	Objected
DCON(A)/20/0967	Application to discharge condition 5 (minor additions) 7 (new/replacement windows – detailed) and 8 (new/replacement doors – internal/external) of DC/20/0967/LB	The Mews Palace House Palace Street	Approved	Not considered
DC/20/1921/FUL	Planning application – conversion and extension of barn to form holiday let (class C1) with associated	Annexe Paddock View 6 Exning	Approved	No objections

	access	Road Newmarket Suffolk		
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The Committee were disappointed at the West Suffolk Planning decision to approve the application for 11 St Mary's Square and the following was agreed:

D/21/02/11.01 Resolved

That a letter be sent to West Suffolk Planning expressing the disappointment in the decision to approve the planning application for 11 St Mary's Square despite the objections of Newmarket Town Council.

D/21/02/12 Queensbury Lodge

A summary of the history of the site was noted and discussed. A representative from Queensbury Lodge would be invited to attend a D&P Committee meeting to give an update on the site.

D/21/02/13 Delegation Panel Decisions

None noted.

D/21/02/14 To Discuss any Licensing Applications

None noted.

D/21/02/15 Correspondence

None noted.

D/21/02/16 Date of Next Meeting

Monday 15th February 2021 at 6.00pm via Zoom

D/21/02/17 To Note any Items for Next Meeting

- Queensbury Lodge.

Meeting closed at 6:46pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/02/8.01 Resolved</u>	The Committee objected to any increase to the height of the building, on the basis of overdevelopment of the site and that the proposal is inappropriate in this area. The committee supported a neighbour's objection made on the basis of loss of amenity, whilst noting that the proposals would have a detrimental impact on the character of the area.

<u>D/21/02/8.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/21/02/8.03 Resolved</u>	The Committee voiced no objections subject to an investigation of adequate public access on the grounds of highway safety.
<u>D/21/02/8.04 Resolved</u>	The Committee objected to proposed change to the wording of condition 6 on the grounds that the original and approved specifications for maximum external sound levels should be maintained. An additional objection was noted in respect of amended or additional access roads to the site.
<u>D/21/02/8.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, the Committee requests that suitable replacements be planted.
<u>D/21/02/8.06 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/02/8.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/02/11.01 Resolved</u>	That a letter be sent to West Suffolk Planning expressing the disappointment in the decision to approve the planning application for 11 St Mary's Square despite the objections of Newmarket Town Council.



Week commencing 25 January 2021

Summary

Reference	DC/21/0014/TPO
Alternative Reference	PP-09391545
Application Received	Tue 05 Jan 2021
Application Validated	Thu 14 Jan 2021
Address	57 Drinkwater Close Newmarket CB8 0QW
Proposal	TPO 03 (1991) - a. one Beech (T1 on plan) - fell, b. one Lime (T2 on plan) pollard by 3 metres
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Works to TPO's
Expected Decision Level	Not Available
Case Officer	Adam Yancy
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mr Readman
Agent Name	Mr James Wreathall
Agent Company Name	JW Tree Surgery & Gardens
Agent Address	16 Bunters Rd Wickhambrook Newmarket CB89PR

Environmental Assessment Requested No

Contacts

Agent

Mr James Wreathall

EMAIL

Phone

Ward Councillors

Councillor Andy Drummon

Address

Councillor James Lay

Address

Important Dates

Application Received Date	Tue 05 Jan 2021
Application Validated Date	Thu 14 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 18 Feb 2021
Standard Consultation Date	Wed 27 Jan 2021
Standard Consultation Expiry Date	Wed 17 Feb 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 11 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01 February 2021

Summary

Reference	DC/21/0100/HH
Alternative Reference	PP-09427909
Application Received	Tue 19 Jan 2021
Application Validated	Tue 19 Jan 2021
Address	17 Adastral Close Newmarket CB8 0PX
Proposal	Householder planning application - a. single storey front and side extension (following demolition of existing conservatory) b. conversion of existing garage to garden room c. car port d. porch to side elevation e. new pedestrian access from highway
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Amy Murray
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Paula Ovenden
Agent Name	Mr Matt Lowther
Agent Company Name	Workshop76 Ltd

Environmental Assessment Requested

Contacts

Agent

Mr Matt Lowther

Ward Councillors

Councillor Andy Drummond
Councillor James Lay

Important Dates

Application Received Date	Tue 19 Jan 2021
Application Validated Date	Tue 19 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 22 Feb 2021
Standard Consultation Date	Mon 01 Feb 2021
Standard Consultation Expiry Date	Mon 22 Feb 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Sat 06 Feb 2021
Latest Site Notice Expiry Date	Sat 27 Feb 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Tue 16 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01 February 2021

Summary

Reference	DC/21/0114/HH
Alternative Reference	PP-09398270
Application Received	Wed 20 Jan 2021
Application Validated	Wed 20 Jan 2021
Address	10 Doris Street Newmarket CB8 0LD
Proposal	Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. detached cartlodge d. associated parking and dropped kerb
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Alice Maguire
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Ryan Bennett
Agent Name	William Kane
Agent Company Name	2 The drawing board
Agent Address	2 The Drawing Board 1 Chestnut Close Barton Mills IP28 6AF

Environmental Assessment Requested No

Contacts

Agent

William Kane

[REDACTED]

[REDACTED]

Ward Councillors

Councillor Andy Drummond

[REDACTED]

Councillor James Lay

[REDACTED]

Important Dates

Application Received Date	Wed 20 Jan 2021
Application Validated Date	Wed 20 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 22 Feb 2021
Standard Consultation Date	Mon 01 Feb 2021
Standard Consultation Expiry Date	Mon 22 Feb 2021
Last Advertised In Press Date	Fri 05 Feb 2021
Latest Advertisement Expiry Date	Fri 26 Feb 2021
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Wed 17 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01 February 2021

Summary

Reference	DC/21/0134/FUL
Alternative Reference	Not Available
Application Received	Fri 22 Jan 2021
Application Validated	Mon 25 Jan 2021
Address	Varian Stables 49 Bury Road Newmarket Suffolk CB8 7BY
Proposal	Planning application - 10 stables, tack room, hay and bedding store
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
Expected Decision Level	Not Available
Case Officer	Ed Fosker
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Yarian Property Ltd
Agent Name	Mr Andrew Fleet MCIAT
Agent Company Name	Not Available
Agent Address	6 Regent Place Soham Cambridgeshire CB7 5RL

Environmental Assessment Requested No

Contacts

Agent

Mr Andrew Fleet MCIAT

[REDACTED]

[REDACTED]

Ward Councillors

Councillor Rachel Hood

[REDACTED]

Councillor Robert Nobbs

[REDACTED]

Important Dates

Application Received Date	Fri 22 Jan 2021
Application Validated Date	Mon 25 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 25 Feb 2021
Standard Consultation Date	Thu 04 Feb 2021
Standard Consultation Expiry Date	Thu 25 Feb 2021
Last Advertised In Press Date	Fri 12 Feb 2021
Latest Advertisement Expiry Date	Fri 05 Mar 2021
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Mon 22 Mar 2021
Temporary Permission Expiry Date	Not Available

Decision List

Week commencing 1 February 2021

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

WITHDRAWN

37 High Street Newmarket CB8 8NA

Ref. No: DC/20/2122/FUL | Received: Thu 03 Dec 2020 | Validated: Wed 23 Dec 2020 | Status: Withdrawn

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

WITHDRAWN

37 High Street Newmarket CB8 8NA

Ref. No: DC/20/2123/LB | Received: Thu 03 Dec 2020 | Validated: Wed 23 Dec 2020 | Status: Withdrawn

Planning application - a. subdivision of main dwelling and existing annexe into three dwellings b. raising of roof to accommodate second floor rooms

WITHDRAWN

10 Hamilton Road Newmarket CB8 0NQ

Ref. No: DC/20/1901/FUL | Received: Tue 03 Nov 2020 | Validated: Tue 03 Nov 2020 | Status: Withdrawn

TPO 032 (1960) Tree Preservation Order - (i) 5no. Lime trees (G2 on plan within A1 on order) - Pollard to 6 metres and reduce branches on North and South sides on the main stems by 1.5metres (ii) 18no. Conifers (H3 on plan within A1 on order) Reduce height by 4 metres



Soham House Snailwell Road Newmarket CB8 7DN

Ref. No: DC/20/0232/TCA | Received: Thu 06 Feb
2020 | Validated: Mon 17 Feb 2020 | Status: Decided