



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: By the Chairman

Date 18/01/2021