



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: By the Chairman

Date 15/02/2021

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.