



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 15th March 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 K Yarrow

Also Present: D Baines – Town Clerk, G.Colby – Minute Assistant and 5 Members of the Public, 1 member of the press.

Minute

D/21/03/17 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/21/03/18 Apologies

There were no apologies.

D/21/03/19 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

Cllrs Appleby and Hood, declared a non-pecuniary interest in application DC/21/0215/HH, St Marina, Snailwell Road, Newmarket. Cllr Hood declared a non-pecuniary interest in DC/21/0262/HH Householder planning application Southgate Stables Hamilton Road Newmarket

D/21/03/20 To Confirm the Minutes of the Meeting Held on Monday 1st March 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on Monday 1st March 2021 and the following was agreed:

D/21/03/20.01 Resolved

That the minutes of the Development & Planning Committee held on Monday 1st March 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/03/21 Public Open Session

A member of the public spoke briefly to item DC/21/0335/FUL McDonalds, welcoming its inclusion on the agenda.

D/21/03/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being

Considered

The NNP Tree Policy NKT14 applied to the tree applications and NKT32 Attractive Entrances to the Town, to item DC/21/0335/FUL McDonalds.

D/21/03/23 Planning Applications

Week commencing 22/02/2021

D/21/03/23/1 DC/21/0301/HH- Householder planning application - two storey rear extension following demolition of existing single storey rear extension Shalfleet Cottage 13 Bury Road Newmarket Suffolk CBS 7BX

D/21/03/23.01 Resolved

The Committee voiced no objections.

D/21/03/23/2 **DC/21/0284/LB-** Application for listed buildings consent - internal alterations to form first floor WC Pending Consideration. I Abernament Drive Newmarket CB8 0FH

D/21/03/23.02 Resolved

The Committee voiced no objections subject to the application conforming with Listed Building regulations.

D/21/03/23/3 **DC/21/0261/TPO-** Tree preservation order - one Beech (T1 on plan within A1 on order) - crown lift to eight metres above ground level on property side only; two Holly (T2 and T3 on plan within A1 on order) crown reduction in height by up to two metres and laterally reduce Eastern aspect by up to 0.5 metres.

17 Wyndham Way Newmarket CBS 7DS

D/21/03/23.03 Resolved

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

D/21/03/23/4 **DC/21/0258/HH-** Householder planning application - a. front porch b. additional car parking space Pending Consideration. 27 Greville Starkey Avenue Newmarket CBS 0BX

D/21/03/23.04 Resolved

The Committee objected on the basis that the proposals would impact on the availability of on street parking to residents, potentially reducing this by 2 spaces

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/21/03/23/5 **DC/21/0262/HH-** Householder planning application - a. single storey side extension b. adjust existing internal site boundary fences 1

Southgate Stables Hamilton Road Newmarket CBS 0NQ

D/21/03/23.05 Resolved

The Committee voiced no objections.

D/21/03/23/6 **DC/21/0210/HH-** Householder planning application - single storey rear extension, 1 Highclere Close Newmarket Suffolk CBS 7RR

D/21/03/23.06 Resolved

The Committee voiced no objections.

D/21/03/23/7 **DC/20/2246/FUL-** Planning application - change of use from equestrian property consultancy and estate agency (class A2) to nail bar and beauty salon (Sui Generis) 1 Sun Lane Newmarket CBS SEW

D/21/03/23.07 Resolved

The Committee voiced no objections.

Week commencing 01/03/2021

D/21/03/23/8 **DC/21/0437/TCA-** Trees in a conservation area notification - one Holly (as indicated on plan) 3.5 metres trimmed off top. 1.5 metres of branches trimmed from branches facing the house and two lower branches removed; one Sycamore (as indicated on plan) - 3 metres to be trimmed off the top of the tree.

D/21/03/23.8 Resolved

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

D/21/03/23/9 **DC/21/0461/P3OPA** – Development (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwelling house(s) (Class C3) to create 7 flats. Landing Suite Rutland Chambers 19 High Street Newmarket Suffolk CB8 8LX

D/21/03/23.9 Resolved

The Committee voiced no objections.

D/21/03/23/10 **DC/21/0413/TCA-**Trees in a conservation area notification - two Sycamore (T22 and T25 on plan) fell. Palace House Palace Street Newmarket Suffolk CBS SEP

D/21/03/23.10 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/21/03/23/11 **DC/21/0364/LB-** Application for listed building consent - a. refurbishment of ground floor retail unit b. internal alterations to upper floors to convert to residential use c. insertion of soft wood solid boarded front door to ground floor d. repairs to existing shop front

D/21/03/23.11 Resolved

The Committee voiced no objections subject to the application conforming with Listed Building regulations.

D/21/03/23/12 **DC/21/0363/FUL-** Planning application - a. refurbishment of ground floor retail unit b. change of use of first and second floors from class E (commercial, business and service) to two residential flats (class C3) **37 High Street Newmarket CB8 8NA**

D/21/03/23.12 Resolved

The Committee voiced no objections.

D/21/03/23/13 **DC/21/0335/FUL-** Planning application - a. freestanding restaurant with drive-thru facility, car parking, landscaping and associated works b. including customer order displays (COD), goal post height restrictor and play frame **Land At Willie Snaith Road Newmarket Suffolk**

D/21/03/23.13 Resolved

The committee objected on the grounds that the application does not comply with NKT Policy 32 Attractive Entrances to the Town, whereby any new development at a gateway to the town should be of high quality. In addition, councillors objected to the siting of a fast-food outlet near to sports facilities and at a location which is expected to be enhanced for future community use. Government policy prohibiting fast food outlets next to sporting facilities. In the event that WSC is minded to approve the development, NTC asks for a meeting with the applicant to discuss a more suitable design of the building in line with NKT Policy 32, as well as the design and location of the signage.

D/21/03/23/14 **DC/21/0256/ ADV-** Application for advertisement consent - a. Three internally illuminated fascia signs; b. one non- illuminated hanging sign; c. one internally illuminated hanging sign; d. 16 non-illuminated signs; e. one illuminated sign. **Waitrose Ltd Fred Archer Way Newmarket CB8 8NY**

D/21/03/23.14 Resolved

The Committee objected to this application due to the signs being in conflict with their setting in the conservation area.

D/21/03/24/1 **Amended and Deferred Planning Applications**

DC/21/0169/FUL- A proposed door to side (south-west) elevation. 7 High Street, Newmarket CB8 8LX

D/21/03/24.1 Resolved

The Committee voiced no objections.

Cllrs Appleby and Hood declared a non-pecuniary interest in the following application and did not vote

DC/21/0215/HH Householder planning application – a. single storey extension to form link between house and existing outbuilding and b. replacement windows and render to front elevation and c. dropped kerb. DC/21/0215/HH, St Marina, Snailwell Road, Newmarket.

D/21/03/24.2 Resolved

The Committee voiced no objections.

D/21/03/24 East Cambs

None noted.

D/21/03/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 22/02/2021 & 01/03/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/17/1614/FUL	Application to discharge conditions 4 (materials)	Oackfield Surgery	Approved	No objections
DC/20/1669/ FUL	Application to discharge condition eight (submission of AMS) and nine (tree protection measures)	Somerville Lodge Fordham Road	Approved	No Objections
DC/21/0057/TCA	Trees in a conservation area notification – one Purple leaf plum (T35 on plan) one Horse Chestnut (t1 on plan) an six Sycamore (T16,T18,T19,T24, T26 and T28 on plan)	Palace House Palace Street	Approved	No Objections
DC/20/2135/FUL	Planning application- detached barn	Woodlands Stables The Severals	Approved	No Objections
DC/18/1954/VAR	Application to discharge Condition 11 (highway surface water)	Aldi Stores Ltd Exning Road Newmarket	Approved	No Objections
DCON(A)/18/1954	Application to Discharge of Conditions 6 (Tree protection), 7 (Construction and site management plan) and 10 (Construction surface water management plan) of application DC/18/1954/VAR Construction Method Statement Newmarket Revision A - Please note the construction method statement includes details of surface water management (section 7.5) and tree protection (section 7.10). Appendix A- Traffic Management Drawing Newmarket - Please note appendix A shows tree protection areas.	Aldi Stores Ltd Exning Road Newmarket	Approved	No Objections

D/21/03/26 Delegation Panel Decisions

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.

Recommendation of the panel – that the decision be taken under delegated powers.

D/21/03/27 To Discuss any Licensing Applications

None noted.

D/21/03/28 Consultation (NPPF and National Model Design Code)

The Planning Policy working group had met and considered proposed changes to the National Policy Planning Framework. Views of group members in respect of the National Model Design Code would be submitted to the Town Clerk.

D/21/03/28.1 Recommendation

That the Working Group findings be adopted and submitted as the NTC response to the consultation

D/21/03/29 Correspondence

Cllr Kerby had resigned from Newmarket Town Council and the Development and Planning committee

D/21/03/30 Date of Next Meeting

Tuesday 6th April 2021 at 6.00pm via Zoom

D/21/03/31 To Note any Items for Next Meeting

None noted

Meeting closed at 06:53pm.

Signed: By the Chairman

Date: 06/04/2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
D/21/03/23/1	The Committee voiced no objections.
D/21/03/23/2	The Committee voiced no objections subject to the application conforming with Listed Building regulations.
D/21/03/23/3	The Committee actively encourages responsible tree management. The Committee does not object to this application

D/21/03/23/4	The Committee objected on the basis that the proposals would impact on the availability of on street parking to residents, potentially reducing this by 2 spaces
D/21/03/23/5	The Committee voiced no objections.
D/21/03/23/6	The Committee voiced no objections.
D/21/03/23/7	The Committee voiced no objections.
D/21/03/23/8	The Committee actively encourages responsible tree management. The Committee does not object to this application.
D/21/03/23/9	The Committee voiced no objections.
D/21/03/23/10	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/21/03/23/11	The Committee voiced no objections subject to the application conforming with Listed Building regulations.
D/21/03/23/12	The Committee voiced no objections.
D/21/03/23/13	The committee objected on the grounds that the application does not comply with NKT Policy 32 Attractive Entrances to the Town, whereby any new development at a gateway to the town should be of high quality. In addition, councillors objected to the siting of a fast-food outlet near to sports facilities and at a location which is expected to be enhanced for future community use. Government policy prohibiting fast food outlets next to sporting facilities. In the event that WSC is minded to approve the development, NTC asks for a meeting with the applicant to discuss a more suitable design of the building in line with NKT Policy 32, as well as the design and location of the signage.
D/21/03/23/14	The Committee objected to this application due to the signs being in conflict with their setting in the conservation area.
D/21/03/24/1	The Committee voiced no objections.
D/21/03/24/2	The Committee voiced no objections.
D/21/03/28/1	That the Working Group findings be adopted and submitted as the NTC response to the consultation

