



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Tuesday 6th April 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, J Ashton – Minute Assistant 1 Member of the Press and 4 Members of the Public.

Minute

D/21/04/1 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/21/04/2 Apologies

There were no apologies.

D/21/04/3 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

Councillor Hood declared a pecuniary interest and Cllr Appleby declared a non-pecuniary interest in application DC/19/2055/FUL.

D/21/04/4 To Confirm the Minutes of the Meeting Held on Monday 15th March 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 15th March 2021 and the following was agreed:

D/21/04/4.01 Resolved

That the minutes of the Development & Planning Committee held on 15th March 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/04/5 Public Open Session

No member of the public wished to speak.

D/21/04/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications. Policies relating to views

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and attractive entrances to the Town were also relevant.

D/21/04/7 Planning Applications

Week commencing 08/03/2021

- D/21/04/7/1** DC/21/0391/ADV – Application for Advertisement Consent – six illuminated fascia signs, three illuminated booth lettering signs and one illuminated digital booth screen – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.01 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/04/7/2** DC/21/0393/ADV - Application for Advertisement Consent – various site signage including – a. 27 non illuminated directional , b. four internally illuminated digital screen , c. one internally illuminated playland sign, d. mom illuminated two banner signs – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.02 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/03/7/3** DC/21/0394/ADV - Application for Advertisement Consent - one internally illuminated freestanding totem sign – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.03 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/04/7/4** DC/21/0424/HH – Householder planning application – single storey side extension – 5 Wragg Drive Newmarket.

D/21/04/7.04 Resolved

The Committee voiced no objections subject to the neighbours' concerns regarding any impact to their land and property, arising from the location and construction of foundations for the proposed extension being covered by planning conditions.

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

- D/21/04/7/5** DC/21/0466/TCA – Trees in a conservation area notification – five conifers (T1-T5 on plan) – fell – 13-21 Bedford Lodge Hostel Bury Road Newmarket.

D/21/04/7.05 Resolved

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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/21/04/7/6** DC/21/0514/TCA - Trees in a conservation area notification – one Leylandii (TP1 on plan) – fell – Derby House 27 Exeter Road Newmarket.

D/21/04/7.06 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree being felled outside of the bird nesting season.

Week commencing 15/03/2021

- D/21/04/7/7** DC/21/0457/HH - Householder planning application – conversion of outbuilding to ancillary annexe – Rosebank 4 Rayes Lane Newmarket.

D/21/04/7.07 Resolved

The Committee voiced no objections subject to the Jockey Club Estates conditions regarding working times during construction, due to the proximity of the site to the Rayes Lane horsewalk being included and adhered to.

Week commencing 22/03/2021

- D/21/04/7/8** DC/21/0520/TPO – TPO 026 (1958) tree preservation order – one Pine (T1 on plan within A1 on order) crown thin by 15% - 18 Stirling Gardens Newmarket.

D/21/04/7.08 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.

- D/21/04/7/9** DC/21/0523/TCA - Trees in a conservation area notification – a. two Sycamore (T1, T2 on plan) overall reduction and shape by 3 metres; b. on Birch (T3 on plan) overall reduction by 3 metres – 16 Brewers Lane Newmarket Suffolk.

D/21/04/7.09 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.

Cllr Hood declared a pecuniary interest in the following application and left the meeting.

D/21/04/8 Amended and Deferred Planning Applications

DC/19/2055/FUL - Planning application – (i) 2no. dwellings (ii) vehicular access – Rear of 51A Bury Road, Newmarket, Suffolk.

D/21/04/8.01 Resolved

The Committee objected on the grounds of the original objections and the impact on the street scene in a conservation area plus the additional access

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across the horse walk.

Cllr Hood returned to the meeting

D/21/04/9 East Cambs Planning Applications

None noted.

D/21/04/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/03/2021, 15/03/2021 & 22/03/2021.

Applications	Description	Address	WS Decision	NTC Decision
DCON(C)/18/2495	Application to partially discharge condition three (remediation strategy) of DC/18/2595/FUL	Garage Site Between Windsor Road And Valley Way (Site A), And Garage Site East Of Windsor Road And Adjacent To Houldsworth Valley Primary School (Site B) Newmarket	Approved	Not considered
DC/21/0134/FUL	Planning Application – 10 stables, tack room, hay and bedding store.	Varian Stables 49 Bury Road Newmarket Suffolk	Approved	No objections
DCON(B)/18/2495	Application to partially discharge condition 15 (ecological enhancement) of DC/18/2495/FUL	Garage Site Between Windsor Road And Valley Way Windsor Road Newmarket	Approved	Not considered
DCON(E)/18/2447	Application to discharge condition 28 (fire hydrants) of application DC/18/2447/FUL	Proposed Building Site Cemetery Hill Newmarket Suffolk	Approved	Not considered
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	Approved	No objections
DC/21/0027/CLP	Prior approval under part 3 of the Town and County Planning (general permitted development) (amendment and consequential provision) (England) order 2015 – part change of use from office (class B1) to dwellinghouse(s) (class C3) to create four dwellings	The Coach House 168 High Street Newmarket Suffolk	Approved	No objections
DC/ON(F)/17/2676	Discharge of conditions for DC/17/2676/FUL – condition 16 – landscape management plan	Kininvie Fordham Road Newmarket	Approved	Not considered
DC/ON(QA)/201669	Application to discharge condition 10 (landscaping) of DC/20/1669/FUL	Somerville Lodge Fordham Road Newmarket	Approved	Not considered
DC/20/2110/FUL	Planning application – detached hay barn	Somerville Lodge Fordham Road	Approved	No objections
DCON(D)/172676	Application to discharge condition 24 of application DC/17/2676/FUL	Kininvie Fordham Road Newmarket	Approved	Not considered
DC/21/0242/TCA	Trees in a conservation area notification – two Apple (T1 and T2 on plan) re-pollard to previous points 2 metres above ground level	10 The Avenue Newmarket Suffolk	Approved	No objections
DC/21/0100/HH	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. replacement windows f. new pedestrian access from highway	17 Adastral Close Newmarket	Approved	No objections
DC/20/2274/TPO	TPO 181 (1972) Tree preservation order – one beech (T1 on plan within G4 on order) reduce three over extended limbs over neighbours garden by 2 metres	1 Boleyn Walk Newmarket Suffolk	Approved	No objections
NMA(A)/03/0444	Non-material amendment to F/2003/0444/RMA – car park lighting upgrade of existing fixtures and colour of existing posts	Waitrose Ltd Fred Archer Way Newmarket	Approved	Not considered
DC/21/0043/TPO	TPO 181 (1972) Tree preservation order – two Horse	2 Boleyn Walk	Approved	No objections

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	chestnut (G4. And G4.2 on plan within area G4 on order) overall crown reduction by three metres	Newmarket		
DC/20/1390/LB	Application for listed building consent – one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)	89-95 High Street Newmarket	Approved	No objections
DC/20/1928/ADV	Application for advertisement consent – one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)	89-95 High Street Newmarket	Approved	No objections

D/21/04/11 Delegation Panel Decisions

The following decisions were noted.

DC/20/2047/ADV - Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage.

The Delegation Panel were minded to refuse and referred the application to the Development Control Committee.

D/21/04/12 To Discuss any Licensing Applications

None noted.

D/21/04/13 Correspondence

None noted.

D/21/04/14 Date of Next Meeting

Monday 19th April 2021 at 6.00pm via Zoom

D/21/04/15 To Note any Items for Next Meeting

- McDonalds signage

Meeting closed at 6:27pm.

Signed: By the Chairman

Date:22/04/2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/04/7.01 Resolved</u>	That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.02 Resolved</u>	That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.03 Resolved</u>	That this item be deferred to the next Committee

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	meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.04 Resolved</u>	The Committee voiced no objections subject to the neighbours' concerns regarding any impact to their land and property, arising from the location and construction of foundations for the proposed extension being covered by planning conditions.
<u>D/21/04/7.05 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/21/04/7.06 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree being felled outside of the bird nesting season.
<u>D/21/04/7.07 Resolved</u>	The Committee voiced no objections subject to the Jockey Club Estates conditions regarding working times during construction, due to the proximity of the site to the Rayes Lane horsewalk being included and adhered to.
<u>D/21/04/7.08 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.
<u>D/21/04/7.09 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.
<u>D/21/04/8.01 Resolved</u>	The Committee objected on the grounds of the original objections and the impact on the street scene in a conservation area plus the additional access across the horse walk.