



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Thursday 22nd 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 and 2 Members of the Public.
Minute

D/21/04/16 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/21/04/17 Apologies

There were no apologies.

D/21/04/18 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

None noted.

D/21/04/19 To Confirm the Minutes of the Meeting Held on Monday 6th April 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 6th April 2021 and the following was agreed:

D/21/04/19.01 Resolved

That the minutes of the Development & Planning Committee held on 6th April 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Matters arising:

Page 2 – D/21/04/7/1 – 3 McDonalds declined to meet and the meeting did not go ahead.

D/21/04/20 Public Open Session

No member of the public wished to speak.

Cllr Hulbert joined the meeting

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

The NNP Tree Policy applied to the tree applications. Policies relating to views and attractive entrances to the Town were also relevant.

D/21/04/22 Planning Applications

Week commencing 29/03/2021

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

D/21/04/22/1 DC/21/0680/TCA - Trees in a conservation area notice – a. one Horse Chestnut (T1 on plan) fell, b. group of Leylandii (G1 on plan) reduce height to 3 metres above ground level. - Mesnil Warren 40 Bury Road Newmarket.

Minutes of Development & Planning Committee held on Thursday 22nd April 2021

D/21/04/22.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that it be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/21/04/22/2 DC/21/0665/TCA – Trees in a conservation area notice – a. one Lime (T1 on plan) reduce height by six metres and lateral spread by one metre b. overall crown reduction by two metres and remove damaged limb back to source c. one Lime (T3 on plan) reduce height by three metres and lateral spread by 1.5 metres d. on Hornbeam (T4 on plan) overall crown reduction by two metres e. group of Limes (G1 on plan) remove epicormic growth

D/21/04/22.02 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/21/04/22/3 DC/21/0596/TPO – TPO 012 (1956) tree preservation order – a. one Horse Chestnut (T1 on plan within A5 on order) fell b. one Lime (T2 on plan within A5 on order) pollard to a height of 14 metres - 7 Halifax Way Newmarket Suffolk

D/21/04/22.03 Resolved

The Committee actively encourages responsible tree management and acknowledged the danger of the size of the tree between two buildings and does not object to this application. The Committee requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/21/04/22/4 DC/21/0597/FUL – Planning Application – conversion of first floor storage area into two flats – 83 High Street Newmarket.

D/21/04/22.04 Resolved

The Committee objected on the grounds that the living spaces are below the permitted minimum size and that it is an overdevelopment of the site.

D/21/04/22/5 DC/21/0565/HH - Householder planning application – single storey front extension – 7 Leaders Way Newmarket.

D/21/04/22.05 Resolved

The Committee voiced no objections.

D/21/04/22/6 DC/21/0449/FUL – Planning Application – change of use from office (class E) to residential (class C3) to create 2 flats – Godolphin House 2 The Avenue Newmarket.

D/21/04/22.06 Resolved

The Committee objected on the grounds of fire safety risks and

Minutes of Development & Planning Committee held on Thursday 22nd April 2021

overdevelopment of the site.

D/21/04/22/7 DC/21/0450/LB – Application for listed building consent – conversion of first floor to two 2 flats – Godolphin House 2 The Avenue Newmarket.

D/21/04/22.07 Resolved

The Committee objected on the grounds of fire safety risks and overdevelopment of the site, noting that the application was subject to the approval of the Listed Buildings Officer.

D/21/04/22/8 DC/21/0420/ADV – Application for advertising consent – Replacement of one non-illuminated fascia sign – Unit 8 St Ledger Drive Newmarket.

D/21/04/22.08 Resolved

The Committee voiced no objections.

Week commencing 05/04/2021

D/21/04/22/9 DC/21/0735/TCA – Trees in a conservation area notice – five Conifer (marked green on plan) fell - 7 Balaton Place Snailwell Road Newmarket Suffolk.

D/21/04/22.09 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 and that suitable replacement trees are planted.

D/21/04/22/10 DC/21/0654/TPO – TPO 026 (1958) tree preservation order – one Pine (T1 on plan within A1 on order) fell - 12 Stirling Gardens Newmarket.

D/21/04/22.10 Resolved

The Committee actively encourages responsible tree management and does not object to this objection subject to the tree work being carried out, outside of the bird nesting season and that a suitable replacement tree is planted.

D/21/04/22/11 DC/21/0653/FUL – Planning Application – change of use of first floor vacant beauty salon (sui Generis) into two dwellings (class C3) - 6-7 Crown Walk Newmarket Suffolk.

D/21/04/22.11 Resolved

The Committee voiced no objections subject to the advice from the Fire Service regarding installation of automatic fire sprinklers being followed.

D/21/04/22/12 DC/21/0650/HH – Householder planning application – a. two storey side extension b. single storey rear extension – 13 Adastral Close Newmarket.

D/21/04/22.12 Resolved

The Committee voiced no objections.

D/21/04/22/13 DC/21/0636/HH – Householder planning application – single storey rear extension - 41 Norfolk Avenue Newmarket Suffolk

Minutes of Development & Planning Committee held on Thursday 22nd April 2021

D/21/04/22.13 Resolved

The Committee voiced no objections.

D/21/04/22/14 DC/21/0613/HH - Householder planning application – a. two storey front extension (following demolition of existing single and two storey extension) b. two dormers to front elevation - 10 Birdcage Walk Newmarket.

D/21/04/22.14 Resolved

The Committee voiced no objections, subject to the height of the proposed roof not intruding on the locality.

D/21/04/23 Amended and Deferred Planning Applications

DC/20/1889/FUL - Planning application – installation of extraction unit and flue pipe – 4-5 Crown Walk Newmarket.

D/21/04/23.01 Resolved

The Committee voiced no objections.

DC/20/2237/FUL - Planning application - one dwelling (following demolition of existing dwelling) – Tanglewood Fordham Road Newmarket.

D/21/04/23.02 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/21/04/24 East Cambs Planning Applications

None noted.

D/21/04/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 15/03/2021, 22/03/2021 & 29/03/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/21/0388HPA	Application for householder prior approval – single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height 3.2 metres and height of 2.3 metres at the eaves.	39 Valley Way Newmarket Suffolk	Approved	
DC/21/0237/ADV	Application for advertising consent – a. one non-illuminated hoarding sign b. one externally illuminated aluminium panel sign.	Kininvie Fordham Road Newmarket	Approved	No objections
DC/21/0215/HH		St Marina Snailwell Road Newmarket	Approved	No objections
DC/21/0218/HH	Householder Application a. single storey front extension b. convert garage to habitable room c. first floor extension above existing garage d. two storey side extension e. single storey rear extension.	1 Bartons Place Newmarket	Approved	No objections

Minutes of Development & Planning Committee held on Thursday 22nd April 2021

DC/21/0200/FUL	Planning application – a. two sheds b. one potting shed c. one gazebo d. one summer house.	Kininvie Fordham Road Newmarket	Approved	No objections
DC/21/0169/FUL	Planning application – a. proposed door to side (south-west) elevation.	7 High Street Newmarket Suffolk	Approved	No objections
DCON(F)/18/2477	Discharge of condition 5 (construction surface water management plan) DC/18/2447/FUL	Land at Brickfield Stud Exning Road Newmarket Suffolk	Withdrawn	Not considered
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 indication on plan) – 3 metres to be trimmed off the top of the tree	2 Palace Street Newmarket	Approved	No objections
DC/21/0413/TCA	Trees in a conservation area notification – two Sycamore (T22 and T25 on plan) fell.	Palace House Palace Street Newmarket	Approved	No objections
DC/21/0262/HH	Householder planning application a. single storey side extension.	1 Southgate Stables Hamilton Road Newmarket	Approved	No objections
DCON(B)/17/1414	Discharge of condition 12 (screen wall and fence), 13 (landscaping) and 14 (ariculture impact assessment) of application DC/17/1614/FUL	Oakfield Surgery Vicarage Road Newmarket	Approved	Not considered

D/21/04/26 Delegation Panel Decisions

DC/21/0335/FUL – Planning application 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.

The decision to approve was noted.

D/21/04/27 Advertisement applications for McDonalds Newmarket **(DC/21/0391/0393/0394/ADV)**

The decision by West Suffolk Planning Committee to approve the advertising was noted. McDonalds had declined to meet to discuss the applications.

D/21/04/28 To Discuss any Licensing Applications

None noted.

D/21/04/29 Correspondence

The proposed installation of a 5G Telecommunications Mast at George Lambton Avenue was noted and concerns were raised regarding health risks. The following was agreed:

D/21/04/29.01 Resolved

That a response is sent to raise concerns of siting the mast in a densely populated area and related health risks. To ask what other sites have been considered, and request that they consider siting the mast in a less densely populated residential area.

East Cambs Local Plan – Single Issue Review – Housing Requirements consultation from 26th March and 7th May 2021. The following was agreed:

D/21/04/29.02 Resolved

That a Working Group be set up comprising of Cllrs O'Neill, Jefferys, Hood and Appleby with a remit of drafting a response to the East Cambs Local Plan – Single Issue Review – Housing Requirements consultation.

DC/20/2047/ADV - Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage. – The Mayor would be speaking on this application at the West Suffolk Council Development Control meeting.

D/21/04/30 Date of Next Meeting

Tuesday 4th May 2021 at 6.00pm via Zoom

D/21/04/31 To Note any Items for Next Meeting

- East Cambs Local Plan – Single Issue Review – Housing Requirements consultation

Meeting closed at 6:50pm.

Signed: By the Chairman

Date:04/05/2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/04/22.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that it be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/21/04/22.02 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/21/04/22.03 Resolved</u>	The Committee actively encourages responsible tree management and acknowledged the danger of the size of the tree between two buildings and does not object to this application. The Committee requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/21/04/22.04 Resolved</u>	The Committee objected on the grounds that the living spaces are below the permitted minimum size and that it is an overdevelopment of the site.
<u>D/21/04/22.05 Resolved</u>	The Committee voiced no objections.
<u>D/21/04/22.06 Resolved</u>	The Committee objected on the grounds of fire safety risks and overdevelopment of the site.
<u>D/21/04/22.07 Resolved</u>	The Committee objected on the grounds of fire safety risks and overdevelopment of the site, noting that the application was subject to the approval of the Listed

	Buildings Officer.
<u>D/21/04/22.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/04/22.09 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 and that suitable replacement trees are planted.
<u>D/21/04/22.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this objection subject to the tree work being carried out, outside of the bird nesting season and that a suitable replacement tree is planted.
<u>D/21/04/22.11 Resolved</u>	The Committee voiced no objections subject to the advice from the Fire Service regarding installation of automatic fire sprinklers being followed.
<u>D/21/04/22.12 Resolved</u>	The Committee voiced no objections.
<u>D/21/04/22.13 Resolved</u>	The Committee voiced no objections.
<u>D/21/04/22.14 Resolved</u>	The Committee voiced no objections, subject to the height of the proposed roof not intruding on the locality.
<u>D/21/04/23.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/04/23.02 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/21/04/29.01 Resolved</u>	That a response is sent to raise concerns of siting the mast in a densely populated area and related health risks. To ask what other sites have been considered, and request that they consider siting the mast in a less densely populated residential area.
<u>D/21/04/29.02 Resolved</u>	That a Working Group be set up comprising of Cllrs O'Neill, Jefferys, Hood and Appleby with a remit of drafting a response to the East Cambs Local Plan – Single Issue Review – Housing Requirements consultation.