



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 17th May 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, C Whitaker - RFO, J Ashton – Minute Assistant, 1 Member of the Press and 2 Members of the Public.

Minute

D/21/05/16 Chairman to Read the Fire Safety Notice and Announce that Proceedings may be filmed or Recorded.

The Chairman opened the meeting and read out the Fire Safety Notice and confirmed that proceedings may be filmed or recorded.

D/21/05/17 Apologies

None noted.

D/21/05/18 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

Cllrs Appleby and Hood declared a non-pecuniary interest in application DC/21/0966/TCA. A Group dispensation was requested for application DC/21/0967/TCA.

D/21/05/19 To Confirm the Minutes of the Meeting Held on Monday 4th May 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 4th May 2021 and the following was agreed:

D/21/05/19.01 Resolved

That the minutes of the Development & Planning Committee held on 4th May 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/05/20 Public Open Session

A resident spoke to application DC/21/0842/FUL and raised concerns regarding overdevelopment and pedestrian safety along Woodditon Road.

A proposal was made to bring application DC/21/0842/FUL forward and the following was agreed:

D/21/05/20.01 Resolved

That application DC/21/0842/FUL be brought forward.

DC/21/0842/FUL – Planning application – Cross boundary application (East Cambridgeshire District Council) - eight dwellings and associated external works Plot 1 Land West Of 104 Crockford Road Woodditon Road Newmarket Suffolk.

D/21/05/20.02 Resolved

The Committee objected on the grounds of overdevelopment of the site and highway safety for pedestrians that have not been addressed. The Committee requests that the development does not go ahead until Section 106 money is used to install a foot bridge over the railway line and safety improvements are made to the footpath along Woodditon Road.

A member of the public left the meeting.

D/21/05/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications.

D/21/05/22 Planning Applications

Week commencing 26/04/2021

D/21/05/22/1 DC/21/0956/TCA - Trees in a conservation area notification - one Maple (on plan) fell - Clifton House 41 Old Station Road Newmarket.

D/21/05/22.01 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 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/21/05/22/2 DC/21/0941/TCA – Trees in a conservation area notification - one Horse chestnut (T1 on plan) – crown lift to 7 metres above ground level on north side only; one Sycamore (T2 on plan) - crown lift to 7 metres above ground level on north side; reduce remaining lower lateral limbs on the north side only by up to 1 metre to clear the boundary fence - 14 Malcolm Way Newmarket.

D/21/05/22.02 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.

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

D/21/05/22/3 DC/21/0896/TCA – Trees in a conservation area notification - one Horse Chestnut (T1 on plan) reduce south west lowest limb up to two metres, one Walnut (T2 on plan) overall crown reduce by two metres, one Sycamore (T3 on plan) overall crown reduce by two metres, one Cypress (T4 on plan) fell, one Walnut (T5 on plan) overall crown reduce by two metres, four Sycamore (T6, T7, T8, T9 on plan) pollard to eight metres above ground level - The Belt 56 And 58 Bury Road Newmarket Suffolk.

D/21/05/22.03 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 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/21/05/22/4** DC/21/0897/TCA – Trees in a conservation area notification - three cypresses (grp 1 on plan) reduce height by 4.5 metres and cut back overhang over neighbours garden by two metres - 20 Mill Hill Newmarket Suffolk.

D/21/05/11.04 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/21/05/22/5** DC/21/0845/TPO - TPO 01 (1990) tree preservation order – one Beech (T1 on plan within A1 on order) thin canopy by up to 15%, reduce one limb growing towards house and one limb growing towards the right of the garden by two metres ,and reduce limb growing to left of garden by one metre - 6 Churchill Avenue Newmarket.

D/21/05/22.05 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 Appleby declared a non-pecuniary in the following application and did not vote.

- D/21/05/22/6** DC/21/0803/TPO – TPO 13 (2005) tree preservation order – one Horse chestnut (T1 on plan and order) re-pollard overall crown by up to three metres to previous pollard points 8 Saint Albans Newmarket.

D/21/0/22.06 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/21/05/22/7** DC/21/0767/VAR – Planning application - variation of condition 2 of DC/20/0729/FUL to allow use of revised plans for seven commercial use units (use class B1) and associated works (demolition of existing commercial unit) - 7 Laureate Paddocks Newmarket.

D/21/05/22.07 Resolved

The Committee voiced no objections.

Week commencing 03/05/2021

A Group dispensation was requested for the following application.

- D/21/05/22/8** DC/21/0967/TCA – Trees in a conservation area notification - two Cherry (T1 and T2 on plan) overall crown reduction by up to two metres - Memorial Hall 144 High Street Newmarket.

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D/21/05/22.08 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.

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

D/21/05/22/9 DC/21/0966/TCA – Trees in a conservation area notification - one Sycamore (T1 on plan) fell 5A Stanley House Bungalows Bury Road Newmarket.

D/21/05/22.09 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 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/21/05/22/10 DC/21/0899/TPO – TPO 02 (1980) tree preservation order - a. one Sycamore (T86 on plan) reduce height and spread above stables by up to three metres b. one Horse chestnut (T83 on plan) overall crown reduction by up to four metres - 8 Cecil Lodge Close Falmouth Avenue Newmarket.

D/21/05/22.10 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/21/05/22/11 DC/21/0883/TPO – TPO/1990/03 – Tree preservation order – one Beech (T1 on plan, G2 on order) remove unfused crossing branches; reduce mid and lower crown by 1.5-2 meters from the north easterly crown through to the south westerly crown; remove hanging branches and tidy sprags - 57 Drinkwater Close Newmarket.

D/21/05/22.11 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/21/05/22/12 DC/21/0872/HH – Householder planning application - a. two storey extension to side b. porch to side elevation c. detached cart lodge to front d. roof window to rear roof e. render to front, side and rear elevations - Willoughby Cottage Fordham Road Newmarket.

D/21/05/22.12 Resolved

The Committee voiced no objections.

D/21/05/22/13 DC/21/0783/HH – Householder planning application - front porch - 23 Drinkwater Close Newmarket.

D/21/05/22.13 Resolved
The Committee voiced no objections.

D/21/05/23 Amended and Deferred Planning Applications
 None noted.

D/21/05/24 East Cambs Planning Applications
 A request was made for a copy of the Committee's objection to application DC/21/0842/FUL be sent to East Cambs District Council.

D/21/05/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
 West Suffolk Planning Determinations received during weeks commencing, 26/04/2021 & 03/05/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/21/0779/TE1	Determination in respect of Development by Telecommunications Code systems operators - proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works	Street Record George Lambton Avenue Newmarket Suffolk	Withdrawn	Not considered
DC/21/0457/HH	Householder planning application - conversion of outbuilding to ancillary annexe	Rosebank 4 Rayes Lane Newmarket	Approved	No objections
DC/21/0261/TPO	TPO 032 (1960) tree preservation order - one Beech (T1 on plan within A1 on order) - crown raising to 6 metres above ground level	17 Wyndham Way Newmarket	Approved	No objections
DC/20/2047/ADV	Application for advertisement consent – two internally illuminated digital totem signs with static BID map to replace existing signage	98 High Street Newmarket Suffolk	Approved	No objections
DC/20/1968/FUL	Planning application - 1. Conversion of stables at first floor level, and associated alterations, to provide ancillary accommodation for two members of staff and two guest bedrooms 2. Walkway to connect the dwelling and first floor ancillary accommodation 3. Re-tile roof stables 4. Demolition of flint walls at entranceway to stable yard	Hurworth House Fordham Road Newmarket	Approved	No objections
DC/20/1889/FUL	Planning application - installation of extraction unit and flue pipe	4-5 Crown Walk Newmarket	Approved	No objections
DCON(C)/17/2676	Application to Discharge Conditions 17 (External Lighting Strategy), 18 (Obscured Window Details) and 19 (Plant or Machinery Details) of DC/17/2676/FUL	Kininvie Fordham Road Newmarket	Approved	Not considered
DCON(D)/17/1881	Application to discharge conditions nine (materials) and 30 (energy strategy) of DC/17/1881/FUL	Development Site Aldi South Drive Exning Road Newmarket Suffolk	Approved	Not considered
DC/21/0680/TCA	Trees in a conservation area notification - 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	Approved	Objected
DC/21/0424/HH	Householder planning application - single storey side extension	5 Wragg Drive Newmarket	Approved	No objections
DCON(B)/17/1881	Application to discharge conditions 6 (construction management plan), 7 (deliveries management plan), 13 (cycle storage and changing facilities), 18 (surface water SCC Floods), 19 (surface water management), 20 (surface water EA), 21 (contamination EA) 22 (contamination) and 24 (window glazing and ventilation) of DC/17/1881/FUL	Development Site Aldi South Drive Exning Road Newmarket Suffolk	Approved	Not considered

D/21/05/26 Delegation Panel Decisions
 DC/21/0424/HH – Householder planning application – single storey side extension - 5 Wragg Drive Newmarket.

The option to grant approval was noted.

D/21/05/27 To Discuss any Licensing Applications
None noted.

D/21/05/28 Correspondence
None noted.

D/21/05/29 Date of Next Meeting
Monday 7th June 2021 at 6.00pm at the Memorial Hall.

D/21/05/30 To Note any Items for Next Meeting
None noted.

Meeting closed at 6:29pm.

Signed by the Chairman Date 7th June 2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/05/20.02 Resolved</u>	The Committee objected on the grounds of overdevelopment of the site and highway safety for pedestrians that have not been addressed. The Committee requests that the development does not go ahead until Section 106 money is used to install a foot bridge over the railway line and safety improvements are made to the footpath along Woodditon Road.
<u>D/21/05/22.01 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 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/21/05/22.02 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/21/05/22.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

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<u>D/21/05/22.04 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/21/05/22.05 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/21/05/22.06 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/21/05/22.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/05/22.08 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/21/05/22.09 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 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/21/05/22.10 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/21/05/22.11 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/21/05/22.12 Resolved</u>	The Committee voiced no objections.
<u>D/21/05/22.13 Resolved</u>	The Committee voiced no objections.