



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 7th June 2021 at 6.00pm**

Attendance:

Councillor C O'Neill (Chairman)
Councillor A Appleby
Councillor A Drummond

Councillor D Hall
Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker, Acting Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public

Minute

D/21/06/1 To Elect a Chairman

Cllr Jefferys nominated Cllr O'Neill. There were no other nominations and a vote was taken. The following was agreed:

D/21/06/1.01 Resolved

That Cllr O'Neill be elected as the Chairman of the D&P Committee for 2021/2022

D/21/06/2 To Elect a Vice Chairman

Cllr Appleby nominated Cllr Jefferys. There were no other nominations and a vote was taken. The following was agreed:

D/20/06/2.01 Resolved

That Cllr Jefferys be elected as the Vice Chairman of the D&P Committee for 2021/2022.

D/21/06/3 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman opened the meeting read out the fire safety briefing and announced that no fire alarm was planned and that the meeting may be filmed or recorded.

D/21/06/4 Apologies

Apologies were received from Cllrs Berry, Clover and Fitzgerald. Cllrs Crissall has stepped down from the committee.

D/21/06/5 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/21/06/6 To Confirm the Minutes of the Meeting Held on 17th May 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 17th May 2021 and the following was agreed:

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D/21/06/.01 Resolved

That the minutes of the Development & Planning Committee held on 7th May 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/06/7 Public Open Session

A member of the Press raised a concern regarding issues with an Air BnB property in Mill Hill where the owner is not in residence. Cllr Hood advised that West Suffolk Council were aware and were taking actions. This item will be added to next D&P agenda.

D/21/06/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications along with Policies 1 & 4.

D/21/06/9 Planning Applications

Week commencing 10/05/2021

D/21/06/9/1 DC/21/1055/TCA - Trees in a conservation area notice – one Pine (T1 on plan) – fell - 3 Falmouth Gardens Newmarket.

D/21/06/9.01 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.

Councillor Hood declared a non-pecuniary interest.

D/21/06/9/2 DC/21/1010/TCA – Trees in a conservation area notification - one Yew (T004 on plan) lateral crown reduction by 2 metres from corner of building - Bassett House 29 Bury Road Newmarket Suffolk.

D/21/06/9.02 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.

A member of the public joined the meeting.

D/21/06/9/3 DC/21/0943/ADV – Application for advertisement consent - internally illuminated double sided advertising panel forming one end to an existing bus shelter - Footpath Outside Mce House 351 Exning Road Newmarket.

D/21/06/9.03 Resolved

The Committee voiced no objections.

D/21/06/9/4 DC/21/0913/FUL – Planning application – one dwelling - Land Rear of 2 Park Avenue Newmarket Suffolk.

D/21/06/9.04 Resolved

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The Committee voiced no objections subject to the Fire Service advice to install sprinklers being applied and that the start of the driveway be paved leading on to the road.

D/21/06/9/5 DC/21/0863/FUL – Planning application – one dwelling - Land 257 Hethersett Close Newmarket.

D/21/06/.05 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site, lack of parking, loss of privacy to adjoining properties, impact on nature and conservation, bio diversity issues and the effect on the character of the street scene.

D/21/06/9/6 DC/21/0787/HH - Householder planning application - 1. single storey side extension 2. Fibre cement cladding to southwest elevation - 2 Andrew Road Newmarket.

D/21/06/9.06 Resolved

The Committee voiced no objections.

Week commencing 17/05/2021

D/21/06/9/7 DC/21/0978/HH – Householder planning application - single storey extension to side and rear elevations - 60 Weston Way Newmarket.

D/21/06/9.07 Resolved

The Committee voiced no objections.

D/21/06/9/8 DC/21/0970/HH – Householder planning application - dropped kerb and gravelled parking area - 302 Exning Road Newmarket.

D/21/06/9.08 Resolved

The Committee voiced no objections.

D/21/06/9/9 DC/21/0945/HH – Householder planning application - dropped kerb - 300 Exning Road Newmarket.

D/21/06/9.09 Resolved

The Committee voiced no objections.

D/21/06/9/10 DC/21/0940/HH – Householder planning application - dropped kerb - 304 Exning Road Newmarket.

D/21/06/9.10 Resolved

The Committee voiced no objections.

D/21/06/9/11 DC/21/0604/FUL – Planning application - a. construction of one dwelling b. conversion of existing detached garage to dwelling c. associated car port, outbuildings, parking, garden and associated infrastructure - Nowell Lodge Fordham Road Newmarket.

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D/21/06/9.11 Resolved

The Committee voiced no objections.

Week commencing 24/05/2021

D/21/06/9/12 DC/21/1167/TCA – Trees in a conservation area notification – one Sycamore (T1 on plan) fell - Fairstead House School Fordham Road Newmarket.

D/21/06/9.12 Resolved

The Committee voiced no objections, but requested that replanting be carried out

D/21/06/9/13 DC/21/1126/TCA – Trees in a conservation area notification – Two Silver birch (T1 and T2 on plan) and one Holly (t3 on plan) – fell – Jockey Club Chambers 11 High Street Newmarket.

D/21/06/9.13 Resolved

The Committee deferred this application to receive the documentation.

D/21/06/9/14 DC/21/1026/FUL – Planning application – a. extension and refurbishment of existing stables with two apartments at first floor; b. three detached dwellings with associated landscaping and parking - Calder Park Stables Hamilton Road Newmarket.

D/21/06/9.14 Resolved

The Committee voiced no objections subject the dwelling only being used by staff employed at the stable and on condition that the dwellings cannot be sold separately.

D/21/06/9/15 DC/21/0994/TPO – Tree protection order – one Sycamore (T016 on plan in area A4 on order) one Elm (To17 on plan in area A4) two Beeches (T020 and T015 on plan in area A4) fell – Tree Belt Godolphin Stables Snailwell Road Newmarket

D/21/06/9.15 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the trees being felled outside of the bird nesting season and that the tree belt be maintained with suitable replacement planting.

D/21/06/10 Amended and Deferred Planning Applications

DC/21/0597/FUL - conversion of first floor storage area into two flats - 83 High Street Newmarket.

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

Revised plans were submitted to WSC to amend the internal arrangement of the 2no flats to address concerns raised by the Public Health and the Housing Officer. The development now complies with National Space Standards.

D/21/06/10.01 Resolved**The Committee voiced no objections.**

DC/21/0681/TPO - TPO 12 (2005) tree preservation order - one Silver birch (T1 on plan and order) fell b. one Walnut (T2 on plan and order) reduce lateral limbs by up to one metre back to previous reduction points - 6 Balaton Place Snailwell Road Newmarket.

D/21/06/10.02 Resolved**The Committee voiced no objections.**

DC/21/0114/HH - Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. detached cartlodge d. associated parking and dropped kerb - 10 Doris Street Newmarket.

D/21/06/10.03 Resolved**The Committee objected to the detached cartlodge and the associated parking and dropped kerb on the grounds of parking issues and the effect to the character of the street scene.****D/21/06/11 East Cambs Planning Applications**

None noted.

D/21/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 10/05/2021, 17/05/2021 & 24/05/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/0735/TCA	Trees in a conservation area notification - five Conifer (marked green on plan) fell	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected
DC/21/0665/TCA	Trees in a conservation area notification - a. one Lime (T1 on plan) reduce height by six metres and lateral spread by one metre b. one Sycamore (T2 on plan) 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. one Hornbeam (T4 on plan) overall crown reduction by two metres e. group of Limes (G1 on plan) remove epicormic growth	St Louis Catholic Academy Fordham Road	Approved	No objections
DC/21/0393/ADV	Application for advertisement consent – various site signage including - a. 27 non illuminated directional signs, b. four internally illuminated digital screen signs, c. one internally illuminated playland sign.	Land At Willie Snaith Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/21/0394/ADV	Application for advertisement consent – one internally illuminated freestanding totem sign	Land At Willie Snaith Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/21/0654/TPO	TPO 026 (1958) tree preservation order – one Pine (T1 on plan within A1 on order) fell	12 Stirling Gardens Newmarket	Withdrawn	

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DC/21/0650/HH	Householder planning application - a. two storey side extension b. single storey rear extension	13 Adastral Close Newmarket	Approved	No objections
DC/21/0636/HH	Householder planning application – single storey rear extension	41 Norfolk Avenue Newmarket Suffolk	Approved	No objections
DC/21/0613/HH	Householder planning application - a. two storey front extension (following demolition of existing single and two storey extension) b. raising of existing roof c. two dormers to front elevation	10 Birdcage Walk Newmarket	Approved	No objections
DC/21/0626/CLP	Application for lawful development certificate for proposed use or development - rear single storey extension	21 Valley Way Newmarket	Approved	No objections
DC/21/0656/HH	Householder planning application – single storey front extension	7 Leaders Way Newmarket	Approved	No objections
DC/21/0258/HH	Householder planning application - a. front porch b. parking area to front of property	27 Greville Starkey Avenue Newmarket	Approved	No objections
DC/21/0159/HH	Householder planning application - a. removal of render from front elevation and replace with brick b. first floor side extension c. single storey rear extension (following demolition of existing conservatory) c. replace flat roof of porch and front of garage with lean-to roof d. cladding to part of ground and first floor replacement windows	31 Norfolk Avenue Newmarket	Approved	No objections
DC/20/2237/FUL	Planning application - one dwelling (following demolition of existing dwelling)	Tanglewood Fordham Road Newmarket Suffolk	Approved	No objections
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	Withdrawn	
DC/21/0898/TCA	Trees in a conservation area notification - one Horse chestnut (marked yellow on plan) crown reduction in height by 2 metres, lateral crown reduction by 3 metres and remove lowest branches above footpath and garden	31 Old Station Road Newmarket	Approved	No objections
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	Approved	No objections
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) lateral reduction to clear building 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	Approved	Objected
DC/21/0861/TCA	Trees in a conservation area notification – one Lime (L1 on plan) – Fell	The Lodge 23 Bury Road Newmarket	Approved	Objected
DC/21/0865/TCA	Trees in a conservation area notification - five Sycamore (T1, T2, T3, T4 and T5 on plan) crown lift to five metres above ground level	Fitzroy Stables Black Bear Lane Newmarket	Approved	No objections
DC/21/0820/TCA	Trees in a conservation area notification - one Robinia (T3 on plan) overall crown reduction by up to 50cm to compact crow	6 Balaton Place Snailwell Road Newmarket	Approved	No objections
DC/21/0809/TCA	Trees in a conservation area notification - a. 10 Ash (T012,T013,T025,T026,T029,T030,T033,T036,T043 on plan) fell; b. one Elm (T035 on plan) fell; c. three Horse chestnut (T007,T040, A002 on plan) fell; d. four Maple (T011,T047, A001 on plan) fell; e. four Sycamore (T005,T031,T032,T034 on plan) fell; f. one Lime (T027 on plan) prune branches from cables by 1.5 metres, g. one Beech (T001 on plan) remove epicormic growth; f. group of one Lime, one Whitebeam, one Leylandi (A002 on plan) fell	Tree Belt Godolphin Stud Snailwell Road Newmarket Suffolk	Approved	Objected
DC/1/0660/HH	Householder application - drop kerb to create access and paved driveway	Pernataen Snailwell Road Newmarket	Approved	No objections
DC/21/0617/CLP	Application for lawful development certificate for proposed use or development - loft conversion to habitable space	2 Cecil Lodge Close Falmouth Avenue Newmarket	Approved	No objections
DC/21/0520/TPO	TPO 026 (1958) tree preservation order – one Pine	18 Stirling Gardens	Withdrawn	

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	(T1 on plan within A1 on order) crown thin by 15%	Newmarket		
DC/21/0420/ADV	Application for advertisement consent - Replacement of one non-illuminated fascia sign	Unit 8 St Leger Drive Newmarket	Approved	No objections

D/21/06/13 Delegation Panel Decisions

The following applications were approved:

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

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.

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

D/21/06/14 To Discuss any Licensing Applications

None noted.

Cllr Drummond declared a non-pecuniary interest in the following item.

D/21/06/15 Newmarket Cumulative Impact Assessment Consultation

The consultation was considered and the following was agreed:

D/21/06/15.01 Recommendation

That in the absence of any recent of evidence due to the pandemic restrictions, NTC supports the renewal of the Cumulative Impact Assessment.

D/21/06/16 Correspondence

The West Suffolk Council Parish Newsletter May 2021 – was noted

D/21/06/17 Date of Next Meeting

Monday 21st June 2021 at 6.00pm at the Memorial Hall.

D/21/06/18 To Note any Items for Next Meeting

- Air BnB Properties

Meeting closed at 6:52pm.

Signed by the Chairman

Date 21st June 2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/06/1.01 Resolved</u>	That Cllr O'Neill be elected as the Chairman of the D&P Committee for 2021/2022
<u>D/21/06/2.01 Resolved</u>	That Cllr Jefferys be elected as the Vice Chairman of the D&P Committee for 2021/2022.
<u>D/21/06/9.01 Resolved</u>	The Committee actively encourages responsible tree

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	management. The Committee does not object to this application subject to the tree being felled, outside of the bird nesting season.
<u>D/21/06/9.02 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/21/06/9.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.04 Resolved</u>	The Committee voiced no objections subject to the Fire Service advice to install sprinklers being applied and that the start of the driveway be paved leading on to the road.
<u>D/21/06/9.05 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, lack of parking, loss of privacy to adjoining properties, impact on nature and conservation, bio diversity issues and the effect on the character of the street scene.
<u>D/21/06/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.09 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.10 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.11 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.12 Resolved</u>	The Committee voiced no objections, but requested replanting be carried out.
<u>D/21/06/9.13 Resolved</u>	The Committee deferred this applications to receive the documentation.
<u>D/21/06/9.14 Resolved</u>	The Committee voiced no objections subject the dwelling only being used by staff employed at the stable and on condition that the dwellings cannot be sold separately.
<u>D/21/06/9.15 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the trees being felled, outside of the bird nesting season and that the tree belt be maintained with suitable replacement planting.
<u>D/21/06/10.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/10.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/10.03 Resolved</u>	The Committee objected to the detached cartlodge and the associated parking and dropped kerb on the grounds of parking issues and the effect to the character of the street scene.
<u>D/21/06/15/.01 Recommendation</u>	That in the absence of any recent evidence due to the pandemic restrictions, NTC supports the renewal of the Cumulative Impact Assessment.