



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 21st June 2021 at 6.00pm**

Attendance:

Councillor C O'Neill (Chairman)
Councillor A Appleby
Councillor J Berry
Councillor Y Fitzgerald

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

Also Present: C Whitaker -Town Clerk, J Ashton – Minute Assistant, 2 Members of the Press and 1 Member of the Public

Minute

D/21/06/19 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/21/06/20 Apologies

Apologies were received from Cllrs Clover and Drummond.

D/21/06/21 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

A proposal to seek a group dispensation for application DC/21/1239/TCA was made and the following was agreed:

D/21/06/21.01 Resolved

That the request for a group dispensation for application DC/21/1239/TCA be approved.

D/21/06/22 To Confirm the Minutes of the Meeting Held on 7th June 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 7th June 2021 and the following was agreed:

D/21/06/22.01 Resolved

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

There were no matters arising.

D/21/06/23 Public Open Session

A member of the press and a resident spoke to item 13 regarding the West Suffolk decision on the Air BnB property at 38 Mill Hill.

A proposal was made to bring forward item 13 and the following was agreed.

D/21/06/23.01 Resolved

That item 31 Air BnB be brought forward.

D/21/06/24 Air BnB Properties

The West Suffolk Council report on 38 Mill Hill and the decision to close the enforcement file was noted.

The Committee agreed with the views raised regarding 38 Mill Hill and that it was evidently a material change of use for the property. It was noted that correspondence with West Suffolk Council on this issue goes back to June 2017 and council was disappointed with the current decision.

After further debate the following was agreed:

D/21/06/24.01 Resolved

That a Working Group be set up comprising of Cllrs O'Neill, Fitzgerald, Hall, Hood Hulbert and Jefferys with a remit of producing an evidence pack on previous correspondence with West Suffolk Council and the actions of other Local Authorities to support a demand that enforcement action is taken. That the report be produced at the next D&P meeting.

A member of the press and public left the meeting giving thanks for the support from NTC on this issue.

D/21/06/25 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications.

Cllr Borda joined the meeting as a member of the public

D/21/06/26 Planning Applications

Week Commencing 31/05/2021

D/21/06/26/1 DC/21/1079/HH - Householder planning application - two storey rear extension 27 Paddocks Drive Newmarket Suffolk.

D/21/06/26.01 Resolved

The Committee voiced no objections.

D/21/06/26/2 DC/21/1081/TPO – TPO 1980/02 tree preservation order - one Holly (T1 on plan and T100 on order) crown reduce height by two metres and spread by 75 centimetres, one Sycamore (T2 on plan and T101 on order) overall crown reduce by up to three metres, one Cherry (T3 on plan and T104 on order) fell - 10 Cecil Lodge Close Falmouth Avenue Newmarket.

D/21/06/26.02 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to clarification of the type of trees in the application.

D/21/06/26/3 DC/21/0988/FUL – Planning application - Installation of six floodlights to

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existing rugby pitch - Scalback Middle School, Clubhouse Elizabeth Avenue Newmarket.

D/21/06/26.03 Resolved

The Committee voiced no objections.

D/21/06/26/4 DC/21/0987/HH – Householder planning application - dropped kerb - 290 Exning Road Newmarket.

D/21/06/26.04 Resolved

The Committee voiced no objections.

Week commencing 07/06/2021

Cllrs declared a non-pecuniary interest in the following application

D/21/06/26/5 DC/21/1239/TCA - Trees in a conservation area notice – 21 Laurel (outlined in red on plan) overall crown reduction by up to one metre - Memorial Hall 144 High Street Newmarket.

D/21/06/26.05 Not Resolved

This application was withdrawn.

D/21/06/26/6 DC/21/1204/TCA – Trees in a conservation area notification - one Silver birch (T1 on plan) overall crown reduction by up to two metres to previous pruning points - 6 Brookfields Close Newmarket.

D/21/06/26.06 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/21/06/26/7 DC/21/1144/FUL – Planning application - a. outbuilding (following removal of existing hut) b. two vehicular access gates and associated fencing -Tattersalls The Avenue Newmarket Suffolk.

D/21/06/26.07 Resolved

The Committee voiced no objections.

D/21/06/26/8 DC/21/1151/HH - Householder planning application - a. single storey front extension incorporating alterations to garage b. single storey rear extension c. replacement render d. replacement and alterations to windows e. replace chimney stack (following removal of existing) f. reduce two chimney stacks g. enlarged rear dormer -Barkway House 18 Bury Road Newmarket.

D/21/06/26.08 Resolved

The Committee voiced no objections subject to the approval of the Conservation officer. It was noted that extensive work had already started, including demolition, and a request that the Conservation Officer investigates and provides a report to Committee was made.

D/21/06/26/9 DC/21/1074/FUL – Planning application - three dwellings and associated works

(following demolition of existing dwelling) - 28 St Fabians Close Newmarket.

D/21/06/26.09 Resolved

The Committee voiced no objections.

Cllr Hood declared a non-pecuniary interest and did not vote.

D/21/06/27 Amended and Deferred Planning Applications

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 101 High Street Newmarket.

D/21/06/27.01 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 replacements are planted.

D/21/06/28 East Cambs Planning Applications

None noted.

D/21/06/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 31/05/2021 & 07/06/2021

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DC/21/0966/TCA	Trees in a conservation area notification - one Maple (on plan) fell	Clifton House 41 Old Station Road Newmarket	Approved	Objected
DC/21/0732/TPO	TPO 012 (1956) Tree preservation order - one Scots pine (T1 on plan within A7 on order) fell	13 Collings Place Newmarket	Withdrawn	
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) reduce to previous reduction points (equating to a crown reduction of up to approximately 6 metres)	7 Halifax Way Newmarket Suffolk	Approved	No objections
DC/21/0597/FUL	Planning application - conversion of first floor storage area into two flats	83 High Street Newmarket	Approved	No objections
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	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	
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.	31 Norfolk Avenue Newmarket	Approved	No objections

	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			
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 (T1 on plan within A1 on order) crown thin by 15%	18 Stirling Gardens Newmarket	Withdrawn	
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/21/06/30 Delegation Panel Decisions

None noted.

D/21/06/31 To Discuss any Licensing Applications

None noted.

D/21/06/32 Correspondence

Reach (East Cambridgeshire) Neighbourhood Plan – Pre-Submission Consultation (Regulation 14) – was noted.

Cllrs to provide any comments to TC to formulate a response

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D/21/06/33 Date of Next Meeting

Monday 5th July 2021 at 6.00pm at the Memorial Hall.

D/21/06/34 To Note any Items for Next Meeting

- Air BnB properties

Meeting closed at 6:39pm.

Signed by the Chairman

Date 5th July 2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/06/23.01 Resolved</u>	That item 13 Air BnB be brought forward.
<u>D/21/06/24.01 Resolved</u>	That a Working Group be set up comprising of Cllrs O'Neill, Fitzgerald, Hall, Hood Hulbert and Jefferys with a remit of producing an evidence pack on previous correspondence with West Suffolk Council and the actions of other Local Authorities to support a demand that enforcement action is taken. That the report be produced at the next D&P meeting.
<u>D/21/06/26.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/26.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to clarification of the type of trees in the application
<u>D/21/06/26.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/26.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/26.05 Not Resolved</u>	This application was withdrawn
<u>D/21/06/26.06 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/21/06/26.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/26.08 Resolved</u>	The Committee voiced no objections subject to the approval of the Conservation officer. It was noted that extensive work had already started and requested that the Conservation Officer investigates and provides a report to Committee.
<u>D/21/06/26.09 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/27.01 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 replacements are planted.