



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 5<sup>th</sup> July 2021 at 6.15pm**

#### **Attendance:**

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

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

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

#### **Minute**

With great sadness, the Mayor announced the sudden death of Keith Bovill, a former Mayor of NTC and a minute's silence was held.

#### **D/21/07/1     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/21/07/2     Apologies**

Apologies were received from Cllrs Berry and Fitzgerald.

#### **D/21/07/3     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**

A proposal to seek a group dispensation for application DC/21/1184/FUL was made and the following was agreed:

##### **D/21/07/3.01 Resolved**

**That the request for a group dispensation for application DC/21/1184/FUL be approved.**

#### **D/21/07/4     To Confirm the Minutes of the Meeting Held on 21<sup>st</sup> June 2021 and any Matters Arising**

Members received the minutes of the Development & Planning Committee held on 21<sup>st</sup> June 2021 and the following was agreed:

##### **D/21/07/4.01 Resolved**

**That the minutes of the Development & Planning Committee held on 21<sup>st</sup> June 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.**

There were no matters arising.

#### **D/21/07/5     Public Open Session**

A Studlands resident requested that a SID be sited on the estate to tackle speeding.

A proposal was made to bring forward item 12a – Correspondence and the following

was agreed:

**D/21/07/5.01 Resolved**

**That item 12a Correspondence – request to site a SID on Studlands be brought forward.**

**D/21/07/6      Correspondence**

A request to deploy a SID on Studlands was considered and the following was agreed:

**D/21/7/6.01 Resolved**

**That Cllr Drummond requests that SCC Highways provide an ANPR device for Studlands.**

This item was referred to the C&L Committee for further action

*Cllr Winter joined the meeting as an observer*

**D/21/07/7      Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

The NNP Tree Policy applied to the tree applications and policy 17 for YBR.

**D/21/07/8      Planning Applications**

*Week commencing 14/06/2021*

*Cllr Clover declared a non-pecuniary interest in the following application*

**D/21/07/7/1** DC/21/1289/TCA - Trees in a conservation area notification - one Acacia (T1 on plan) two Small fruit tree (T3 and T4 on plan) fell - Tanglewood Fordham Road Newmarket.

*Cllr Crissal joined the meeting as an observer.*

**D/21/07/7.01(a) Resolved**

**The Committee actively encourages responsible tree management and object to the felling of healthy trees. There was no reason given for felling the trees and the Committee objected and requested that the application be submitted to the Tree Officer to consider applying a TPO. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.**

**D/21/07/7.01(b) Resolved**

**That in light of application DC/21/1289/TCA, a letter be sent to West Suffolk Planning to raise a concern that the new building does not meet the planning permission granted.**

**D/21/07/7/2** DC/21/1256/P3OPA – Prior approval application under part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from office (class E - commercial, business and service) to dwellinghouse(s) (class C3) to create two dwellings - 116-118 High Street Newmarket Suffolk.

**D/21/07/7.02 Resolved**

**The Committee voiced no objections.**

**D/21/07/7/3** DC/21/1201/FUL – Planning application - change of use from E(g) commercial, business and service and (B2) general industrial to (B8) storage or distribution - 10 Victoria Way Newmarket.

**D/21/07/7.03 Resolved**

**The Committee voiced no objections.**

**D/21/07/7/4** DC/21/1190/FUL – Planning application - storage building with ancillary offices and trade counter (following demolition of existing store) - Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket.

**D/21/07/7.04 Resolved**

**The Committee voiced no objections.**

*Cllrs declared a non-pecuniary interest in the following application*

**D/21/07/7/5** DC/21/1184/FUL – Planning application - installation of shutters to veranda -The Severals Sports Pavilion Bury Road Newmarket Suffolk.

**D/21/07/7.05 Resolved**

**The Committee voiced no objections.**

**D/21/07/7/6** DC/21/1662/LB - Application for listed building consent - a. internal alterations to convert floors into three separate flats b. replacement windows c. two additional windows d. re- painting of front and rear doors, high level soffit and cornice details - St Aubyns Wellington Street Newmarket.

**D/21/07/7.06 Resolved**

**The Committee voiced no objections subject to the approval of the Historical Buildings Officer.**

**D/21/07/7/7** DC/21/1112/HH – Householder planning application - single storey side extension - 1 Durham Way Newmarket.

**D/21/07/7.07 Resolved**

**The Committee voiced no objections.**

*Week commencing 21/6/2021*

**D/21/07/7/8** DC/21/1161/FUL – Planning application - conversion of house in multiple occupation (HMO) into three separate flats - St Aubyns Wellington Street Newmarket.

**D/21/07/7.08 Resolved**

**The Committee voiced no objections.**

**D/21/07/9** **Amended and Deferred Planning Applications**  
None noted.

**D/21/07/10** **East Cambs Planning Applications**  
None noted.

**D/21/07/11** **To Receive Results of Applications as Determined by West Suffolk and Plans**

## **Withdrawn**

West Suffolk Planning Determinations received during weeks commencing,  
14/06/2021& 21/06/2021

| Applications   | Description                                                                                                                                                                                                                                                         | Address                                                  | WS Decision | NTC Decision  |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------|---------------|
| DC/21/0335/FUL | additional door to North East elevation b. associated change to patio layout                                                                                                                                                                                        | Land At Willie Snaith Road Newmarket Suffolk             | Approved    | No objections |
| DC/21/0335/FUL | Application to discharge condition six (lighting) of DC/21/0335/FUL                                                                                                                                                                                                 | Land At Willie Snaith Road Newmarket Suffolk             | Approved    | No objections |
| DC/21/0055/VAR | Discharge of conditions for DC/21/0055/VAR - condition 13 - landscape management plan                                                                                                                                                                               | Proposed Building Site Cemetery Hill Newmarket Suffolk   | Approved    | No objections |
| 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             | Approved    | No objections |
| 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                            | Approved    | No objections |
| DC/21/0845/TPO | TPO 01 (1990) tree preservation order - one Beech (T1 on plan within A1 on order) - reduce limb growing to left of garden by one metre, crown raise all round to 4 metres above ground level.                                                                       | 6 Churchill Avenue Newmarket                             | Approved    | No objections |
| DC/21/0787/HH  | Householder planning application - 1. single storey side extension 2. fibre cement cladding to south-west elevation                                                                                                                                                 | 2 Andrew Road Newmarket                                  | Approved    | 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                 | Approved    | No objections |
| DC/21/0683/HH  | Householder planning application - detached garage                                                                                                                                                                                                                  | 1 Seymour Close Newmarket                                | Approved    | No objections |
| DC/21/0364/LB  | Application for listed building consent - a. refurbishment of ground floor retail unit b. internal alterations to upper floors to convert to residential use c. insertion of soft wood solid boarded front door to ground floor d. repairs to existing shop front   | 37 High Street Newmarket                                 | Withdrawn   |               |
| DC/21/0363/FUL | Planning application - a. refurbishment of ground floor retail unit b. change of use of first and second floors from class E (commercial, business and service) to two residential flats (class C3                                                                  | 37 High Street Newmarket                                 | Withdrawn   |               |
| DC/21/0256/ADV | Application for advertisement consent - a. Two internally illuminated fascia signs; b. two non-illuminated hanging sign; c. 16 non-illuminated signs; d. one illuminated sign e. one non-illuminated fascia sign                                                    | Waitrose Ltd Fred Archer Way Newmarket                   | Approved    | No objections |
| DC/20/1485/CLE | Application for Lawful Development Certificate for Existing Use or Development - Continued use of Sports Pavilion for Assembly and Leisure (Class D2)                                                                                                               | The Severals Sports Pavilion Bury Road Newmarket Suffolk | Withdrawn   |               |
| DC/21/1055/TCA | Trees in a conservation area notification - one Pine (T1 on plan) - fell                                                                                                                                                                                            | 3 Falmouth Gardens Newmarket                             | Approved    | Objected      |
| DC/21/0978/HH  | Householder planning application - single storey extension to side and rear elevations                                                                                                                                                                              | 60 Weston Way Newmarket                                  | Approved    | No objections |
| 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                                 | Approved    | No objections |
| 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                            | Approved    | No objections |
| DC/21/0711/HH  | Householder planning application - a. single storey front extension; b. two storey side extension                                                                                                                                                                   | 116 Windsor Road Newmarket                               | Approved    | No objections |

Book Number 38 2021 - 2022

Minutes of Development & Planning Committee held on Monday 5<sup>th</sup> July 2021

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

**D/21/07/12 Delegation Panel Decisions**

None noted.

**D/21/07/13 Licensing**

None noted.

**D/21/07/14 Air BnB Properties**

A Working Group report was presented and considered and the following was agreed:

**D/21/07/14.01 Resolved**

**That a further Working Group meeting be held to gather additional evidence.**

**D/21/07/15 Date of Next Meeting**

Monday 19<sup>th</sup> July 2021 at 6.15pm at the Memorial Hall.

**D/21/07/16 To Note any Items for Next Meeting**

- Air BNB Properties

Meeting closed at 6:59pm.

Signed: By the Chairman

Date:19/07/2021

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>       | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/21/07/3.01 Resolved</u></b>    | <b>That the request for a group dispensation for application DC/21/1184/FUL be approved.</b>                                                                                                                                                                                                                                                                                                                                                       |
| <b><u>D/21/07/5.01 Resolved</u></b>    | <b>That item 12 Correspondence – request to site a SID on Studlands be brought forward.</b>                                                                                                                                                                                                                                                                                                                                                        |
| <b><u>D/21/07/6.01 Resolved</u></b>    | <b>That Cllr Drummond requests that SCC Highways provide an ANPR device for Studlands.</b>                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/21/07/7.01(a) Resolved</u></b> | <b>The Committee actively encourages responsible tree management and object to the felling of healthy trees. There was no reason given for felling the tree and the Committee objected and requested that the application be submitted to the Tree Officer to consider applying a TPO. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.</b> |
| <b><u>D/21/07/7.01(b) Resolved</u></b> | <b>That in light of application DC/21/1289/TCA, a letter be sent to West Suffolk Planning to raise a concern that the new building does not meet the planning permission granted.</b>                                                                                                                                                                                                                                                              |
| <b><u>D/21/07/7.02 Resolved</u></b>    | <b>The Committee voiced no objections.</b>                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                      |                                                                                                        |
|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b><u>D/21/07/7.03 Resolved</u></b>  | <b>The Committee voiced no objections.</b>                                                             |
| <b><u>D/21/07/7.04 Resolved</u></b>  | <b>The Committee voiced no objections.</b>                                                             |
| <b><u>D/21/07/7.05 Resolved</u></b>  | <b>The Committee voiced no objections.</b>                                                             |
| <b><u>D/21/07/7.06 Resolved</u></b>  | <b>The Committee voiced no objections subject to the approval of the Historical Buildings Officer.</b> |
| <b><u>D/21/07/7.07 Resolved</u></b>  | <b>The Committee voiced no objections.</b>                                                             |
| <b><u>D/21/07/7.08 Resolved</u></b>  | <b>The Committee voiced no objections.</b>                                                             |
| <b><u>D/21/07/14.01 Resolved</u></b> | <b>That a further Working Group meeting be held to gather additional evidence.</b>                     |