

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Hall
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill

Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting of the
Development and Planning committee
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 2nd August @ 6.15pm

Agenda

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meetings held 19th July**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting, for members of the public to address Councillors
6. **To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 12/07/2021, 19/07/2021
8. **Planning applications** – Amended and Deferred Plans
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 12/07/2021, 19/07/2021
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing Applications
13. **AIR BnB Properties** – to receive an update
14. **Correspondence**
15. **Date of next meeting** – Monday 16th August 2021
16. **Items for consideration at the next meeting**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27/07/2021

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public

Material Planning Considerations

Site specific issues	- adequacy for turning, loading - availability/capacity of local infrastructure (eg public drainage or water systems) - car parking - deficiencies in community/social facilities (eg spaces in schools) - design, appearance and materials - layout and density of building(s) - road access - traffic generation
Environmental effects	- effect on street scene - hazardous materials, contaminated land - landscaping - light (including overshadowing) - loss of trees - nature conservation & biodiversity issues - noise & disturbance resulting from use - overlooking/loss of privacy - smells and fumes - visual amenity
Listed buildings/ conservation areas	- The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings - Effect on archaeological interest
Usage	- Incompatible or unacceptable uses - Desire to retain and promote certain uses e.g. stables in Newmarket.
Previous decisions	Previous planning decisions, including appeal decisions
Policies	- Statutory provisions contained in planning acts, statutory regulations & planning case law - Central Government planning policy and advice - National Planning Policy Framework (NPPF) - Supplementary planning guidance/documents eg. Affordable Housing SPD, Master plans, development briefs - WSC Local Plan policies - Newmarket Neighbourhood Plan - Newmarket Conservation Area Appraisal (adopted September 2009)

Key principle of the NPPF – presumption in favour of sustainable development.

For decision-taking this means granting permission unless:

- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*

Matters which are not material planning considerations

Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 19th July 2021 at 6.15pm**

Attendance:

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

Councillor A Drummond
Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys

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

Minute

D/21/07/17 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/21/07/18 Apologies

Apologies were received from Cllrs Hall and Fitzgerald.

D/21/07/19 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

Cllr Appleby declared a non-pecuniary interest in applications DC/21/1238/LB and DC/21/1237/FUL – Queensbury Lodge.

D/21/07/20 To Confirm the Minutes of the Meeting Held on 5th July 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 5th July 2021 and the following was agreed:

D/21/07/20.01 Resolved

That the minutes of the Development & Planning Committee held on 5th July 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

A proposal was made bring forward item 12 - Licensing and the following was agreed:

D/21/07/20.01 Resolved

That item 12 – Licensing be brought forward.

D/21/07/21 Licensing

A discussion was held regarding the West Suffolk change to taxi licensing and the requirement to have a wheelchair access vehicle for all new licenses.

Cllr Borda and 10 taxi drivers representing 30+ drivers joined the meeting.

The Chairman invited comments from the taxi drivers and they set out the concerns that they had regarding the changes to the West Suffolk Council licencing requirements and how impracticable they were. They were also angry and upset that they had not been consulted. The feelings were so strong that strike action has been threatened.

Cllr Hood advised that there were taxi driver forum meetings and asked if they had attended. The response was that they had tried to attend the meetings but were denied access. They also pointed out then, when contacting West Suffolk Council, their calls were not answered.

Cllr Drummond advised that, as a West Suffolk Councillor with the Portfolio for Regulatory, he had been involved with this matter. West Suffolk Council had consulted on the change and the change was due to the newly formed council. The wheelchair regulations are a national requirement.

Cllr Jefferys stated that the Town Council recognises the frustration of the taxi drivers and that they had come en masse to express their disappointment with the new regulations that had been put in place without adequate consultation.

A member of the public left the meeting.

The Committee agreed with the comments raised and the following was agreed:

D/21/7/21.01 Recommendation

That NTC writes to West Suffolk Council to inform them of the situation and to seek an explanation for the changes and request that a full re-consultation is conducted with the taxi drivers within the next calendar month. That NTC will host the meeting between West Suffolk Council and the taxi drivers.

Those wishing to attend the meeting were asked to send their contact details to the Chairman.

The taxi drivers left the meeting

D/21/07/22 Public Open Session

None noted.

D/21/07/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

A proposal was made to bring forward applications DC/21/1238/LB and DC/21/1237/FUL and the following was agreed:

D/21/07/23.01 Resolved

That applications DC/21/1238/LB and DC/21/1237/FUL be brought forward.

D/21/07/24 Planning Applications

Five members of the public joined the meeting

Cllrs Appleby and Hood declared a non-pecuniary interest in the following two applications.

D/21/07/23/1 DC/21/1238/LB – Application for listed building consent - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables Queensbury Lodge High Street Newmarket Suffolk.

D/21/07/23.01 Resolved

The Committee voiced no objections subject to the approval of the Historical Buildings Officer and subject to it being part of the wider scheme presented to NTC in June 2020.

D/21/07/23/2 DC/21/1237/FUL – Application for listed building consent - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables Queensbury Lodge High Street Newmarket Suffolk.

D/21/07/23.02 Resolved

The Committee voiced no objections subject to it being part of the wider scheme presented to NTC in June 2020.

Cllr Drummond left the meeting

Week commencing 05/07/2021

D/21/07/23/3 DC/21/1107/HH – Householder planning application - dropped kerb - 292 Exning Road Newmarket.

D/21/07/23.03 Resolved

The Committee voiced no objections

Week commencing 28/06/2021

2 members of the public left the meeting and 1 member of the public joined the meeting.

D/21/07/23/4 DC/21/1318/HH - Householder planning application - a. two storey side and rear extension (following demolition of existing garage, workshop and shed) b. single storey rear extension - 14 Exning Road Newmarket.

D/21/07/23.04 Resolved

The Committee voiced no objections

D/21/07/23/5 DC/21/1310/HH – Householder planning application - a. single storey front extension b. two storey rear and side extension - 80 Weston Way Newmarket.

D/21/07/23.05 Resolved

The Committee voiced no objections.

A member of the public left the meeting

D/21/07/23/6 DC/21/1312/HH – Householder planning application - single storey partial front extension and single storey side extension with one roof light - 11 Golden Miller Close Newmarket.

D/21/07/23.06 Resolved

The Committee voiced no objections.

D/21/07/23/8 DC/21/1298/HH – Householder planning application - alterations to fenestration of

front elevation - 80 Drinkwater Close Newmarket.

D/21/07/23.08 Resolved

The Committee voiced no objections.

D/21/07/23/9 DC/21/1265/FUL - Planning application – single storey rear extension with mezzanine floor above - Studlands Park Industrial Estate, Caps Cases Studlands Park Avenue Newmarket.

D/21/07/23.09 Resolved

The Committee voiced no objections.

D/21/07/25 Amended and Deferred Planning Applications

None noted.

D/21/07/26 East Cambs Planning Applications

None noted.

2 members of the public left the meeting.

D/21/07/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 28/06/2021& 05/07/2021

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	Objected
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	Approved	No objections
DC/21/0872/HH	Householder planning application - a. two storey side extension b. porch to side elevation	Willoughby Cottage Fordham Road Newmarket	Approved	No objections
DC/21/0783THH	Householder planning application - side porch	23 Drinkwater Close Newmarket	Approved	No objections
DC/21/1695/FUL	Planning application - Extension to existing all-weather gallop	Racecourse Access Roads From A1304 To Newmarket Race Course Newmarket Suffolk	Approved	No objections
DC/21/1239/TCA	Trees in a conservation area notification - 21 Laurel (outlined in red on plan) overall crown reduction by up to one metre	Memorial Hall 144 High Street Newmarket	Withdrawn	
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	10 Cecil Lodge Close Falmouth Avenue Newmarket	Approved	No objections
DC/21/0994/TPO	TPO 013 (1991) tree protection order - one Sycamore (T016 on plan in area A4 on order) one Elm (T017 on plan in area A4) two Beeches (T020 and T015 on plan in area A4) fell	Tree Belt Godolphin Stables Snailwell Road Newmarket Suffolk	Approved	Objected
DC/21/0943/ADV	Application for advertisement consent - internally illuminated double sided advertising	Footpath Outside Mce House 351 Exning	Approved	No objections

Book Number 44 2021 - 2022

	panel forming one end to an existing bus shelter	Road Newmarket Suffolk		
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D/21/07/28 Delegation Panel Decisions

None noted.

1 member of the public left the meeting.

D/21/07/29 Air BnB Properties

Cllr Appleby advised the he had corresponded with West Suffolk Council on this issue and a further response is awaited.

D/21/07/30 Correspondence

None noted.

D/21/07/31 Date of Next Meeting

Monday 2nd August 2021 at 6.15pm at the Memorial Hall.

D/21/07/32 To Note any Items for Next Meeting

- Air BnB Properties

Meeting closed at 7:08pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/0721.01 Recommendation</u>	That NTC writes to West Suffolk Council to inform them of the situation and to seek an explanation for the changes and request that a full re-consultation is conducted with the taxi drivers within the next calendar month. That NTC will host the meeting between West Suffolk Council and the taxi drivers.
<u>D/21/0723.01 Resolved</u>	The Committee voiced no objections subject to the approval of the Historical Buildings Officer and subject to it being part of the wider scheme presented to NTC in June 2020.
<u>D/21/0723.02 Resolved</u>	The Committee voiced no objections subject to it being part of the wider scheme presented to NTC in June 2020.
<u>D/21/0723.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.05 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/0723.09 Resolved</u>	The Committee voiced no objections.

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications wc 12 July 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Planning application - a. sub-division of existing residential site to create one additional semi-detached dwelling b. vehicular access and on-site parking</u>  326 Exning Road Newmarket CB8 0AN Ref. No: DC/21/1389/FUL Received: Fri 02 Jul 2021 Validated: Fri 16 Jul 2021 Status: Pending Consideration		Amy Murray	Mr Thomas Rogan	Councillor Michael Anderson Councillor Karen Soons	Fri 06 Aug 2021
<u>Householder planning application - timber storage shed</u>  Southview Cottage 28 Bury Road Newmarket CB8 7BT Ref. No: DC/21/1371/HH Received: Wed 30 Jun 2021 Validated: Mon 12 Jul 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Scott Grubb	Councillor Rachel Hood Councillor Robert Nobbs	Mon 02 Aug 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications wc 12 July 2021

<u>Outline planning application (means of appearance, landscaping, layout and scale to be considered) - a. provision of up to 123 residential dwellings (class C3) together with the part demolition; b. extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c)(i), E(c)(ii), E(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); with public open space, landscaping and land reserved for a dedicated horse walk</u>  Land At Black Bear Lane High Street Newmarket Suffolk Ref. No: DC/21/1242/OUT Received: Wed 09 Jun 2021 Validated: Fri 09 Jul 2021 Status: Pending Consideration	Conservation Area	Gareth Durrant	Unex	Councillor Andy Drummond Councillor James Lay	Mon 02 Aug 2021
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Item 7a planning applications wc 12 July 2021

<u>Outline planning application (means of appearance, landscaping, layout and scale to be considered) - a. provision of up to 123 residential dwellings (class C3) together with the part demolition; b. extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c)(i), E(c)(ii), E(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); with public open space, landscaping and land reserved for a dedicated horse walk</u>  Land At Black Bear Lane High Street Newmarket Suffolk Ref. No: DC/21/1242/OUT Received: Wed 09 Jun 2021 Validated: Fri 09 Jul 2021 Status: Pending Consideration					
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Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications wc 19 July 19 July 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Householder planning applicaiton - single story rear extension (following demolition of part of utility room)</u>  6 Valley Way Newmarket CB8 0QJ Ref. No: DC/21/1425/HH Received: Thu 08 Jul 2021 Validated: Tue 20 Jul 2021 Status: Pending Consideration		Adam Yancy	Mr Stanislav Kirilov	Councillor Andy Drummond Councillor James Lay	Thu 12 Aug 2021
<u>TPO 012 (1956) tree preservation order - two Lime (T1 and T2 on plan withing A7 on order) pollard by up to four metres to previous points</u>  19 Collings Place Newmarket CB8 0EX Ref. No: DC/21/1408/TPO Received: Wed 07 Jul 2021 Validated: Wed 07 Jul 2021 Status: Pending Consideration	Tree Preservation Order	Isabella Taylor	Mrs Karen Wilson	Councillor Andy Drummond Councillor James Lay	Mon 09 Aug 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications wc 19 July 19 July 2021

<u>Advertisement application - non illuminated vinyl graphic on Medpoint machine</u>  Rookery House, Office 10 40 The Rookery Newmarket CB8 8EQ Ref. No: DC/21/1417/ADV Received: Tue 06 Jul 2021 Validated: Tue 06 Jul 2021 Status: Pending Consideration		Alice Maguire	Mr Anil Sharma	Councillor Rachel Hood Councillor Robert Nobbs	Thu 12 Aug 2021
<u>Planning application - installation of Medpoint machine</u>  Rookery House, Office 10 40 The Rookery Newmarket CB8 8EQ Ref. No: DC/21/1416/FUL Received: Tue 06 Jul 2021 Validated: Tue 06 Jul 2021 Status: Pending Consideration		Alice Maguire	Mr Anil Sharma	Councillor Rachel Hood Councillor Robert Nobbs	Tue 10 Aug 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications wc 19 July 19 July 2021

<u>TPIO 04 (1994) tree preservation order - one Copper beech (T1 on plan and T4 on order) overall crown reduction by 2.5 metres and crown thin by 15 percent</u>  10 Heasman Close Newmarket Suffolk CB8 0GR Ref. No: DC/21/1400/TPO Received: Mon 05 Jul 2021 Validated: Mon 19 Jul 2021 Status: Pending Consideration		Adam Yancy	Mr Barry Carter	Councillor Michael Anderson Councillor Karen Soons	Mon 09 Aug 2021
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Decision List

Week commencing 12th July 2021

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 CB8 7DY

Ref. No: DC/21/1204/TCA | Received: Tue 01 Jun 2021 | Validated: Tue 01 Jun 2021 | Status: Decided

APPROVED

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 CB8 7BT

Ref. No: DC/21/1151/HH | Received: Mon 24 May 2021 | Validated: Mon 24 May 2021 | Status: Decided

APPROVED

Prior Approval Application under Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 - installation of 260 roof mounted solar photo-voltaic modules

Unit 2 To 4 St Leger Drive Newmarket Suffolk CB8 7DT

Ref. No: DC/21/1018/P14JPA | Received: Thu 06 May 2021 | Validated: Mon 17 May 2021 | Status: Decided

APPROVED

Planning application - one dwelling

Land Rear Of 2 Park Avenue Newmarket Suffolk

Ref. No: DC/21/0913/FUL | Received: Mon 26 Apr 2021 | Validated: Wed 12 May 2021 | Status: Decided

APPROVED

Decision List

Week commencing 19th July 2021

Planning application - installation of shutters to veranda

The Severals Sports Pavilion Bury Road Newmarket Suffolk CB8 7BT

Ref. No: DC/21/1184/FUL | Received: Fri 28 May 2021 | Validated: Fri 28 May 2021 | Status: Decided

APPROVED

Householder planning application - dropped kerb

302 Exning Road Newmarket CB8 0AN

Ref. No: DC/21/0970/HH | Received: Fri 30 Apr 2021 | Validated: Mon 17 May 2021 | Status: Decided

APPROVED

Householder planning application - dropped kerb

300 Exning Road Newmarket CB8 0AN

Ref. No: DC/21/0945/HH | Received: Wed 28 Apr 2021 | Validated: Mon 17 May 2021 | Status: Decided

APPROVED

Householder planning application - dropped kerb

304 Exning Road Newmarket CB8 0AN

Ref. No: DC/21/0940/HH | Received: Tue 27 Apr 2021 | Validated: Mon 17 May 2021 | Status: Decided

APPROVED