



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 16th August 2021 at 6.15pm**

Attendance:

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

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

Also Present: G Colby - Administrator, J Ashton – Minute Assistant and 3 Members of the Public

Minute

D/21/08/17 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/21/08/18 Apologies

Apologies were received from Cllr Drummond.

D/21/08/19 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

Cllrs Appleby and Hood declared a non-pecuniary interest in the appeal to application DC/20/1661/OUT.

D/21/08/20 To Confirm the Minutes of the Meeting Held on 2nd August 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 2nd August 2021 and the following was agreed:

D/21/08/20.01 Resolved

That the minutes of the Development & Planning Committee held on 2nd August 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

A member of the public joined the meeting.

D/21/08/21 Public Open Session

None noted.

D/21/08/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Policy 30 relating to shop fronts.

D/21/08/23 Planning Applications

Week Commencing 26/07/2021

D/21/08/23/1 DC/21/1484/LB - Application for listed building consent - a. refurbishment of ground floor retail unit b. repair and re-decoration works to windows c. demolition and removal of dilapidated flat felted roof d. removal and replacement of existing rear staircase - 37 High Street Newmarket.

D/21/08/23.01 Resolved

The Committee voiced no objections, subject to the approval of the Historical Buildings Officer, compliance with the Shop Front policy and that adequate sound insulation is installed between the flats and neighbouring building.

A member of the public joined the meeting

D/21/08/23/2 DC/21/1483/FUL- Planning application - a. refurbishment of ground floor retail unit b. conversion of first and second floors from class E (commercial, business and service) to two residential flats (class C3) - 37 High Street Newmarket

D/21/08/23.02 Resolved

The Committee voiced no objections, subject to the approval of the Historical Buildings Officer, compliance with the Shop Front policy and that adequate sound insulation is installed between the flats and neighbouring building.

D/21/08/23/3 DC/21/1431/ADV – Application for advertisement consent - four internally illuminated gantry signs Unit 1, 2, 3A And 3B Newmarket Retail Park Oaks - Drive Newmarket Suffolk

D/21/08/23.03 Resolved

The Committee voiced no objections.

Week commencing 02/08/2021 – There were no applications to consider.

D/21/08/24 Amended and Deferred Planning Applications

D/21/08/24/1 DC/21/1242/OUT - Land at Black Bear Lane, High Street, Newmarket.

The Committee noted the comments.

D/21/08/24/2 DC/21/1389/FUL – 326 Exning Road Newmarket – following site visits by councillors the following was agreed:

D/21/08/24.02 Resolved

The Committee objected; in agreement with the objection of Suffolk Highways and that it is an overdevelopment of the site. It was noted that the owners appear to have extended their land on to common land.

D/21/08/24/3 DC/21/0114/HH – 10 Doris Street Newmarket.

D/21/08/24.03 Resolved

The Committee voiced no objections.

D/21/08/25 East Cambs Planning Applications

None noted.

D/21/08/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing,
26/07/2021& 02/08/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1201/FUL	Non-material amendment to DC/21/1201/FUL - amend the wording of condition seven to read "The area occupied by the trade counter shall be no greater than 36.80 m2 as shown on the submitted plan, drawing number 1821150/P01 Rev 2"	10 Victoria Way Newmarket	Approved	No objections
DC/21/1289/TCA	Trees in a conservation area notification - one Acacia (T1 on plan) one Conifer (T2 on plan) two Small fruit tree (T3 and T4 on plan) fell	Tanglewood Fordham Road Newmarket	Approved	Objected
DC/21/1201/FUL	Planning application - change of use from Class E(g) commercial, business and service and (B2) general industrial to (B8) storage or distribution	10 Victoria Way Newmarket	Approved	No objections
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	Approved	No objections
DC/21/1079/HH	Householder planning application - two storey rear extension	27 Paddocks Drive Newmarket Suffolk	Approved	No objections
DC/21/1112/HH	Householder planning application - single storey side extension	1 Durham Way Newmarket	Approved	No objections

D/21/08/27 Delegation Panel Decisions

None noted.

Cllrs Appleby and Hood declared a non—pecuniary interest in the following item

D/21/08/28 Planning Appeal

DC/20/1661/OUT - former Swimming Pool & Former White Lion PH, High Street, together with land at Black Bear Lane & Rowley Drive, Newmarket.

The appeal was noted.

D/21/08/29 Licensing

A discussion was held on whether to lobby West Suffolk Council to change its licensing policy regarding Heaven Awaits and this item was deferred to the next meeting to gather research of action taken by other Local Authorities.

A response from West Suffolk Council regarding taxi drivers licensing was noted and the following was agreed:

D/21/08/29.01 Resolved

The Committee welcomed the West Suffolk Council re-consultation with the taxi drivers.

D/21/08/30 Air BnB Properties

This item was deferred to the next meeting.

D/21/08/31 Correspondence

None noted.

D/21/08/32 Date of Next Meeting

Monday 6th September 2021 at 6.15pm at the Memorial Hall.

D/21/08/33 To Note any Items for Next Meeting

- Air BnB Properties
- West Suffolk Licensing policy regarding Heaven Awaits
- DC19/0063/FUL - Laureate School Road closure by Allied Mechanical
- Unauthorised signage
- Update on the appeal for application DC/20/1661/OUT

Meeting closed at 6:38pm.

Signed: By the Chairman

Date: 06/09/2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/08/23.01 Resolved</u>	The Committee voiced no objections, subject to the approval of the Historical Buildings Officer, compliance with the Shop Front policy and that adequate sound insulation is installed between the flats and neighbouring building.
<u>D/21/08/23.02 Resolved</u>	The Committee voiced no objections, subject to the approval of the Historical Buildings Officer, compliance with the Shop Front policy and that adequate sound insulation is installed between the flats and neighbouring building.
<u>D/21/08/23.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/08/24.02 Resolved</u>	The Committee objected; in agreement with the objection of Suffolk Highways and that it is an overdevelopment of the site. It was noted that the owners appear to have extended their land on to common land.
<u>D/21/08/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/08/29.01 Resolved</u>	The Committee welcomed the West Suffolk Council re-consultation with the taxi drivers.