



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 6th September 2021 at 6.15pm**

Attendance:

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

Councillor D Hall
Councillor P Hulbert
Councillor M Jefferys

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

Minute

D/21/09/1 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/21/09/2 Apologies

Apologies were received from Cllrs Berry, Clover and Hood.

D/21/09/3 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

None noted.

D/21/09/4 To Confirm the Minutes of the Meeting Held on 16th August 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 16th August 2021 and the following was agreed:

D/21/09/4.01 Resolved

That the minutes of the Development & Planning Committee held on 16th August 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/09/5 Public Open Session

A member of the public spoke to application DC/21/1612/FUL and welcomed the new hospital facilities but raised concerns about the location of the proposed development within the hospital site in relation to its proximity to White Lodge residential apartments on Exning Road. The new hospital building is not in keeping with the existing hospital building or other buildings on the site, being 50% taller and therefore there are issues of light block and loss of privacy to the residents of White Lodge.

The Chairman proposed to bring forward application DC/21/1612/FUL and the following was agreed:

D/21/09/5.01 Resolved

That application DC/21/1612/FUL be brought forward.

D/21/09/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policies and Policy 70 relating to facilities at the Newmarket Community Hospital.

D/21/09/7 Planning Applications

Week Commencing 09/08/2021

D/21/09/7/1 DC/21/1612/FUL- Planning application – two storey 32 bed inpatient ward Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/21/09/7.01 Recommendation

The Committee requested an extension until the end of the month to allow for a site visit. The Committee welcomed the new facility and were pleased to support the new building, but requested that other sites be considered; in particular site C, and that the opinions of nearby residents should be seriously considered

A member of the public left the meeting

Week Commencing 09/08/2021

D/21/09/7/2 DC/21/1649/TCA - Trees in a conservation area notification - a. group of mixed trees/shrubs (G1 on plan) fell; b. group of mixed trees/shrubs (G2 on plan) crown lift to 0.5 metres off boundary wall - Barkway House 18 Bury Road Newmarket.

D/21/09/7.02 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

Week commencing 16/08/2021

D/21/09/7/3 DC/21/1570/HH – Householder planning application - front porch - 211 Tulyar Walk Newmarket.

D/21/09/7.03 Resolved

The Committee voiced no objections.

D/21/09/7/4 DC/21/1563/HH – Householder planning application - single storey rear extension (following demolition of existing conservatory) - 10 Hill Close Newmarket.

D/21/09/7.04 Resolved

The Committee voiced no objections.

D/21/09/7/5 DC/21/1117/FUL – Planning application – partial change of use of first floor from offices/retail (class E) to residential (class C3) to create five flats - 116-118 High Street Newmarket.

D/21/09/7.05 Resolved

The Committee objected on the grounds of the layout and density of the building. The building is too small for 5 flats to meet minimum space requirements and feels that 4 flats would be more appropriate.

Week commencing 23/08/2021

D/21/09/7/6 DC/21/1590/FUL – Planning application - a. one mezzanine floor in Unit 1d b. nine ground floor windows, two ground floor pedestrian doors and six first floor windows c. two external floor mounted condenser units - Unit 1B And Unit 1C And 1D Newmarket Business Park Studlands Park Avenue Newmarket Suffolk.

D/21/09/7.06 Resolved

The Committee voiced no objections.

D/21/09/7/6 DC/21/1580/FUL – Planning application - storage warehouse (class B8 - storage and 7distribution) - Unit 4 Albion Court 9 Studlands Park Avenue Newmarket Suffolk.

D/21/09/7.07 Resolved

The Committee voiced no objections subject to ensuring that the trees in the drawings are planted as stated and that WSC enforces a condition for appropriate hedging and greenery to the rear for screening and that additional lighting be installed to improve the lighting on the Yellow Brick Road. The Committee would ask that consideration is given to the close proximity of the site to the Yellow Brick Road with respect to Policy 17 of the Newmarket Neighbourhood Plan.

D/21/09/8 Amended and Deferred Planning Applications

D/21/09/8/1 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.

D/21/09/8.01 Resolved

The Committee voiced no objections.

D/21/09/8/2 DC/21/0988/FUL – Planning application - Installation of six floodlights to existing rugby pitch, following removal of existing 3No. floodlights on south-eastern boundary - Scaltback Middle School, Clubhouse, Elizabeth Avenue, Newmarket.

D/21/09/8.02 Resolved

The Committee voiced no objections.

Cllr Drummond abstained from voting on the following application.

D/21/09/8/3 DC/21/0152/FUL – Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility - Land South Of, Burwell Road, Exning, Suffolk.

D/21/09/8.03 Recommendation

The Committee commented regarding the cumulative impact of development on

Book Number 57 2021 - 2022

and beyond Exning Road with regard to increased traffic and requested that this is considered as part of any Section 106 agreement to improve the infrastructure.

It was noted that this application had been deferred at the Development and Planning Committee at WSC.

Cllr Drummond abstained from the vote.

D/21/09/9 East Cambs Planning Applications

D/21/09/10/1 21/00599/FUL – Proposed erection of 8 no. dwellings all associated works – Site South of 104 Crockfords Road Newmarket Suffolk.

This application was withdrawn.

D/21/09/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 9/08/2021, 16/08/2021 & 23/08/2021

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
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	Approved	No objections
DC/21/0653/FUL	Planning application - change of use of first floor vacant beauty salon (sui generis) into two dwellings (class C3)	6-7 Crown Walk Newmarket Suffolk	Approved	No objections
DC/21/1298/HH	Householder planning application - alterations to fenestration of front Elevation	80 Drinkwater Close Newmarket	Approved	No objections

D/21/09/11 Delegation Panel Decisions

None noted.

D/21/09/12 Licensing

None noted.

D/21/09/13 Air BnB Properties

A meeting with WSC Planning Officers is still awaited.

D/21/09/14 Correspondence

None noted.

D/21/09/15 Date of Next Meeting

Monday 20th September 2021 at 6.15pm at the Memorial Hall.

D/21/09/16 To Note any Items for Next Meeting

- Air BnB Properties
- Request from West Suffolk for Tree Wardens.

Meeting closed at 6:56pm.

Book Number 58 2021 - 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/09/7.01 Recommendation</u>	The Committee requested an extension until the end of the month to allow for a site visit. The Committee welcomed the new facility and were pleased to support the new building, but requested that other sites be considered; in particular site C, and that the opinions of nearby residents should be seriously considered
<u>D/21/09/7.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/09/7.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/7.05 Resolved</u>	The Committee objected on the grounds of the layout and density of the building. The building is too small for 5 flats to meet minimum space requirements and feels that 4 flats would be more appropriate.
<u>D/21/09/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/7.07 Resolved</u>	The Committee voiced no objections subject to ensuring that the trees in the drawings are planted as stated and that WSC enforces a condition for appropriate hedging and greenery to the rear for screening and that additional lighting be installed to improve the lighting on the Yellow Brick Road. The Committee would ask that consideration is given to the close proximity of the site to the Yellow Brick Road with respect to Policy 17 of the Newmarket Neighbourhood Plan.
<u>D/21/09/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/8.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/8.03 Recommendation</u>	The Committee commented regarding the cumulative impact of development on and beyond Exning Road with regard to increased traffic and requested that this is considered as part of any Section 106 agreement to improve the infrastructure.