

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
T O W N C O U N C I L

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 4th October @ 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 20th September 2021**
 - 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 13/09/2021, 20/09/2021
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 13/09/2021, 20/09/2021
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Former St Felix Middle School site** – To discuss the emerging draft development plan (to follow)
- 14. Correspondence**
- 15. Date of next meeting** – Monday 18th October
- 16. Items for consideration at the next meeting**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 28/09/2021

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 20th September 2021 at 6.15pm**

Attendance:

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

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

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

Minute

D/21/09/17 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/21/09/18 Apologies

Apologies were received from Cllr Clover.

D/21/09/19 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

None noted.

D/21/09/20 To Confirm the Minutes of the Meeting Held on 6th September 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 6th September 2021 and the following amendment was made:

Page 1 - spelling error corrected to read "Deputy"

Subject to the amendment being made, the following was agreed:

D/21/09/20.01 Resolved

That the minutes of the Development & Planning Committee held on 6th September 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/09/21 Public Open Session

None noted.

D/21/09/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

D/21/09/23 Planning Applications

Week commencing 30/08/2021 – There were no planning applications to consider.

Week Commencing 06/09/2021

D/21/09/23/1 DC/21/1721/HH- Householder planning application - first floor front extension over existing garage - 1 Station Approach Newmarket.

D/21/09/23.01 Recommendation

The Committee voiced no objections.

Cllr Hood declared a non-pecuniary interest in the following application.

D/21/09/23/2 DC/21/1693/HH - Householder planning application - single storey rear extension following demolition of existing conservatory - 49 Heasman Close Newmarket.

D/21/09/23.02 Resolved

The Committee voiced no objections.

D/21/09/24 Amended and Deferred Planning Applications

D/21/09/24/1 DC/21/1026/FUL - Planning application - a. extension and refurbishment of existing stables with two apartments at first floor; b. three detached dwellings with associated landscaping and parking - Calder Park Stables Hamilton Road Newmarket.

D/21/09/24.01 Resolved

The Committee voiced no objections, subject to previous comments of “that the dwelling only being used by staff employed at the stable and on condition that the dwellings cannot be sold separately” being applied.

D/21/09/24/2 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/21/09/24.02 Resolved

The Committee voiced no objections.

D/21/09/25 East Cambs Planning Applications

None noted.

D/21/09/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 30/08/2021 & 06/09/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1418/FUL	Planning application - installation of Medpoint machine	Lords Pharmacy The Guineas Shopping Centre Newmarket	Approved	No objections
DC/21/1417/ADV	Advertisement application - non illuminated vinyl graphic on Medpoint machine	Lords Pharmacy The Guineas Shopping Centre Newmarket	Approved	No objections

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 to dwellinghouse(s) (class C3) to create two dwellings	116-118 High Street Newmarket Suffolk	Approved	No objections
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D/21/09/27 Delegation Panel Decisions

D/21/0927/1 DC/21/0706/VAR - Planning application - removal of conditions five and six and variation of condition two of DC/17/1614/FUL to allow the use of UPVC windows and doors - Oakfield Surgery, Vicarage Road, Newmarket.

The Delegation Panel referred this application to the Development Control Committee - Concerned about use of UPVC in the Conservation Area – to better understand why these would be acceptable in this case.

D/21/09/28 Licensing
None noted.

D/21/09/29 Tree Warden Scheme
The West Suffolk Council notice calling for voluntary Tree Wardens for Newmarket was noted. It was reported that the Newmarket Community Nature Reserve Group had indicated an interest in covering this role and the following was agreed:

D/21/09/29.01 Resolved

That the Newmarket Community Nature Reserve Group be invited to a meeting to discuss the role of Voluntary Tree Wardens.

D/21/09/30 Air BnB Properties
A response from WSC Planning Officers was still awaited.

D/21/09/31 DC/19/0063/FUL
The Allied Mechanical application to reinstate the footpath, as required by condition 18 to reinstate the footpath before the buildings are used in the planning permission, was considered and the following was agreed:

D/21/09/31.01 Resolved

That a letter be sent to Allied Mechanical requesting an update on plans to reinstate the footpath and to West Suffolk Planning regarding planning enforcement action if applicable.

D/21/09/32 Correspondence
West Suffolk Council – Local Plan consultation review of sustainable settlements was received and noted. The following was agreed:

D/29/09/32.01 Recommendation

That a response to the consultation be sent regarding the insufficient bus services into Newmarket which is not regular and a total absence of a service on Sunday evenings.

Sunnica – postponement of the DCO submission date to 12th November 2021 to
Book Number 62 2021 - 2022

allow further targeted consultation due to the changes to the Order Limits was noted.

D/21/09/33 Date of Next Meeting

Monday 4th October 2021 at 6.15pm at the Memorial Hall.

D/21/09/34 To Note any Items for Next Meeting

- Air BnB Properties

Meeting closed at 6:42pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/09/23.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/23.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/24.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/24.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/09/29.01 Resolved</u>	That the Newmarket Community Nature Reserve Group be invited to a meeting to discuss the role of Voluntary Tree Wardens.
<u>D/21/09/31.01 Resolved</u>	That a letter be sent to Allied Mechanical requesting an update on plans to reinstate the footpath and to West Suffolk Planning regarding planning enforcement action if applicable.
<u>D/21/09/32.01 Recommendation</u>	That a response to the consultation be sent regarding the insufficient bus services into Newmarket which is not regular and a total absence of a service on Sunday evenings.

Item 7 planning lists 13th September 2021

	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/21/1677/TPO TPO (1960) 032 - Tree preservation order - a. one Elm (T1 on plan, within A1 on order) - fell, b. one silver birch (T2 on plan, within A1 on order) - reduce by up to 3 metres to previous points, c. one yew (T3 on plan, within A1 on order) - overall reduction to 1.5 metres to create bush The Garden Cottage 6 Argent Place Newmarket CB8 7XG (westsuffolk.gov.uk)	TPO & Conservation area	Alice Maguire	Mr Basel	Michael Anderson Karen Soons	Mon 04 Oct 2021 (1 day extension requested and granted)

WSC applications wc 20th September 2021

NO LISTINGS:

Planning – Weekly List

 Please check the search criteria:

- No results found.

Search Planning Applications either validated or decided in a given week.

Simple Advanced **Weekly/Monthly Lists** Property Map

Weekly List Monthly List

Parish:

Ward:

Week beginning:

Show applications: ☒ Validated in this week

BLANK

Decision List

Week commencing 6th September 2021

Planning application - a. sub-division of existing residential site to create one additional semi-detached dwelling b. vehicular access and on-site parking

326 Exning Road Newmarket CB8 0AN

Ref. No: DC/21/1389/FUL | Received: Fri 02 Jul 2021 | Validated: Fri 16 Jul 2021 | Status: Decided

REJECTED**Householder planning application - timber storage shed**

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: Decided

APPROVED**Householder planning application - a. single storey front extension b. two storey rear and side extension**

80 Weston Way Newmarket CB8 7SF

Ref. No: DC/21/1310/HH | Received: Tue 22 Jun 2021 | Validated: Tue 22 Jun 2021 | Status: Decided

APPROVEDWeek Commencing 13th September 2021**Householder planning application - single story rear extension (following demolition of part of utility room)**

6 Valley Way Newmarket CB8 0QJ

Ref. No: DC/21/1425/HH | Received: Thu 08 Jul 2021 | Validated: Tue 20 Jul 2021 | Status: Decided

APPROVED**TPIO 04 (1994) tree preservation order - one Copper beech (T1 on plan and T4 on order) Crown reduce by up to 1.5 metres all round, to appropriate pruning points, in line with BS3998:20**

10 Heasman Close Newmarket Suffolk CB8 0GR



Decision List

Ref. No: DC/21/1400/TPO | Received: Mon 05 Jul 2021 | Validated: Mon 19 Jul 2021 | Status: Decided

APPROVED

[Application to discharge condition three \(surface water\) of DC/17/1614/FUL](#)

Oakfield Surgery Vicarage Road Newmarket CB8 8HP

Ref. No: DCON(C)/17/1614 | Received: Fri 21 May 2021 | Validated: Fri 21 May 2021 | Status: Decided

APPROVED