



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 18th October 2021 at 6.15pm**

Attendance:

Councillor C O'Neill (Chairman)
Councillor P Hulbert
Councillor M Jefferys

Councillor D Hall
Councillor A Drummond

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk and 1 member of the press

Minute

D/21/10/16 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/21/10/17 Apologies

Apologies were received from Cllrs Appleby, Berry, Clover and Hood.

D/21/10/18 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

All councillors declared a non-pecuniary interest in item 7, application DC/21/1917/TCA; a dispensation had been applied for and granted.

D/21/10/19 To Confirm the Minutes of the Meeting Held on 4th October 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 4th October 2021 and the following was agreed:

D/21/10/19.01 Resolved

That the minutes of the Development & Planning Committee held on 4th October 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/10/20 Public Open Session

No members of the public were present.

D/21/10/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NKT 1 – Traditional materials, NKT14- Tree Management, NKT30 Shop Fronts.

D/21/10/22 Planning Applications

Week Commencing 27/09/2021

D/21/09/22/1 DC/21/1945/TCA - Trees in a conservation area notification - one Yew (Y1 on plan)

Book Number 67 2021 - 2022

remove branches by one metre clearance to roof of neighbour property - St Marys Church St Marys Square Newmarket.

D/21/10/22.01 Resolved

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

- D/21/09/22/2** DC/21/1917/TCA - Trees in a conservation area notification - one London plain (marked with black x and one on plan) crown reduction in height by 1.5 metres and crown lift to 3.5 metres above ground level - Planting Beds Adjacent Clocktower Roundabout High Street Newmarket Suffolk.

D/21/10/22.02 Resolved

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

- D/21/09/22/3** DC/21/1925/TCA - Trees in a conservation area notification - group of mixed species (G1 on plan) crown lift to 2.5 metres above ground level on The Maltings side and crown reduction to previous pruning points or two metres clear of building The Maltings Fordham Road Newmarket.

D/21/10/22.03 Resolved

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

- D/21/09/22/4** DC/21/1852/HH - Householder planning application - single storey side extension (following demolition of Woodland House) - Woodland The Severals Newmarket.

D/21/10/22.04 Resolved

The Committee voiced no objections.

- D/21/09/22/5** DC/21/1834/TPO - TPO/1992/04 – Tree preservation order – pollard one Lime (T10 on plan and T10 order) pollard tree back to previous points - 25 Exeter Road Newmarket.

D/21/10/22.05 Resolved

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

- D/21/09/22/6** DC/21/1749/ADV - Advertisement application - new shop front with new signage and retractable canopy 128 High Street Newmarket.

D/21/10/22.06 Resolved

The Committee voiced no objections.

Week Commencing 04/10/2021

- D/21/09/22/7** DC/21/1877/FUL - Planning application - a. replacement existing windows and doors with alterations as per design and access document b. automatic smoke vent at roof level - The Coach House 168 High Street Newmarket.

D/21/10/22.07 Resolved

The Committee OBJECTED to the use of PVC windows in a prominent building in a Conservation Area

D/21/09/22/8 DC/21/1895/FUL - Planning application - proposed first floor extension to form additional office accommodation Varian Stable Bury Road Newmarket Suffolk.

D/21/10/22.08 Resolved

The Committee voiced no objections.

D/21/09/22/9 DC/21/1862/FUL - Planning application – install two rapid electric vehicle charging stations within the car park of McDonalds with associated equipment McDonalds Willie Snaith Road Newmarket Suffolk.

D/21/10/22.09 Resolved

The Committee voiced no objections.

D/21/09/22/10 DC/21/1813/HH - Householder planning application - a. single storey front extension with two roof lights b. two storey side extension (following demolition of existing garage) c single storey rear extension d. install gated entrance - Meynell House Snailwell Road Newmarket.

D/21/10/22.10 Resolved

The Committee voiced no objections.

D/21/09/22/11 DC/21/1753/FUL - Planning application – one dwelling and vehicular Access - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/21/10/22.11 Resolved

The Committee voiced no objections, subject to a resolution of the objections set by The Highways Authority.

D/21/10/23 Amended and Deferred Planning Applications

D/21/10/23/01 DC/20/0624/FUL - Planning Application - four flats to rear of 143 All saints Road - 143A All Saints Road Newmarket Suffolk.

D/21/10/23.01 Resolved

The Committee restated their original comments and objected on the grounds of overdevelopment of the site, parking issues and overlooking/encroachment onto Nat Flatman Street.

Cllr Borda entered the public gallery.

D/21/10/23/02 DC/21/1721/HH - Householder planning application - first floor front extension over existing garage - 1 Station Approach, Newmarket.

D/21/10/23.02 Resolved

The Committee voiced no objections.

D/21/10/23/03 DC/21/0152/FUL - Hybrid Planning Application - A. Full planning for 205

Book Number 69 2021 - 2022

dwelling, 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/21/10/23.03 Recommendation

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.

D/21/10/24 East Cambs Planning Applications

None noted.

D/21/10/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 27/09/2021 & 04/10/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1570/HH	Householder planning application - front porch	211 Tulyar Walk Newmarket	Approved	No objections
DC/21/1563/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	10 Hill Close Newmarket	Approved	No objections
DC/21/0988/FUL	Planning application - Installation of six floodlights to existing rugby pitch, following removal of existing three floodlights on South-Eastern boundary	Scaltback Middle School, Clubhouse Elizabeth Avenue Newmarket	Approved	No objections
DC/21/076/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.	Oakfield Surgery Vicarage Road Newmarket	Approved	Objected

D/21/10/26 Delegation Panel Decisions

D/21/10/26/1 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 - Oakfield Surgery, Vicarage Road, Newmarket.

It was noted that this application was referred to the Development Control Committee and the application was approved.

Cllr Drummond informed council that the Queensbury Lodge Appeal, set for 2-4 November has been withdrawn.

D/21/10/27 Licensing

None noted.

D/21/10/28 Proposed 5G Telecommunications Installation for H3G UK

The information on the proposal for an impending planning application to install a mast at George Lambton Avenue was noted.

D/21/10/29 Correspondence

None noted.

D/21/10/30 Date of Next Meeting

Monday 1st November 2021 at 6.15pm at the Memorial Hall.

D/21/10/31 To Note any Items for Next Meeting

Meeting closed at 6.39pm.

Signed: By the Chairman

Date:01/11/2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/10/22.01 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/10/22.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/19/22.03 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/10/22.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/22.05 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/10/22.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/22.07 Resolved</u>	The Committee OBJECTED to the use of PVC windows in a prominent building in a Conservation Area
<u>D/21/10/22.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/22.09 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/22.10 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/22.11 Resolved</u>	The Committee voiced no objections, subject to a resolution of the objections set by The Highways Authority.
<u>D/21/10/23.01 Resolved</u>	The Committee restated their original comments and objected on the grounds of overdevelopment of the site.
<u>D/21/10/23.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/10/23.03 Resolved</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.