



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 1st November 2021 at 6.15pm**

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry

Councillor J Ferries
Councillor D Hall
Councillor P Hulbert

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Crissall, Woodditton Parish Cllr D White and 1 Member of the Press

Minute

D/21/11/1 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/21/11/2 Apologies

Apologies were received from Cllrs Appleby, Drummond, Hood and Jefferys. Cllr Clover was absent.

D/21/11/3 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/21/11/4 To Confirm the Minutes of the Meeting Held on 18th October 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 18th October 2021 and the following was agreed:

D/21/11/4.01 Resolved

That the minutes of the Development & Planning Committee held on 18th October 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Cllr Berry joined the meeting

There were no matters arising.

D/21/11/5 Public Open Session

Woodditton Parish Councillor D White offered to answer any questions regarding item 14.

The Chairman proposed that item 14 be brought forward and the following was agreed:

D/21/11/5.01 Resolved

That item 14 Woodditton Road be brought forward.

Book Number 72 2021 - 2022

D/21/11/6 Woodditton Road

Cllr White gave details of the incidents of speeding and that speed signs alone do not work as the evidence of SID cameras proves and other options need to be considered especially on the railway bridge.

The request from Woodditton Parish Council to support the Woodditton planning application for traffic calming along Woodditton Road from the junction with St John's Avenue was considered and the following was agreed:

D/21/11/6.01 Recommendation

That NTC fully supported and approved the proposal for traffic calming along Woodditton Road.

Deputy Town Clerk was asked to contact Woodditton Parish Council to give thanks for Cllr White's attendance tonight and for the consultation with NTC. To also offer any further support with their proposal and that the Chairman and Cllrs would be willing to attend Woodditton Parish Council meetings.

D/21/11/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policies applied to the tree applications.

D/21/11/8 Planning Applications

Week Commencing 11/10/2021 – There were no applications to consider.

Week Commencing 18/10/2021

D/21/11/7/1 DC/21/2019/P3CMA - Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to 15 dwellings (class C3) - 136 - 142 High Street Newmarket Suffolk.

Cllr Winter joined the meeting as an observer.

D/21/11/7.01 Recommendation

The Committee objected on the grounds of it being an overdevelopment of the site, the flats do not meet minimum permitted size, no provision for parking and that the ground floor should be kept for commercial use as it is located in a prime commercial area.

D/21/11/7/2 DC/21/1748/FUL - Planning application - a. Change of use from shop (class A1) to cafe (class A3) b. rear ventilation/extraction system c. external seating area - 128 High Street Newmarket.

D/21/11/7.02 Recommendation

The Committee voiced no objections subject to fire safety regulations being met.

D/21/11/7/3 DC/21/2051/TCA - Trees in a conservation area notification - a. one Mulberry (T1 on plan) overall crown reduction by two metres b. one Silver Birch (T2 on plan) reduce height by four metres and sides by two metres c. one Magnolia (T3 on plan) - overall crown reduction by up to two metres d. one Hawthorn (T4 on plan) fell - 19

The Avenue Newmarket.

D/21/11/7.03 Recommendation

The Committee actively encourages responsible tree management and does not object to this application. The Committee does not object to the felling of the dead Hawthorn tree subject to approval of Tree Officer and requested that a suitable replacement tree be planted

D/21/11/7/4 DC/21/2020/TE1 – Determination in respect of Development by Telecommunications Code systems operators - proposed 18.0 metre phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works - George Lambton Avenue Studlands Park.

D/21/11/7.04 Recommendation

The Committee voiced no objection.

D/21/11/9 Amended and Deferred Planning Applications

None noted.

D/21/11/10 East Cambs Planning Applications

None noted.

D/21/11/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 11/10/2021 & 18/10/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1074/FUL	Planning application - three dwellings and associated works (following demolition of existing dwelling)	28 St Fabians Close Newmarket	Approved	No objections
DC/21/0987/HH	Householder planning application - dropped kerb	290 Exning Road Newmarket	Approved	No objections
DC/21/1190/FUL	Planning application - storage building with ancillary offices and trade counter (following demolition of existing store)	Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket	Approved	No objections
DC/21/1190/HH	Householder planning application - dropped kerb	292 Exning Road Newmarket	Approved	No objections

D/21/11/12 Delegation Panel Decisions

None noted.

D/21/11/13 Appeals

DC/20/1661/OUT – Outline planning application (all matters reserved) - Outline planning application (all matters reserved) (i) 123no. dwellings (ii) 1no. commercial unit with public open space and landscaping (iii) land reserved and dedicated horse walk – Land at Black Bear lane, The Former Swimming Pool, Rowley Drive, Newmarket, Suffolk.

It was noted that the appeal made to the Secretary of State against the refusal of outline planning permission of DC/20/1661/OUT has now been withdrawn by the appellant.

Book Number 74 2021 - 2022

D/21/11/14 Licensing
None noted.

Cllr White left the meeting.

D/21/11/15 Correspondence
Equine World parking request – to be discussed at the C&L Committee.

D/21/11/16 Date of Next Meeting
Monday 15th November 2021 at 6.15pm at the Memorial Hall.

D/21/11/17 To Note any Items for Next Meeting

- Update on the Rutland Arms Development

Meeting closed at 6:49pm.

Signed by the Chairman Date 15th November 2021

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/11/5.01 Resolved</u>	That item 14 Woodditton Road be brought forward.
<u>D/21/11/6.01 Recommendation</u>	That NTC fully supported and approved the proposal for traffic calming along Woodditton Road.
<u>D/21/11/7.01 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, the flats do not meet minimum permitted size, no provision for parking and that the ground floor should be kept for commercial use as it is located in a prime commercial area.
<u>D/21/11/7.02 Resolved</u>	The Committee voiced no objections subject to fire safety regulations being met.
<u>D/21/11/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application. The Committee does not object to the felling of the dead Hawthorn tree subject to approval of Tree Officer and requested that a suitable replacement tree be planted
<u>D/21/11/7.04 Resolved</u>	The Committee voiced no objections.