



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 15th November 2021 at 6.15pm**

Attendance:

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

Councillor J Ferries
Councillor D Hall
Councillor P Hulbert
Councillor M Jefferys

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

Minute

D/21/11/18 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/21/11/19 Apologies

Apologies were received from Cllrs Clover and Hood.

D/21/11/20 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/21/11/21 To Confirm the Minutes of the Meeting Held on 1st November 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 1st November 2021 and the following was agreed:

D/21/11/21.01 Resolved

That the minutes of the Development & Planning Committee held on 1st November 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/11/22 Public Open Session

None noted.

D/21/11/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policy 14 applied to the tree applications and Policy 30 Shopfronts.

D/21/11/24 Planning Applications

Week Commencing 25/10/2021

D/21/11/24/1 DC/21/2119/TCA - Trees in a conservation area notification - four Sycamore (T1-T4 on plan) fell - Godolphin Stables Snailwell Road Newmarket.

D/21/11/24.01 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that suitable replacements be planted.

D/21/11/24/2 DC/21/2112/CLE - Application for lawful development certificate for existing use or development - domestic ancillary buildings - 4 Bridge Cottages Snailwell Road Newmarket.

D/21/11/24.02 Resolved

The Committee voiced no objections.

D/21/11/24/3 DC/21/2009/FUL - Planning application – retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works Replacement -Unit 2 - 3 Crown Walk Newmarket Suffolk.

D/21/11/24.03 Resolved

The Committee voiced no objections.

The Committee noted that there are more Town centre accommodation developments without parking provision.

D/21/11/24/4 DC/21/2014/TPO – TPO 234(1972) tree preservation order – one Beech overall crown reduction of 1.5 metres - 12 Elliott Close Newmarket.

D/21/11/24.04 Resolved

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

D/21/11/24/5 DC/21/1994/TPO – TPO 03 (1991) tree preservation order – two Sycamore (one and two on plan within G1 on order) crown lift over neighbouring property and car park by two metres - St Marys Church St Marys Square Newmarket.

D/21/11/24.05 Resolved

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

D/21/11/24/6 DC/21/1980/HH – Householder planning application - two storey side extension with associated internal alterations - 2 Cardigan Street Newmarket.

Cllr Winter joined the meeting as an observer.

D/21/11/24.06 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site, layout and density and loss of light to neighbouring properties.

D/21/11/24/7 DC/21/1960/TCA – Trees in a conservation area notification - a. one Pine (blue star on plan) remove lowest south facing limb by 5 metres; b. one Lime (red star on plan)

fell - 1 Somerville Lodge Fordham Road Newmarket.

D/21/11/24.07 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that a suitable replacement be planted.

Week Commencing 01/11/2021

D/21/11/24/8 DC/21/2089/HH – Householder planning application - single storey side and rear extension (following demolition of existing garage) - Instow 32 Green Road Newmarket.

D/21/11/24.08 Resolved

The Committee voiced no objections.

D/21/11/24/9 DC/21/2064/HH – Householder planning application – garage conversion to habitable space, with single storey side and rear extensions - 43 Leaders Way Newmarket.

D/21/11/24.09 Resolved

The Committee voiced no objections.

D/21/11/24/10 DC/21/2063/HH – Householder planning application - a. front porch b. two storey side extension - 59 Beaverbrook Road Newmarket.

D/21/11/24.10 Resolved

The Committee voiced no objections.

D/21/11/24/11 DC/21/2060/VAR – Planning application - variation of condition 2 of application DC/21/1265/FUL to allow use of amended plans for single storey rear extension with mezzanine floor above - Studlands Park Industrial Estate, Caps Cases Studlands Park Avenue Newmarket.

D/21/11/24.11 Resolved

The Committee voiced no objections.

D/21/11/24/12 DC/21/2122/TCA – Trees in a conservation area notification - two groups of Leylandii (red lines on plan) reduce height by one metre and trim back overgrowth by 0.5 metre - Adjacent to Flint Cottage Stables Rayes Lane Newmarket Suffolk.

D/21/11/24.12 Resolved

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

D/21/11/24/13 DC/21/1924/FUL – Planning application - a. change of use of retail shop to restaurant/cafe on ground floor b. installation of ducting system - Alma House 10A Market Street Newmarket Suffolk.

D/21/11/24.13 Resolved

The Committee voiced no objections.

Book Number 78 2021 - 2022

Minutes of Development & Planning Committee held on Monday 15th November 2021

Week Commencing 08/11/2021

D/21/11/24/14 DC/21/2206/TCA – Trees in a conservation area notification - one Sycamore (marked on plan) fell; one Lilac (marked on plan) lateral crown reduction on all aspects by up to one metre - Piers House Rayes Lane Newmarket.

D/21/11/24.14 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and were pleased to see that a suitable replacement will be planted.

D/21/11/24/15 DC/21/2144/FUL – Planning application - entrance lobby - 3 High Street Newmarket.

D/21/11/24.15 Resolved

The Committee voiced no objections subject to complying with the West Suffolk Council Shopfront Policy.

D/21/11/24/16 DC/21/2135/FUL – Planning application - roof extension with five dormer windows to second floor - Flat 2 Sun Lane Newmarket.

D/21/11/24.16 Resolved

The Committee deferred this application to the next meeting.

D/21/11/24/17 DC/21/2104/FUL – Planning application - installation of external wall insulation system and render to all external elevations of seven properties on Exning Road Newmarket 278, 286, 298, 310, 312, 316, 318 - Exning Road Newmarket Suffolk.

D/21/11/24.17 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/18 DC/21/2103/FUL – Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road Newmarket 283, 287, 289, 291, 293, 295, 297, 307, 315, 327 And 337 - Exning Road Newmarket Suffolk.

D/21/11/24.18 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/19 DC/21/2102/FUL – Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road Newmarket 222, 224, 226, 230, 234, 236, 240, 242, 244, 248, 250, 254, 260, 264, 266, 268, 272 - Exning Road Newmarket Suffolk.

D/21/11/24.19 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/20 DC/21/2090/TPO – TPO/1977/04 – Tree preservation order – one Maple (102 on plan; G2 on order) overall crown reduction by 3 metres; one Maple (104 on plan, G2 on order) remove basal epicormic growth; one Elm (118 on plan, G1 on order) crown raise by 4 metres TPO/1956/01 -Tree preservation order – one Horse Chestnut (0204 on plan, A3 on plan) remove basal epicormic growth; one Lime (209 on plan, A1 on order) remove basal epicormic growth - Amenity Land To The Rear Of 9 To 41 Norfolk Avenue Churchill Avenue Collings Place Newmarket Suffolk.

D/21/11/24.20 Resolved

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

D/21/11/24/21 DC/21/2070/FUL – Planning application - external covered seating area within existing garden - The Yard Grosvenor Yard Newmarket.

D/21/11/24.21 Resolved

The Committee voiced no objections.

A member of the public joined the meeting

D/21/11/24/22 DC/21/2057/HH – Householder planning application - a. raising height of existing roof b. two storey front extension c. two and half storey side extension (following demolition of existing garage/playroom and utility) d. two storey part single storey rear extension e. dormer window on rear elevation f. solar panels on front and side elevations g. new entrance gates - 24 Hamilton Road Newmarket.

D/21/11/24.22 Resolved

The Committee voiced no objections.

D/21/11/24/23 DC/21/2032/TPO – TPO 032 (1960) - one robinia (T1 on plan, within A1 on order) reduce lateral limbs growing over property back to suitable growth points - 17 Wyndham Way Newmarket.

D/21/11/24.23 Resolved

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

D/21/11/25 Amended and Deferred Planning Applications

D/21/11/25/01 DC/21/1162/LB - Application for listed building consent - a. internal alterations to convert floors into three separate flats b. replacement windows c. two additional windows d. re-painting of front and rear doors, high level soffit and cornice details - St Aubyns, Wellington Street, Newmarket.

D/21/11/25.01 Resolved

The Committee objected to the application and supports the findings of the Conservation Officer. The Committee will support any developments approved by the Conservation Officer.

D/21/11/25/02 DC/21/1104/HH - Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. replacement front wall d. increase in height of existing rear lodge - 10 Doris Street, Newmarket.

D/21/11/25.02 Resolved

The Committee were unable to make a judgement as the changes were not clear on plans.

D/21/11/26 East Cambs Planning Applications

21/01557/FUL – New football club car park and development of 6 single storey dwellings with associated off-road parking – Newmarket Football Club Cricket Field Road Newmarket Suffolk.

D/21/11/26.01 Resolved

The Committee voiced no objections.

D/21/11/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 25/10/2021, 01/11/2021 & 08/11/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1721/HH	Householder planning application - first floor front extension over existing garage	1 Station Approach Newmarket	Approved	No objections
NMA(A)21/0683	Non material amendment to DC/21/0683/HH to move the double garage 600mm from the installed fence	1 Seymour Close Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/21/1917/TCA	Trees in a conservation area notification - one London plane (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	Approved	No objections
DC/21/1814/CLP	Application for lawful development certificate for proposed use or development - detached workshop/garage	Meynell House Snailwell Road Newmarket	Approved	No objections
DC/21/1693/HH	Householder planning application - single storey rear extension following demolition of existing conservatory	49 Heasman Close Newmarket	Approved	No objections
DC/21/1945/TCA	Trees in a conservation area notification - one Yew (Y1 on plan) remove branches by one metre clearance to roof of neighbour property	St Marys Church St Marys Square Newmarket	Approved	No objections
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	Withdrawn	
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	Approved	No objections
DC/21/1834/TPO	TPO/1992/04 - Tree preservation order - pollard one Lime (T10 on plan and T10 order) reduce to previous reduction points (approximate crown height reduction of 6 metres)	25 Exeter Road Newmarket	Approved	No objections
DC/21/0604/FUL	Planning application - construction of one dwelling, as amended by plans received 21 October 2021	Nowell Lodge Fordham Road Newmarket	Refused	

D/21/11/28 Delegation Panel Decisions

Book Number 81 2021 - 2022

Minutes of Development & Planning Committee held on Monday 15th November 2021

None noted.

D/21/11/29 Licensing

None noted.

D/21/11/30 Rutland Arms Development

A verbal update was given on the delays to the development and the current issues are with West Suffolk Council Legal department to resolve.

D/21/11/31 Correspondence

None noted.

D/21/11/32 Date of Next Meeting

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

D/21/11/33 To Note any Items for Next Meeting

- DC/21/2135/FUL - 2 Sun Lane

Meeting closed at 7:03pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/11/24.01 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that suitable replacements be planted.
<u>D/21/11/24.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.04 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.05 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.06 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, layout and density and loss of light to neighbouring properties
<u>D/21/11/24.07 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that a suitable replacement be planted.
<u>D/21/11/24.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.09 Resolved</u>	The Committee voiced no objections.

Book Number 82 2021 - 2022

<u>D/21/11/24.10 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.11 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.12 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.13 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.14 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and were pleased to see that a suitable replacement will be planted.
<u>D/21/11/24.15 Resolved</u>	The Committee voiced no objections subject to complying with the West Suffolk Council Shopfront Policy.
<u>D/21/11/24.16 Resolved</u>	The Committee deferred this application to the next meeting.
<u>D/21/11/24.17 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.18 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.19 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.20 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.21 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.22 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.23 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/25.01 Resolved</u>	The Committee objected to the application and supports the findings of the Conservation Officer. The Committee will support any developments approved by the Conservation Officer.
<u>D/21/11/25.02 Resolved</u>	The Committee were unable to make a judgement as the changes were not clear on plans.
<u>D/21/11/26.01 Resolved</u>	The Committee voiced no objections.