



Newmarket

TOWN COUNCIL

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

Attendance:

Councillor M Jefferys (Chairman in absence of Cllr O'Neil)
Councillor J Ferries
Councillor J Berry
Councillor P Hulbert

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

Minute

D/21/12/1 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/21/12/2 Apologies

Apologies were received from Cllrs, Appleby, Clover, Drummond, Hall and O'Neill. Cllr Hood was absent.

D/21/12/3 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. There were no requests for dispensations.

D/21/12/4 To Confirm the Minutes of the Meeting Held on 15th November 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 15th November 2021 and the following was agreed:

D/21/12/4.01 Resolved

That the minutes of the Development & Planning Committee held on 15th November 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

A member of the public joined the meeting

There were no matters arising.

Cllr Winter joined the meeting as an observer

D/21/12/5 Public Open Session

A member of the Press reported that a Grade II listed shop in St Marys Square had been closed due to being unsafe. This item will be added to the next agenda.

D/21/12/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policies applied to the tree applications and Policy 39 Shop Front Policy.

D/21/12/7 Planning Applications

Deferred from previous meeting

D/21/12/7/1 DC/21/2135/FUL - Planning application - roof extension with five dormer windows to second floor - Flat 2 Sun Lane Newmarket.

D/21/12/7.01 Resolved

The Committee voiced no objections.

Week Commencing 15/11/2021

D/21/12/7/2 DC/21/2214/TPO - TPO 13 (1991) tree preservation order - one Beech (marked in blue on plan, within A4 on order) fell - Godolphin Stables Snailwell Road Newmarket.

D/21/12/7.02 Resolved

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

D/21/12/7/3 DC/21/2201/HH - Householder planning application five bay car port - Rathmoy Stables, Rathmoy House Hamilton Road Newmarket.

D/21/12/7.03 Resolved

The Committee voiced no objections.

Week Commencing 22/11/2021

D/21/12/7/4 DC/21/2247/TPO – TPO/1972/234 tree preservation order - one Sycamore (T1 on order) crown lift to five metres above ground level - 1 Weston Way Newmarket.

D/21/12/7.04 Resolved

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

D/21/12/7/5 DC/21/2224/TPO – TPO 05 (2000) tree preservation order - a. one Prunus and one Willow (T1 and T2 on plan within A1 on order) fell b. one Cypress (T3 on plan within A1 on order) remove limb obstructing driveway and reduce height by two metres c. one Holly and one Apple (G1 on plan within A1 on order) reduce away from building leaving one metre clearance - Paddock View 6 Exning Road Newmarket.

D/21/11/24.05 Resolved

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

D/21/12/7/6 DC/21/2170/FUL – Planning application - Conversion and extension of existing garage to form residential dwelling - 107 Exning Road Newmarket.

D/21/12/7.06 Resolved

The Committee objected on the grounds that it is an over development of the site.

D/21/12/7/7 DC/21/2169/HH – Householder planning application - a. first floor rear extension b. single storey rear extension - 107 Exning Road Newmarket.

D/21/12/7.07 Resolved

The Committee voiced no objections.

D/21/12/8 Amended and Deferred Planning Applications

D/21/12/8/1 DC/20/0624/FUL - Planning Application - four flats to rear of 143 All saints Road.

D/21/12/8.01 Resolved

The Committee continued to OBJECT on the grounds that it is an over development of the site.

D/21/12/8/2 DC/21/1242/OUT - Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk - Land At Black Bear Lane High Street Newmarket Suffolk.

D/21/12/8.02 Recommendation

The Committee continued to SUPPORT the outline planning application and looked forward to seeing the detailed plans.

D/21/12/8/3 DC/21/1748/FUL - Planning application - a. new shop front and canopy b. rear ventilation/extraction system - 128 High Street Newmarket CB8 8JP.

D/21/12/8.03 Resolved

The Committee continued to voice no objections.

D/21/12/8/4 DC/21/1749/ADV - Advertisement application - new signage - 128 High Street Newmarket CB8 8JP

D/21/12/8.04 Resolved

The Committee continued to voice no objections.

D/21/12/9 East Cambs Planning Applications

None noted.

D/21/12/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 15/11/2021 & 22/11/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2119/TCA	Trees in a conservation area notification - four Sycamore (T1-T4 on plan) fell	Godolphin Stables Snailwell Road Newmarket	Approved	No objections

DC/21/2019P3CMA	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	Withdrawn	
DC/21/1960/TCA	Trees in a conservation area notification - a. one Lime (red star on plan) fell	1 Somerville Lodge Fordham Road Newmarket	Approved	No objections
DC/21/1903/CLP	Application for lawful development certificate for proposed use or development - single storey side extension	Amherst House 14 The Avenue Newmarket	Approved	No objections
DC/21/1895/FUL	Planning application - proposed first floor extension to form additional office accommodation	Varian Stable Bury Road Newmarket Suffolk	Approved	No objections
DC/21/1431/ADV	Application for advertisement consent - four internally illuminated gantry signs	Unit 1, 2, 3A And 3B Newmarket Retail Park Oaks Drive Newmarket Suffolk	Withdrawn	
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	Withdrawn	
DC/21/1896/HYB	Hybrid planning application: Full planning permission - 62 no. dwellings and a wardened 20 unit young persons' residence with associated access, landscaping and car parking. Outline planning permission (Means of Appearance/Landscaping/Layout and Scale to be considered) - up to 83 no. dwellings with all matters reserved apart from access.	Land To The South Of Churchill Avenue Churchill Avenue Newmarket Suffolk	Withdrawn	
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	Approved	No objections
DC/21/1852/HH	Householder planning application - single storey side extension (following partial demolition of Woodland House)	Woodland The Severals Newmarket	Approved	No objections
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	Approved	No objections
DC/21/1580/FUL	Planning application - storage warehouse (class B8 - storage and distribution)	Unit 4 Albion Court 9 Studlands Park Avenue Newmarket Suffolk	Approved	No objections
NMA(A)/13/0408	Non material amendment to DC/13/0408/OUT for re-wording of conditions 1, 2, 3, 16, 22, 24, 25, 26 and 33 to allow the approved access works to commence on site, as amended by agents letter dated 28 October 2021	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No objections
DC/21/0114/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	Approved	No objections
DC/21/2020/TE1	Determination in respect of Development by Telecommunications Code systems operators - proposed 16.0 metre phase 8 Monopole C/W wraparound cabinet at base and	George Lambton Avenue Studlands Park	Approved	No objections

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	associated ancillary works.			
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D/21/12/11 Delegation Panel Decisions

None noted.

D/21/12/12 Licensing

None noted.

D/21/12/13 Correspondence

None noted.

D/21/12/14 Date of Next Meeting

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

D/21/12/15 To Note any Items for Next Meeting

- Listed Buildings in the town/Shop Fronts

Meeting closed at 6:33pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/12/7.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/12/7.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and noted that a suitable replacement is to be planted.
<u>D/21/12/7.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/12/7.04 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/12/7.05 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that suitable replacement trees be planted.
<u>D/21/12/7.06 Resolved</u>	The Committee objected on the grounds that it is an over development of the site.
<u>D/21/12/7.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/12/8.01 Resolved</u>	The Committee continues to object on the grounds that it is an over development of the site.
<u>D/21/12/8.02 Recommendation</u>	The Committee continues to support the outline planning application and look forward to seeing the detailed plans.
<u>D/21/12/8.03 Resolved</u>	The Committee continued to voice no objections.

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<u>D/21/12/8.04 Resolved</u>	The Committee continued to voice no objections.
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