

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill

Quorum = 3



Newmarket
TOWN COUNCIL

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 20th December 2021

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 6th December 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 29/11/2021, 06/12/2021
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 29/11/2021, 06/12/2021
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Correspondence**
- 14. Date of next meeting** – Monday 31st January 2022
- 15. Items for consideration at the next meeting**

CE Whitaker

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 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

	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.

Book Number 88 2021 - 2022

DRAFT

Development and Planning Committee

Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 29th Nov					
Application for lawful development certificate for proposed use or development - single storey rear extension 7 Cardigan Street Newmarket CB8 8HZ DC/21/2346/CLP Received: Mon 29 Nov 2021 Validated: Mon 29 Nov 2021 Status: Pending Consideration		Savannah Cobbold	Miss Eleanor Pimbley	Councillor Rachel Hood Councillor Robert Nobbs	Not available on day of production (Have requested information from WSC)
Planning application - one log cabin  Lady Wolverton Pavilion Adastral Close Newmarket CB8 0PX DC/21/2118/FUL Received: Thu 21 Oct 2021 Validated: Thu 02 Dec 2021 Status: Pending Consideration		Savannah Cobbold	Ms Susan Norman	Councillor Andy Drummond Councillor James Lay	Tue 28 Dec 2021
Planning Application - a. single storey store with open fronted wash bay and muck bunker, b. single storey haybarn and tack boxes building (following demolition of American barn, straw store and haybarn).  Solario Yard Tattersalls The Avenue Newmarket Suffolk DC/21/1964/FUL Received: Wed 29 Sep 2021 Validated: Thu 02 Dec 2021 Status: Pending Consideration	Conservation area	Savannah Cobbold	Tattersalls Limited care of agent	Councillor Andy Drummond Councillor James Lay	Mon 27 Dec 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 6th December					
Application for lawful development certificate for existing use or development - change of use stables to dwelling. Coach House 50 Exeter Road Newmarket CB8 8LR DC/21/2408/CLE Received: Wed 08 Dec 2021 Validated: Wed 08 Dec 2021 Status: Pending Consideration	Conservation area	Amy Murray	Ms Beverley Hurley	Councillor Rachel Hood Councillor Robert Nobbs	Fri 31 Dec 2021
Application for lawful development certificate for existing use or development - occupation of first floor flat in breach of an occupancy condition. Coach House 50 Exeter Road Newmarket CB8 8LR DC/21/2406/CLE Received: Wed 08 Dec 2021 Validated: Wed 08 Dec 2021 Status: Pending Consideration	Conservation area	Amy Murray	Ms Beverley Hurley And Ms Alexis Hobbins-White	Councillor Rachel Hood Councillor Robert Nobbs	Thu 30 Dec 2021

Item 8

Amended and deferred plans

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/21/2264/FUL installation of plant Unit 2 To 4, St Leger Drive, Newmarket, Suffolk, CB8 7DT revised description		Amy Murray	Mr Nigel Greenhalgh	Councillor Michael Anderson Councillor Karen Soons	Thu 23 Dec 2021

Blank

Decision List

Week commencing 29th November 2021

Application for lawful development certificate for existing use or development - domestic ancillary buildings

DC/21/2112/CLE

APPROVED

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

DC/21/2009/FUL

REJECTED

TPO 234(1972) tree preservation order - one Beech overall crown reduction of 1.5 metres

12 Elliott Close Newmarket CB8 7SE

DC/21/2014/TPO

APPROVED

Trees in a conservation area notification - 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

DC/21/1677/TCA

APPROVED

Application to Discharge Conditions 17 (External Lighting Strategy), 18 (Obscured Window Details) and 19 (Plant or Machinery Details) of DC/17/2676/FUL (as amended)

Kininvie Fordham Road Newmarket CB8 7AQ

DCON(C)/17/2676

APPROVED

Week commencing 6th December 2021

Non-material amendment to DC/21/1590/FUL - re-positioning of one external door

Unit 1B And Unit 1C Newmarket Business Park Studlands Park Avenue Newmarket Suffolk CB8 7ER

NMA(A)/21/1590

APPROVED

Householder planning application - single storey side and rear extension (following demolition of existing garage)

Instow 32 Green Road Newmarket CB8 9BA

DC/21/2089/HH

APPROVED

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

Decision List

Amenity Land To The Rear Of 9 To 41 Norfolk Avenue Churchill Avenue
Collings Place Newmarket Suffolk
DC/21/2090/TPO

APPROVED

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 CB8 0NY
DC/21/2057/HH

APPROVED

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 CB8 7AU
Ref. No: DC/21/2060/VAR

APPROVED

Householder planning application - garage conversion to habitable space, with single storey side and rear extensions

43 Leaders Way Newmarket CB8 0DP
Ref. No: DC/21/2064/HH

APPROVED

Planning application - two storey 32 bed inpatient ward

Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG
Ref. No: DC/21/1612/FUL

APPROVED

Planning application - a. refurbishment of ground floor retail unit b. conversion of first and second floors from class E (commercial, business and service) to two residential flats (class C3)

37 High Street Newmarket CB8 8NA
Ref. No: DC/21/1483/FUL

APPROVED

Neale Application for listed building consent - a. refurbishment of ground floor retail unit b. repair and re-decoration works to windows c. demolition and removal of dilapidated flat felted roof d. removal and replacement of existing rear staircase

37 High Street Newmarket CB8 8NA
Ref. No: DC/21/1484/LB

APPROVED

Planning application - conversion of house in multiple occupation (HMO) into three separate flats

St Aubyns Wellington Street Newmarket CB8 0HT
Ref. No: DC/21/1161/FUL

WITHDRAWN

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 CB8 0HT
Ref. No: DC/21/1162/LB

WITHDRAWN