



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 10th January 2022 at 6.15pm

Attendance:

Councillor M Jefferys (Chairman)
Councillor J Berry
Councillor J Clover

Councillor A Drummond
Councillor R Hood
Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 2 Representatives from Jockey Club Estates, 1 Member of the Press and 3 Members of the Public.

Minute

D/22/01/1 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.

A member of the Press joined the meeting

D/22/01/2 Apologies

Apologies were received from Cllrs, Appleby, Berry (arrived later in meeting), Ferries, Hall and O'Neill.

D/22/01/3 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

Cllr Jeffreys declared a non-pecuniary interest in Planning Application DC/21/2536/TPO - 104 Churchill Ave. There were no requests for dispensations.

D/22/01/4 To Confirm the Minutes of the Meeting Held on 20th December 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 20th December 2021 and the following was agreed:

D/22/01/4.01 Resolved

That the minutes of the Development & Planning Committee held on 20th December 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/01/5 Public Open Session

No members of the public wished to speak.

Cllr Berry joined the meeting and Cllr Winter joined the meeting as an observer

D/22/01/6 Horse Walk Plans

R Achner and Lindsay Devin from the Jockey Club Estates gave an update on the Horse Walk Plans and took questions from Committee Members. The following was agreed:

D/22/1/6.01 Recommendation

That NTC welcomes the upgrades to the horse crossings by Jockey Club Estates.

D/22/01/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policies applied to the tree applications and Policy 24 Horsewalks.

D/22/01/8 Planning Applications

Week Commencing 13/12/2021, 20/12/2021 and 27/12/2021

D/22/01/8/1 DC/21/2317/FUL - Planning application - a. automatic smoke vent at roof level on north elevation of main building b. infill ground floor window on north elevation of coach house - The Coach House High Street Newmarket.

D/22/01/8.01 Resolved

The Committee voiced no objections.

D/22/01/8/2 DC/21/2347/FUL - Planning application - a. conversion of existing dwelling to two flats; and b. conversion of existing double garage to one flat and associated external works - Fern Villa 126 Exning Road Newmarket Suffolk.

D/22/01/8.02 Resolved

The Committee objected regarding the conversion of the existing garage on the grounds that it is an overdevelopment of the site.

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/22/01/8/3 DC/21/2091/FUL - Planning application - a. hardstanding and perimeter fencing for equestrian transport yard; b. access and access road to serve equestrian transport yard - Wyck Hall Stud Dullingham Road Newmarket Suffolk.

D/22/01/8.03 Resolved

The Committee voiced no objections; however, they would prefer that the style of the gates be more suitable in appearance and in keeping with the training establishment that it is and in line with the Newmarket Neighbourhood Plan aspirations for the appearance of the town.

D/22/01/8/4 DC/21/2499/CLP – Application for lawful development certificate for proposed use or development - alterations to existing outbuildings - 4 Bridge Cottages Snailwell Road Newmarket.

D/22/01/8.04 Resolved

The Committee voiced no objections.

D/22/01/8/5 NMA(B)13/0408 – Non material amendment to DC/13/0408/OUT – Minor alterations to the layout of the two approved vehicle accesses (requiring the rewording of conditions 13, 21, 29 and 31). Amendment to allow electric vehicle charging details to be provided with submission of reserved matters (requiring the rewording of condition 33) - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/01/8.05 Resolved

The Committee requested an extension to establish what the changes are to the previous plans; however, it does support the inclusion of electric vehicle charging points.

D/22/01/8/6 NMA(A)21/1612 – Non-material amendment for DC/21/1612/FUL - realign road with alterations to existing site drainage - Newmarket Community Hospital 56 Exning Road Newmarket.

D/22/01/8.06 Resolved

The Committee voiced no objections.

D/22/01/8/7 DC/21/2377/TPO – TPO/1972/234 - Tree preservation order - one Beech (as indicated on plan, A2 on order) crown thin by 30 percent - 75 Weston Way Newmarket.

D/22/01/8.07 Resolved

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

Cllr Jefferys declared a non-pecuniary interest in the following application, whilst remaining in the chair, did not vote or take part in the discussion

D/22/01/8/8 DC/21/2536/TPO – TPO 01 (1990) tree preservation order - one Beech (T1 on plan, within A1 on order) crown reduction in height by up to four metres and lateral crown reduction by up to four metres; one Beech (T2 on plan, within A1 on order) crown lift to five metres above ground level and reduce lower crown on northern/north eastern aspect by up to one metre - 104 Churchill Avenue Newmarket.

D/22/01/8.08 Resolved

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

D/22/01/8/9 DC/21/2351/TPO – TPO 012 (1956) tree preservation order - one Horse chestnut (TPO1 on plan in area A5 on order) reduce low limb over garage by up to 1.5 metres; remove limb over neighbours' property and overall crown reduction of up to one metre - 1 Halifax Way Newmarket.

D/22/01/8.09 Resolved

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

D/22/01/9 Amended and Deferred Planning Applications

D/22/01/9/1 DC/21/2264/FUL – Installation of plant - Unit 2 To 4, St Leger Drive, Newmarket, Suffolk.

D/22/01/9.01 Resolved

The Committee voiced no objections.

D/22/01/9/2 DC/21/1980/HH - Householder planning application - two storey side extension with associated internal alterations - 2 Cardigan Street Newmarket.

D/22/01/9.02 Resolved

The Committee voiced no objections and noted the changes made to improve the plans.

Cllr Yarrow joined the meeting as an observer

D/22/01/10 East Cambs Planning Applications

21/01001/FUL – Use of stables at National Stud and outside paddock or the purpose of conducting an off and on line auction sale limited to 30 horses in training and no new buildings of fixtures – The National Stud Cambridge Road Newmarket Suffolk.

The committee noted that this application had been withdrawn

D/22/01/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/12/2021, 20/12/2021 & 27/12/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2201/FUL	Planning application - five bay car port	Rathmoy Stables, Rathmoy House Hamilton Road Newmarket	Approved	No objections
DC/21/2070/FUL	Planning application - external covered seating area within existing garden	The Yard Grosvenor Yard Newmarket	Approved	No objections
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	Approved	No objections
DC/21/1748/FUL	Planning application - a. new shop front and canopy b. rear ventilation/extraction system	128 High Street Newmarket	Approved	No objections
DC/21/1749/ADV	Advertisement application - new signage	128 High Street Newmarket	Approved	No objections
DC/21/0978/HH	Non material amendment to DC/21/0978/HH - removal of proposed cladding to the exterior of the extension	60 Weston Way Newmarket Suffolk	Approved	No objections
DC/21/0301/HH	Application to discharge conditions 3 (working method statement) and 4 (construction management statement) of DC/21/0301/HH	Shalfleet Cottage 13 Bury Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/21/2063/HH	Householder planning application - a. front porch b. two storey side extension	59 Beaverbrook Road Newmarket	Approved	No objections
DC/21/11924/FUL	Planning application - a. change of use from retail (class E(a)) to hot food takeaway and restaurant (sui generis) b. installation of ducting system	Alma House 10A Market Street Newmarket Suffolk	Approved	No objections
DC/21/1720/VAR	Planning application - Variation of condition 2 of DC/17/2676/FUL (allowed on appeal AP/19/0014/STAND) to use revised plans to allow for improvements to the design and operation of (i) 63no.bed care home for the elderly including car park, bicycle, refuse and garden store (ii) alterations to vehicular and pedestrian access from Fordham Road (Demolition of existing house including associated swimming pool, outbuildings and hard-standing).	Kininvie Fordham Road Newmarket	Approved	No objections

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	Approved	No objections
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D/22/01/12 Delegation Panel Decisions

None noted.

D/22/01/13 Licensing

None noted.

D/22/01/14 Notice of Consultation

East Cambs Local Plan 2015 – Single Issue Review – Housing Requirements was noted. Councillors to submit individual responses.

D/22/01/15 Correspondence

None noted.

D/22/01/16 Date of Next Meeting

Monday 24th January 2022 at 6.15pm at the Memorial Hall.

D/22/01/17 To Note any Items for Next Meeting

None noted

Meeting closed at 6:44pm.

Signed by the Chairman

Date 24th January 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/01/6.01 Recommendation</u>	That NTC welcomes the upgrades to the horse crossings by Jockey Club Estates.
<u>D/22/01/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/8.02 Resolved</u>	The Committee objected regarding the conversion of the existing garage on the grounds that it is an overdevelopment of the site.
<u>D/22/01/8.03 Resolved</u>	The Committee voiced no objections; however they would prefer that the style of the gates be more suitable in appearance and in keeping with the training establishment that it is and in line with the Newmarket Neighbourhood Plan aspirations for the appearance of the town.
<u>D/22/01/8.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/8.05 Resolved</u>	D/22/01/8.05 Resolved The Committee requested an extension to establish what the changes are to the previous plans; however, it does support the inclusion of electric vehicle charging points.
<u>D/22/01/8.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/8.07 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this

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	application.
<u>D/22/01/8.08 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/01/8.09 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/01/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/9.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/9.02 Resolved</u>	The Committee voiced no objections and noted the changes made to improve the plans.