

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
T O W N C O U N C I L

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 24th January at 6.15pm

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 meeting held 10th January**
 - 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 03/01/2022, 10/01/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 03/01/2022, 10/01/2022
- 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 7th February 2022
- 15. Items for consideration at the next meeting**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 18th January 2022

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 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 _____ Date _____

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 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.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 3 rd January					
Application to discharge conditions three (new/replacement doors) and four (minor additions) of DC/21/1484/LB 37 High Street Newmarket CB8 8NA DCON(A)/21/1484 Received: Wed 5th Jan 2022 Validated: Wed 5th Jan 2022 Status: Pending Consideration <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>	Conservation area	Ed Fosker	Mr Manaf Assvadian	Councillor Rachel Hood Councillor Robert Nobbs	Determination Deadline 2 nd March
Week beginning 10 th January					
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 CB8 8JP DC/22/00042/P3CMA Received: Tue 11 Jan 2022 Validated: Tue 11 Jan 2022 Status: Pending Consideration	Conservation Area	Amy murray	Mr Naveed Ahmed – Novum Developments Ltd	Councillor Andy Drummond Councillor James Lay	Fri 4 Feb 2022

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Document received from WSC dated 7th January. Not on weekly lists Householder planning application - single storey rear extension (following demolition of existing extension) 4 Bridge Cottages Snailwell Road Newmarket CB8 7LW DC/21/2474/HH Received: Tues 21 Dec 2021 Validated: Tues 21 Dec 2021 Status: Pending Consideration		Ed Fosker	Ms Sally Reynolds	Councillor Michael Anderson Councillor Karen Soons	Fri 28 Jan 2022
Document received from WSC dated 10th January. Not on weekly lists Application for advertisement consent - a. one non-illuminated fascia b. replacement panels to existing pole mounted sign Hermes 7 Victoria Way Newmarket CB8 7SH DC/21/2483/ADV Received: Wed 22 Dec 2021 Validated: Wed 22 Dec 2021 Status: Pending Consideration		Ed Fosker	Mr Mark Ward	Councillor Michael Anderson Councillor Karen Soons	Mon 31 Jan 2022

Development and Planning Committee

Planning Applications – West Suffolk Council

Document received from WSC dated 13th January. Not on weekly lists Planning application - Cross boundary application (East Cambridgeshire District Council) - six dwellings and associated external works Land West of 104 Crockford Road Woodditton Road Newmarket DC/21/2498/FUL Received: Thur 23 Dec 2021 Validated: Thur 23 Dec 2021 Status: Pending Consideration		Charlotte Waugh	Freshwater Estates (UK) Ltd	Councillor Andy Drummond Councillor James Lay	Thursday 3 Feb 2022
Document received from WSC dated 17th January. Not on weekly lists Planning application - a. conversion of existing former police station and magistrates court into 17 self contained flats and one detached dwelling b. associated parking and vehicular access Police Station Vicarage Road Newmarket DC/21/2500/FUL Received: Thur 23 Dec 2021 Validated: Thur 23 Dec 2021 Status: Pending Consideration		Amy Murray	Newmarket Holdings Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Mon 7 Feb 2022

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Item 8

Amended and Deferred

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
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 NTC Previous Comments (10 Dec): The Committee continued to SUPPORT the outline planning application and looked forward to seeing the detailed plans	Conservation area	Gareth Durrant	Unex	Councillor Andy Drummond Councillor James Lay	Mon 31 Jan 2022
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Decision List

Week commencing 3rd January 2022

Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 4.8 metres with a maximum height of 3.5 metres and a height of 2.2 metres to the eaves

26 King Edward VII Road Newmarket Suffolk CB8 0EU

DC/21/2331/HPA

PRIOR APPROVAL NOT REQUIRED

TPO/1972/234 tree preservation order - one Sycamore (T1 on order) crown lift to five metres above ground level

1 Weston Way Newmarket CB8 7SB

DC/21/2247/TPO

APPROVED

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) reduce crown height by up to 1 metre, pruning secondary branch structures only, crown raise over driveway to 3 metres, pruning secondary branch structures only 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 CB8 0AB

DC/21/2224/TPO

APPROVED

Week commencing 10th January 2022

Discharge of conditions for DC/17/1881/FUL - conditions 6 - construction management plan and 7 - deliveries management plan

Development Site Adj South Drive Exning Road Newmarket Suffolk

DCON(F)/17/1881

APPROVED

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