



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 24th January 2022 at 6.15pm**

Attendance:

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

Councillor J Ferries
Councillor D Hall
Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute

D/22/01/18 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/22/01/19 Apologies

Apologies were received from Cllrs, Hood and O'Neill.

D/22/01/20 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. There were no requests for dispensations.

D/22/01/21 To Confirm the Minutes of the Meeting Held on 10th January 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 10th January 2022 and the following was agreed:

D/22/01/21.01 Resolved

That the minutes of the Development & Planning Committee held on 10th January 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/01/22 Public Open Session

No members of the public were present.

D/22/01/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 19 – Housing Needs in Newmarket and Policy 32 – Attractive Entrances to the Town.

D/22/01/24 Planning Applications

Week Commencing 03/01/2022 and 10/01/2022

D/22/01/24/1 DCON(A)/21/1484 - Application to discharge conditions three (new/replacement doors) and four (minor additions) of DC/21/1484/LB - 37 High Street Newmarket.

Book Number 101 2021 - 2022

Minutes of Development & Planning Committee held on Monday 24th January 2022

D/22/01/24.01 Resolved

The Committee made no comment.

- D/22/01/24/2** DC/22/0042/P3CMA - 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.

D/22/01/24.02 Recommendation

MAJOR DEVELOPMENT. The Committee objected on the material grounds that the ground floor should be retained for commercial purposes and that the number of flats is an overdevelopment of the site.

- D/22/01/24/3** DC/21/2474/HH - Householder planning application - single storey rear extension (following demolition of existing extension) - 4 Bridge Cottages Snailwell Road Newmarket.

D/22/01/24.03 Resolved

The Committee voiced no objections.

- D/22/01/24/4** DC/21/2483/ADV – Application for advertisement consent - a. one non-illuminated fascia b. replacement panels to existing pole mounted sign - Hermes 7 Victoria Way Newmarket.

D/22/01/24.04 Resolved

The Committee voiced no objections.

- D/22/01/24/5** DC/21/2498/FUL – Planning application - Cross boundary application (East Cambridgeshire District Council) - six dwellings and associated external works - Land West of 104 Crockford Road Woodditton Road Newmarket.

D/22/01/24.05 Resolved

The Committee voiced no objections subject to consideration of using Section 106 money to enhance safety and improve pedestrian access over the railway bridge.

- D/22/01/24/6** DC/21/2500/FUL – 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.

D/22/01/8.06 Recommendation

MAJOR DEVELOPMENT. The Committee objected given the parking issues associated with the All Saints Ward and the pending outcome of the parking review, the Committee considers that the number of parking spaces allocated to be insufficient.

D/22/01/25 Amended and Deferred Planning Applications

- D/22/01/25/1** DC/21/1242/OUT – 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
Book Number 102 2021 - 2022

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.

D/22/01/25.01 Recommendation

MAJOR DEVELOPMENT. The Committee continued to Support the outline planning application and looked forward to seeing the detailed plans.

D/22/01/26 East Cambs Planning Applications

None noted.

D/22/01/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 03/01/2022 & 10/01/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2331/HPA	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	Prior approval not required	No objections
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	Approved	No objections
DC/21/2224TPO	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	Approved	No objections
DCON(F)/17/1881	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	Approved	No objections

D/22/01/28 Delegation Panel Decisions

None noted.

D/22/01/29 Licensing

None noted.

D/22/01/30 Correspondence

None noted.

D/22/01/31 Date of Next Meeting

Monday 7th February 2022 at 6.15pm at the Memorial Hall.

D/22/01/32 To Note any Items for Next Meeting

- Car parking allocations for developments in a Town

Book Number 103 2021 - 2022

Meeting closed at 6:42pm.

Signed by the Chairman

Date 7th February 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/01/24.01 Resolved</u>	The Committee made no comment.
<u>D/22/01/24.02 Recommendation</u>	MAJOR DEVELOPMENT. The Committee objected on the material grounds that the ground floor should be retained for commercial use purposes and that the number of flats is an overdevelopment of the site.
<u>D/22/01/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/24.05 Resolved</u>	The Committee voiced no objections subject to consideration of using Section 106 money to enhance safety and improve pedestrian access over the railway bridge.
<u>D/22/01/24.06 Recommendation</u>	MAJOR DEVELOPMENT. The Committee objected given the parking issues associated with the All Saints Ward and the pending outcome of the parking review, the Committee considers that the number of parking spaces allocated to be insufficient .
<u>D/22/01/25.01 Recommendation</u>	MAJOR DEVELOPMENT. The Committee continued to Support the outline planning application and looked forward to seeing the detailed plans