



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 7th February 2022 at 6.15pm

Attendance:

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

Councillor J Ferries
Councillor D Hall
Councillor R Hood
Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, A Representative for Costa Coffee, 1 Member of the Press and 1 Member of the Public.

Minute

D/22/02/1 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/22/02/2 Apologies

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

D/22/02/3 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/22/02/4 To Confirm the Minutes of the Meeting Held on 24th January 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 24th January 2022 and the following was agreed:

D/22/02/4.01 Resolved

That the minutes of the Development & Planning Committee held on 24th January 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/02/5 Public Open Session

No members of the public wished to speak.

The Chairman proposed that item 12 b) 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket.be brought forward and the following was agreed:

D/22/2/5.01 Resolved

That item 12 b) 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket be brought forward.

Cllr Hood joined the meeting.

D/22/02/12/6 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket.

Charlotte Williams, Senior Planner at Quod, representing Costa Coffee, gave a presentation of their plans for a drive- thru Unit on Studlands Retail Park. The unit will enhance the retail park and create the equivalent of 15 new jobs. A full application will be submitted to West Suffolk Council in the next 1 – 2 months.

Cllr Winter joined the meeting as an observer.

The presentation on the pre-application was welcomed.

The Representative for Cost Coffee left the meeting

D/22/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Policy 14 - Tree Policy applied to the tree applications and Policy 32 – Entrances to the Town.

D/22/02/7 Planning Applications

Week Commencing 17/01/2022 and 24/01/2022

D/22/02/7/1 NMA(A)/21/1190 - Non material amendment to DC/21/1190/FUL - alternative cladding arrangement to the front and rear of the proposed building and reduction in warehouse doors to front elevation - Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket.

D/22/02/7.01 Resolved

The Committee made no comments.

D/22/02/7/2 DC/22/0110/TCA - Trees in a conservation area notification - a. one Robinia (T1 on plan) reduce to six metres above ground level; b. five Lime (T2,4,6,7 and 8 on plan) and three Chestnut (T3.5. and 9 on plan crown lift to eight metres above ground level - Bedford Lodge Hotel, 11 Bury Road, Newmarket.

D/22/02/7.02 Recommendation

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

D/22/02/7/3 DC/22/0070/TPO - TPO 002 (2021) tree preservation order - a. three Horse chestnut (marked on plan) crown lift to 5.4m above ground level over the road and 3.5m over the footpath b. three Lime and one Beech (marked on plan) crown lift to 3.5m over the footpath - St Louis Catholic Academy Fordham Road Newmarket.

D/22/02/7.03 Resolved

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

Cllr Yarrow joined the meeting as an observer.

D/22/02/7/4 NMA(A)DC/21/2264 – Non material amendment to DC/21/2264/FUL - Change name, company and address of applicant to that included in this application - Unit 2 To 4 St Leger Drive Newmarket Suffolk.

D/22/02/7.04 Resolved

The Committee made no comment.

D/22/02/7/5 DCON(D)/13/408 – Application to discharge conditions one (design code) two (green spaces) and 23 (landscape and ecology management plan) of DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/02/7.05 Recommendation

The Committee made no comments.

Cllr Hood declared a non-pecuniary interest in the following application.

D/22/02/7/6 DC/22/0114/FUL – Planning application - single storey extension to existing nursery building to provide new classroom and associated facilities - Laureate Community Primary Academy Exning Road Newmarket Suffolk.

D/22/02/7.06 Recommendation

The Committee voiced no objections.

D/22/02/8 Amended and Deferred Planning Applications

None noted.

Cllr Crissall joined the meeting as an observer.

D/22/02/9 East Cambs Planning Applications

D/22/02/9/1 22/00039/RMM – Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways – Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

This item was deferred to the next meeting.

D/22/02/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 17/01/2022 & 24/01/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2346/CLP	Application for lawful development certificate for proposed use or development - single storey rear extension	7 Cardigan Street Newmarket	Approved	No objections
DC/21/22647/FUL	Planning application - installation of plant	Unit 2 To 4 St Leger Drive Newmarket Suffolk	Approved	No objections
DC/21/1980/FHH	Householder planning application - part two storey part single storey side extension with associated internal alterations	2 Cardigan Street Newmarket	Approved	No objections
DC/19/2055/FUL	Planning Application - (i) 2no. dwellings (ii) vehicular access	Rear Of 51A Bury Road Newmarket Suffolk	Rejected	Objected
DC/21/2351/TPO	TPO 012 (1956) tree preservation order - T1 Horse Chestnut. Crown raise to 4 metres all round, pruning secondary branch structures only. Reduce lowest lateral scaffold limb growing to the south-east, by up to 1.5 metres	1 Halifax Way Newmarket	Approved	No objections

D/22/02/11 Delegation Panel Decisions

None noted.

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D/22/02/12 Pre-application Consultations

D/22/02/12/1 CS 115547_21 - Pre-Application Consultation - Base Station Upgrade - Exning Road.

D/22/02/12.01 Resolved

The Committee would be minded to object on the size and height of the mast which would be detrimental to the street scene and which is contrary to the Newmarket Neighbourhood Plan.

D/22/02/13 Licensing

A licence application for a Gambling Premise at 98 High Street, Newmarket, Suffolk was discussed and the following was agreed:

Cllr Borda joined the meeting as an observer.

D/22/02/13.01 Resolved

Newmarket Town Council strongly objects to the application for a premises licence by Merkur Slots UK Limited.

Newmarket High Street already has a significant number of gambling establishments and further retail outlets being used solely for gambling will cause an imbalance to the detriment of the whole High Street (West Suffolk Joint Development management Policy DM35).

Furthermore, such an establishment is an undesirable addition to the High Street, and has the potential to harm the wellbeing of the residents of Newmarket, through unsustainable gambling with its inevitable social problems. Such an establishment is likely to have an unattractive facade, which will be contrary to the shop front policy (Neighbourhood Plan policy NKT30). It may also lead to anti-social behaviour.

If this licence is granted by WSC, Newmarket Town Council will object to the change of use application that would need to be submitted to change from Retail to Betting shop/bingo hall on the above points.

D/22/02/14 Public Rights of Way (PROW)

The reinstatement of the path between Laureate School Road and Willie Snaith Road in the context of the definitive map (DMMO) was discussed.

A member of the public joined the meeting.

It was noted that in order to get the path reinstated, evidence of the path being used in the past would need to be provided by members of the public. A proposal was made to set up a working group to co-ordinate the collection of evidence and the following was agreed:

D/22/02/14.01 Resolved

That a Working Group comprising of Cllrs Hall, Ferries and Drummond be set up with a remit of co-ordinating the application to re-instate the footpath between Laureate School Road and Willie Snaith Road.

D/22/02/15 Correspondence

Sunnica Consultation – was deferred to the next meeting.

Letter of objection from the Suffolk Preservation Society to DC/21/1242/OUT - Land At Black Bear Lane High Street Newmarket – was noted.

D/22/02/16 Date of Next Meeting

Monday 21st February 2022 at 6.15pm at the Memorial Hall.

D/22/02/17 To Note any Items for Next Meeting

- East Cambs Planning Application - 22/00039/RMM
- Sunnica Consultation

Meeting closed at 7:03pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/02/7.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/02/7.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/02/7.04 Resolved</u>	The Committee made no comment.
<u>D/22/02/7.05 Resolved</u>	The Committee made no comment.
<u>D/22/02/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/02/12.01 Resolved</u>	The Committee would be minded to object on the size and height of the mast which would be detrimental to the street scene and which is contrary to the Newmarket Neighbourhood Plan.
<u>D/22/02/13.01 Resolved</u>	Newmarket Town Council strongly objects to the application for a premises licence by Merkur Slots UK Limited. Newmarket High Street already has a significant number of gambling establishments and further retail outlets being used solely for gambling will cause an imbalance to the detriment of the whole High Street (West Suffolk Joint Development management Policy DM35). Furthermore, such an establishment is an undesirable addition to the High Street, and has the potential to harm the wellbeing of the residents of Newmarket, through unsustainable gambling with its inevitable social problems. Such an establishment is likely to have an unattractive

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	facade, which will be contrary to the shop front policy (Neighbourhood Plan policy NKT30). It may also lead to anti-social behaviour. If this licence is granted by WSC, Newmarket Town Council will object to the change of use application that would need to be submitted to change from Retail to Betting shop/bingo hall on the above points.
<u>D/22/02/14.01 Resolved</u>	That a Working Group comprising of Cllrs Hall, Ferries and Drummond be set up with a remit of co-ordinating the application to re-instate the footpath between Laureate School Road and Willie Snaith Road.