

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 7th March 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 21st February**
 - 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 14/02/2022, 21/02/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 14/02/2022, 21/02/2022
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Parish Alliance (Sunnica Group)** – To discuss Town Council membership and donation (to follow)
- 14. Correspondence**
- 15. Date of next meeting** – Monday 21st March 2022
- 16. Items for consideration at the next meeting**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st March 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 • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	

Matters which are not material planning considerations	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
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	

{excerpt}

Parking Guidance for Use Classes C3 and C4: Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g., warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing they have no other current or potential use.

**Reduction in this figure may be considered with robust and degree highway mitigation

^Mobility vehicle spaces should be secure and covered with charging facilities.

Visitor/unallocated vehicle parking can, subject to appropriate design, be located on street.

Unallocated cycle parking for residents to be secure and covered, located in easily accessible locations throughout the development.

These guidelines will be applied to all development (including infill developments, extension applications and change of use).

Where grouped, unassigned parking is proposed, more flexible and efficient use of the parking may be achieved than with allocated parking. Subject to discussion with the Highway Authority this may potentially reduce the nominal on-street parking provision standards required by up to 25%.

Where an individual dwelling may require more than two spaces these additional spaces may be provided as part of unallocated on-street parking, providing this is designed in.

An allowance will be required for visitor cycle and car parking, refer para 3.2 and 4.5.

Car clubs should be promoted in low provision/car free residential developments and car club spaces provided. Electric vehicle charging infrastructure should also be provided in new developments.

Research was undertaken to derive the residential parking guidance for Suffolk. The research included a questionnaire survey to approximately 9000 dwellings. The results of the survey and the 2001 and 2011 Census data for Suffolk car ownership can be found in Appendix 1.

Electric Vehicle recharging points to be provided to support the use of low emission vehicles. See EV Parking Guidance table within this document for further guidance.

Reductions to the minimum parking guidance

This advisory residential parking guidance is the minimum required; however a range of factors will be taken into account. For main urban areas a reduction to the parking guidance may be considered where a proposal has been designed to be exceptionally sustainable in transport terms and which effectively promotes an overall reduction in the use of high emission vehicles and avoids the provision of car parking adjacent or close to dwellings within the main layout.

Main urban areas are defined as those having frequent and extensive opportunities for public transport and cycling and walking links; close proximity to local services (including accessing education, healthcare, food shopping and employment); and on street parking controls at all times e.g. double yellow lines. Where there is evidence that these factors are in place, local planning authorities may, after consultation with the Highway Authority, bring forward local parking policies to limit the scale of parking in specific areas.

When making their recommendation to local planning authorities considering reduced parking proposals for residential development, the Highway Authority must be:

- able to recommend a condition for suitable cycle storage and secure parking facilities;
- satisfied that servicing vehicles would be able to operate efficiently i.e. not restricted by loading restrictions or road layout;
- able to determine how highly sustainable the location is in terms of proximity to services, shops etc. and public transport (high frequency and wide ranging) and suitable cycling and walking routes;
- made aware of the likelihood of a viable Car Club (the provision of a car club would need to be secured through a Planning Obligation on Condition);
- able to determine the possible impact that a single application may have in setting a precedent in an area;
- satisfied by the availability of visitor parking (off street public car parks may be acceptable for visitor use); and
- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network or add pressure onto an already densely utilised parking network.

If all the above criteria are satisfied on a site by site basis then the Highways Authority would be more likely to approve of reduced parking proposals.

However, it is not possible to make the assumption that occupiers will be car free; although it may be possible to accept this to some degree where the units are single bed. Furthermore, if the neighbouring streets are controlled by Residents Parking then any new development is prohibited from joining the scheme.

The presumption that occupiers are required to use off road public car parks for parking of their vehicles is not generally supported. The Highways Authority will only consider any identified use of off-road public car parks as a means of resident parking in exceptionally sustainable developments that are located in main urban areas (as defined above). In such cases, the Highway Authority must first be satisfied that the car park/s in question are viable long-term parking options for affected residents and that the development has been designed to be extremely sustainable in transport terms.

To summarise, the key questions the Highways Authority will seek to address when considering proposals for reduced parking are:

- Where might residents park?
- What real harm would these vehicles cause?
- Are the roads heavily regulated in terms of prohibition of parking?
- Are the streets already under significant pressure?



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 21st February 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: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute

D/22/02/18 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman opened the meeting, and advised that the fire Notice was not required and that the meeting may be filmed or recorded.

D/22/02/19 Apologies

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

D/22/02/20 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/22/02/21 To Confirm the Minutes of the Meeting Held on 7th February 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 7th February 2022 and the following was agreed:

D/22/02/21.01 Resolved

That the minutes of the Development & Planning Committee held on 7th February 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/02/22 Public Open Session

No members of the public were present.

D/22/02/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy 14 applied to the tree applications.

A member of the press joined the meeting

D/22/02/24 Planning Applications

Week Commencing 31/01/2022 and 07/02/2022

D/22/02/24/1 DC/22/0208/TCA – Trees in a conservation area notification – a. one Acacia (A1 on

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plan) pollard to previous pollarding points b. one Holly (H1 on plan) reduce height by up to three metres – 45 Rous Road Newmarket Suffolk.

D/22/02/24.01 Resolved

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

D/22/02/24/2 DCON(A)/21/1612 – Application to discharge of condition 22 (Surface water drainage) of application DC/21/1612/FUL – Newmarket Community Hospital 56 Exning Road, Newmarket Suffolk.

D/22/02/24.02 Resolved

The Committee voiced no comments.

D/22/02/24/3 DC/22/0051/FUL -Planning application – two additional flats adjoining existing apartment block – 2 St Fabians Close Newmarket Suffolk.

D/22/02/24.03 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site and the lack of parking spaces.

D/22/02/24/4 DC/21/2436/HH – Householder planning application – a. single storey rear extension b. dormer to rear elevation – 12 Paget Place Newmarket.

D/22/02/24.04 Resolved

The Committee voiced no objections.

D/22/02/24/5 DCON(A)/21/0159 – Application to discharge condition 3 (pre-commencement – trees TPP and AMS) of application DC/21/0159/HH – 31 Norfolk Avenue Newmarket Suffolk.

D/22/02/24.05 Resolved

The Committee voiced no comments.

D/22/02/24/6 DC/22/0233/TCA – Trees in a conservation area notification- one Cherry (T3 on plan) – crown lift low canopy to 3 metres over roadside; one Silver Birch (T6 on plan) crown reduction to top by 3 metres; one Lime (T19 on plan) re-pollard back to previous points; one Crab Apple (T21 on plan) cut away from building by 1 – 1.5 metres; one Silver Birch (T23 on plan) crown reduction to top by 3 metres and sides by 1 metre; on Acacia (T24 on plan) crown reduction all round by 1 metre from top and 0.5 metre from sides; one Sycamore (NB1 on plan) lift over hanging branches off of garage block – The Severals Newmarket Suffolk.

D/22/02/24.06 Resolved

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

Cllr Clover declared a non-pecuniary interest in the following application

D/22/02/24/7 DC/22/0106/VAR – Planning application – variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to

include 11 apartments and on Office unit (following demolition of existing building)
b. Freestanding bicycle/bin store – Southernwood Fordham Road Newmarket.

D/22/02/24.07 Resolved

The Committee objected on the height being over 1.2 metres taller than the original plan.

D/22/02/25 Amended and Deferred Planning Applications

None noted.

D/22/02/26 East Cambs Planning Applications

D/22/02/26/1 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.

D/22/02/26.01 Recommendation

The Committee requested that the application be tested against the East Cambs Horse Racing Policy.

D/22/02/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 31/01/2022 & 07/02/2022

Applications	Description	Address	WS Decision	NTC Decision
NMA/(A)21/2264	Non material amendment to DC/21/2264/FUL – Change name, company address of applicant to that included in this application	Unit 2 to 4 St Leger Drive Newmarket Suffolk	Approved	No objections
NMA/(A)21/1612	Non material amendment to DC/21/1612/FUL – realign road with alterations to existing site drainage	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	No objections
DC/21/2449/CLP	Application for lawful development certificate for proposed use or development – alterations to existing outbuildings	4 Bridge Cottages Snailwell Road Newmarket	Withdrawn	
DC/21/2032/TCA	Trees in a conservation area notification – One robina (T1 on plan) reduce lateral limbs growing over property by up to 2 metres to suitable growth points	Tattersalls Solaria Yard The Avenue Newmarket	No objections	No objections
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 Suffolk	Approved	No objections
DC/21/2474/HH	Householder planning application – single storey rear extension (following demolition of existing extension)	4 Bridge Cottages Snailwell Road Newmarket	Approved	No objections
DC/21/2347/FUL	Planning application – a. conversion of existing dwelling to two flats; b. conversion of existing double garage to one flat and associated external works	Fern Villa 126 Exning Road Newmarket Suffolk	Withdrawn	
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	Approved	No objections
DC/21/1994/TPO	TPO 03 (1991) tree preservation order - two	St Mary's Church St	Rejected	No objections

	Sycamore (one and two on plan within G1 order) crow lift over neighbouring property and car park by two metres	Mary's Square Newmarket		
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D/22/02/28 Delegation Panel Decisions

D/22/02/28/1 DC/20/0624/FUL – Planning Application – four flats to rear of 143 All Saints Road (including vehicular access) – 143A All Saints Road Newmarket.

It was noted that the revised application was fully supported by the Delegation Panel.

D/22/02/29 Licensing

None noted.

D/22/02/30 Parking Allocations

The Suffolk statutory parking allocation for developments in a town were noted and will be added to the planning considerations.

D/22/02/31 Correspondence

The views of Freckenham Parish Council will be sought and discussed at Full Council and it was noted that a public meeting will be held at Red Lodge on 9th March at 7:00pm

D/22/02/32 Date of Next Meeting

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

D/22/02/33 To Note any Items for Next Meeting

None noted.

Meeting closed at 6:35pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/02/24.01 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/22/02/24.02 Resolved</u>	The Committee voiced no comments.
<u>D/22/02/24.03 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site and the lack of parking spaces.
<u>D/22/02/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/02/24.05 Resolved</u>	The Committee voiced no comments.
<u>D/22/02/24.06 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.

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<u>D/22/02/24.07 Resolved</u>	The Committee objected on the height being over 1.2 metres than the original plan.
<u>D/22/02/26.01 Recommendation</u>	The Committee requested that the application be tested against the East Cambs Horse Racing Policy.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 14 th February					
Application for advertisement consent - a. one externally illuminated fascia; b. two non illuminated fascias; c. one externally illuminated projecting sign 98 High Street Newmarket CB8 8JX DC/22/0097/ADV Received: Thu 20 Jan 2022 Validated: Thu 17 Feb 2022 Status: Pending Consideration	Conservation area	Amy Murray	Merkur Slots UK Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Fri 11 Mar 2022
Planning application - change of use of ground floor and basement from retail (class E) to Adult gaming centre (sui generis) 98 High Street Newmarket CB8 8JX DC/22/0096/FUL Received: Fri 21 Jan 2022 Validated: Thu 17 Feb 2022 Status: Pending Consideration	Conservation area	Amy Murray	Merkur Slots UK Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Fri 11 Mar 2022
TPO 032 (1960) tree preservation order - group of 18 conifers (G1 on plan within A1 on order) fell Soham House Snailwell Road Newmarket Suffolk CB8 7DN DC/22/0278/TPO Received: Mon 14 Feb 2022 Validated: Mon 14 Feb 2022 Status: Pending Consideration	Conservation area	Gerald Chimbumu	Mr Vinay Rathod	Councillor Michael Anderson Councillor Karen Soons	Mon 14 Mar 2022

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - variation for removal of condition (2) of DC/19/2064/FUL to enable the use of plans for the Stone clad hump bridge (following demolition of wooden footbridge) Solario Yard Tattersalls The Avenue Newmarket Suffolk DC/22/0282/VAR Received: Mon 14 Feb 2022 Validated: Mon 14 Feb 2022 Status: Pending Consideration	Conservation area	Savannah Cobbold	Tattersall Ltd	Councillor Andy Drummond	Mon 21 Mar 2022
Week beginning 21st February				Councillor James Lay	
Application to discharge condition 3 (pre-commencement- trees TPP and AMS) of application DC/21/0159/HH 31 Norfolk Avenue Newmarket Suffolk CB8 0DE DCON(A)/21/0159 Received: Mon 07 Feb 2022 Validated: Mon 07 Feb 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>		Amy Murray	Mr J Pope	Councillor Andy Drummond Councillor James Lay	Determination deadline Mon 4 April 2022

Application for listed building consent - repair and re-paint existing windows and doors to front and rear elevations St Aubyns Wellington Street Newmarket Suffolk CB8 OHT DC/22/0291/LB Received: Tue 15 Feb 2022 Validated: Fri 25 Feb 2022 Status: Pending Consideration	Conservation area	Clare Oliver	Rebecca Hilliard	Councillor Andy Drummond Councillor James Lay	Fri 18 Mar 2022
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Decision List

Week commencing 14th February 2022

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 CB8 7AU
NMA(A)/21/1190

APPROVED

Discharge of conditions for DC/21/0335/FUL - condition 19 - drainage verification

Land At Willie Snaith Road Newmarket Suffolk CB8 7SU
DCON(E)/21/0335

APPROVED

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 CB8 9JT
DC/21/2091/FUL

WITHDRAWN

Planning Application - four flats to rear of 143 All Saints Road (including vehicular access)

143A All Saints Road Newmarket Suffolk CB8 8HH
DC/20/0624/FUL

APPROVED

Week commencing 21st February 2022 (checked 1st March – no results)

Planning – Weekly List

 **Please check the search criteria:**

- No results found.

Search Planning Applications either validated or decided in a given week.

Simple
Advanced
Weekly/Monthly Lists
Property
Map

Weekly List
Monthly List

Parish:

Newmarket Town Council

Ward:

All

Week beginning:

21 Feb 2022

Show applications:

☐ Validated in this week
☒ Decided in this week

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