



Newmarket

TOWN COUNCIL

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

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry

Councillor D Hall
Councillor M Jefferys
Councillor P Hulbert

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

Minute

D/22/03/1 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman opened the meeting, stated that there was no necessity to read the Fire Notice and advised that the meeting may be filmed or recorded.

D/22/03/2 Apologies

Apologies were received from Cllrs Clover and Ferries. Cllrs Hood and Drummond were absent.

D/22/03/3 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/22/03/4 To Confirm the Minutes of the Meeting Held on 21st February 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 21st February 2022 and the following was agreed:

D/22/03/4.01 Resolved

That the minutes of the Development & Planning Committee held on 21st February 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

A member of the press joined the meeting

Matters arising:

D/22/02/24.07 - DC/21/0106/VAR the measurement in the application was misread and the objection was changed to recommend no objections as follows:

D/22/03/4.02 Recommendation

The Committee voiced no objections.

D/22/03/5 Public Open Session

No members of the public were present.

D/22/03/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being

Book Number 116 2021 - 2022

Considered

The NNP Tree Policy 14 applied to the tree applications and Shopfront Policy 30.

D/22/03/7 Planning Applications

Week Commencing 14/02/2022 and 21/02/2022

D/22/03/7/1 DC/22/0097/ADV – Application for advertisement consent - a. one externally illuminated fascia; b. two non-illuminated fascias; c. one externally illuminated projecting sign - 98 High Street Newmarket.

D/22/03/7.01 Resolved

The Committee objected on the grounds that it contravened the West Suffolk Shopfront Policy 30 on illuminated signs, protruding signage and the colour scheme which is not appropriate for a building in a conservation area.

D/22/03/7/2 DC/22/0096/FUL – Planning application - change of use of ground floor and basement from retail (class E) to adult gaming centre (sui generis) - 98 High Street Newmarket.

D/22/03/7.02 Resolved

The Committee strongly objected to the change of use on the grounds that Newmarket High Street already has a significant number of gambling establishments and that the cumulative impact of 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. It may also lead to anti-social behaviour.

D/22/03/7/3 DC/22/0287/TPO - TPO 032 (1960) tree preservation order - group of 18 conifers (G1 on plan within A1 on order) fell - Soham House Snailwell Road Newmarket Suffolk.

D/22/03/7.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and the Committee requests that suitable replacements be planted; subject to the work being carried out outside of the bird nesting season.

D/22/03/7/4 DC/22/0282/VAR – 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.

D/22/03/7.04 Resolved

The Committee voiced no objections.

D/22/03/7/5 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/22/03/7.05 Resolved

The Committee noted the information. No comment will be made.

D/22/03/7/6 DC/22/0291/LB – Application for listed building consent - repair and re-paint existing windows and doors to front and rear elevations - St Aubyns Wellington Street Newmarket Suffolk.

D/22/03/7.06 Resolved

The Committee voiced no objections subject to the approval of the Listed Buildings Officer.

D/22/03/8 Amended and Deferred Planning Applications

None noted.

D/22/03/9 East Cambs Planning Applications

None noted.

D/22/03/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 14/02/2022 & 21/02/2022

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DCON(E)//21/0335	Discharge of conditions for DC/21/0335/FUL - condition 19 - drainage verification	Land At Willie Snaith Road Newmarket Suffolk	Approved	No comments
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	Withdrawn	
DC/20/0624/FUL	Planning Application - four flats to rear of 143 All Saints Road (including vehicular access	143A All Saints Road Newmarket Suffolk	Approved	Objection(s)

It was noted that NTC had objected twice to the DC/20/0624/FUL application, but that it was still approved by WSC.

D/22/03/11 Delegation Panel Decisions

None noted.

D/22/03/12 Licensing

None noted.

D/22/03/13 Parish Alliance (Sunnica Group)

This item was referred to the Neighbourhood Plan Committee.

Councillors Winter and Yarrow arrived and took their place in the public area.

D/22/03/14 Correspondence

Book Number 118 2021 - 2022

West Suffolk response to comments by NTC regarding a gambling licence for 98 The High Street, Newmarket.

D/22/03/15 Date of Next Meeting

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

D/22/03/16 To Note any Items for Next Meeting

- Update on the Rutland Arms.

Meeting closed at 6:48pm.

Signed by the Chairman

Date 21st March 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D22/03/4.02 Recommendation</u>	The Committee voiced no objections.
<u>D/22/03/7.01 Resolved</u>	The Committee objected on the grounds that it contravened the West Suffolk Shopfront Policy 30 on illuminated signs, protruding signage and the colour scheme which is not appropriate for a building in a conservation area.
<u>D/22/03/7.02 Resolved</u>	The Committee strongly objected to the change of use on the grounds that Newmarket High Street already has a significant number of gambling establishments and that the cumulative impact of 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. It may also lead to anti-social behaviour.
<u>D/22/03/7.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and the Committee requests that suitable replacements be planted; subject to the work being carried out outside of the bird nesting season.
<u>D/22/03/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/03/7.05 Resolved</u>	The Committee noted the information. No comment will be made.
<u>D/22/03/7.06 Resolved</u>	The Committee voiced no objections subject to the approval of the Listed Buildings Officer.