



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 21st March 2022 at 6.15pm**

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry
Councillor J Clover
Councillor A Drummond
Councillor J Ferries

Councillor D Hall
Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk and Member of the Press.

Minute

D/22/03/17 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/22/03/18 Apologies

There were no apologies received.

D/22/03/19 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/22/03/20 To Confirm the Minutes of the Meeting Held on 7th March 2022 and any Matters Arising

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

D/22/03/20.01 Resolved

That the minutes of the Development & Planning Committee held on 7th March 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/03/21 Public Open Session

No members of the public were present.

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

The NNP Tree Policy 14 applied to the tree applications.

D/22/03/23 Planning Applications

Week Commencing 28/02/2022 and 07/03/2022

D/22/03/23/1 DCON(B)/21/1612 – Application to discharge condition 5 (contaminated land) and partially discharge condition 13 (construction management strategy) of

Book Number 120 2021 - 2022

DC/21/1612/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/22/03/23.01 Resolved

No comment is required.

D/22/03/23/2 DC/22/0392/DE1 – Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of block of garages comprising 20 garage units - Garages Icewell Hill Newmarket Suffolk.

D/22/03/23.02 Resolved

No comment is required.

D/22/03/23/3 DC/22/0385/TCA - Trees in a conservation area notification - group of 20 Lime Sycamore and Horse Chestnut (G1 on plan) re-pollard trees to up to one metre below previous pollarding points - Warren Hill Cottage 27 Bury Road Newmarket Suffolk.

D/22/03/23.03 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.

D/22/03/23/4 DCON(A)/21/0988 – Application to discharge condition 5 (biodiversity enhancement strategy) of application DC/21/0988/FUL Clubhouse Scaltback Middle School Elizabeth Avenue Newmarket Suffolk.

D/22/03/23.04 Resolved

No comment is required.

D/22/03/23/5 DC/22/0407/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 one dwelling (class C3) - 18 Park Lane Newmarket Suffolk.

D/22/03/23.05 Resolved

The Committee voiced no objections.

D/22/03/24 Amended and Deferred Planning Applications

None noted.

D/22/03/25 East Cambs Planning Applications

None noted.

D/22/03/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 28/02/2022 & 07/03/2022

Applications	Description	Address	WS Decision	NTC Decision
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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	Approved	No comments
DC/22/0392/DE1	Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of block of garages comprising 20 garage units	Garages Icwel Hill Newmarket Suffolk	Approved	No objections
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	Withdrawn	
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	Approved	No objections
DC/21/2436/HH	Householder planning application - a. single storey rear extension b. dormer to rear elevation	12 Paget Place Newmarket	Approved	No objections
DC/21/2356/TPO	TPO 01 (1990) tree preservation order - one Beech (T1 on plan, within A1 on order) reduce lateral crown spread to north-east, by up to 2 metres, to appropriate pruning points; one Beech (T2 on plan, within A1 on order) crown raise to 5 metres above ground level, pruning secondary branch structures only	104 Churchill Avenue Newmarket	Approved	No objections

D/22/03/27 Delegation Panel Decisions

None noted.

D/22/03/28 Licensing

It was noted that there was another application for a gambling licence for the High Street. Information will be requested from WSC Licensing.

D/22/03/28.01 Resolved

NTC requests that all licensing matters associated with gambling arcades in Newmarket should be decided by WSC committee, rather than by WSC officers.

D/22/03/29 Former St Felix School Site

The development brief and update from West Suffolk Cabinet were noted.

D/22/03/29.01 Resolved

A working group with a task and finish remit will be set up to formulate a proposal for a NTC response to the consultation regarding the former St Felix School site. Members of the group are Cllrs O'Neill, Hall, Jefferys and Ferries, meetings to be held via Zoom.

D/22/03/30 Rutland Arms

A verbal update was given. WSC has informed the Clerk that all documents were ready to sign and that this was due on 17/3/2022.

D/22/03/31 Correspondence

Quod – Transport Assessment information regarding proposed Costa development.

West Suffolk Council - Relevant Representation of West Suffolk Council under section 56 of the Planning Act 2008 in respect of the Sunnica Energy Farm application.

D/22/03/31.01

A vote of thanks was made to West Suffolk Council's work on the response to the Sunnica Energy Farm proposal. NTC endorses its submission.

D/22/03/32 Date of Next Meeting

Monday 4th April 2022 at 6.15pm at the Memorial Hall.

D/22/03/33 To Note any Items for Next Meeting

None noted.

Meeting closed at 6.35pm.

Signed by the Chairman

Date 4th April 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D22/03/23.01 Resolved</u>	No comment is required.
<u>D/22/03/23.02 Resolved</u>	No comment is required.
<u>D/22/03/23.03 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.
<u>D/22/03/23.04 Resolved</u>	No comment is required.
<u>D/22/03/23.05 Resolved</u>	The Committee voiced no objections.
<u>D/22/03/28.01 Resolved</u>	NTC requests that all licensing matters associated with gambling arcades in Newmarket should be decided by WSC committee, rather than by WSC officers.
<u>D/22/03/29.01 Resolved</u>	A working group with a task and finish remit will be set up to formulate a proposal for a NTC response to the consultation regarding the former St Felix School site.
<u>D/22/03/31.01</u>	A vote of thanks was made to West Suffolk Council's work on the response to the Sunnica Energy Farm proposal. NTC endorses its submission.