



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Tuesday 3rd May 2022 at 6.15pm

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry
Councillor J Clover

Councillor A Drummond
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter (attended as member of public) and 1 Member of the Press.

Minute

D/22/05/1 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/22/05/2 Apologies

Apologies were received from Cllrs Ferries, Hall and Hood.

D/22/05/3 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

Cllr Jefferys declared a non-pecuniary interest in application DC/22/0497/TPO. There were no requests for dispensations.

D/22/05/4 To Confirm the Minutes of the Meeting Held on 19th April 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 19th April 2022 and the following was agreed:

D/22/05/4.01 Resolved

That the minutes of the Development & Planning Committee held on 19th April 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/05/5 Public Open Session

None noted.

D/22/05/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 tree applications and Policy 32 entrances to the Town.

Cllr Berry joined the meeting.

D/22/05/7 Planning Applications

Week Commencing 11/04/2022 and 18/04/2022

D/22/05/7/1 DC/22/0420/RM – Reserved Matters Application - Submission of details under

Book Number 10 2021 - 2022

outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - details of the two vehicle site accesses (Phase 1) and internal spine road (Phase 2) - Hatchfield Farm Fordham Road Newmarket Suffolk.

The plans were now clearer and a new resolution was made as follows:

D/22/05/7.01 Resolved

The Committee requested that the traffic congestion problem be looked at holistically and that Highways England be consulted to look at the A142/A14, j37 junction. The consequence of adding the junctions in these plans will be further congestion, particularly at certain times of the day, and measures will need to be taken to ameliorate this. Thought should also be given as to the effects of the horse crossings in the area on congestion.

Cycle and pedestrian paths must be integral to the whole scheme.

This is an entrance to the town and reference to the Newmarket Neighbourhood Plan, Policy No 32, should be considered – any changes in this area must make the best possible attractive town entrance.

D/22/05/7/2 DCON(A)/20/0624 – Application to discharge condition 22 (Phase 2 investigation strategy) of DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/05/7.02 Resolved

No response was required.

D/22/05/7/3 DCON(A)/19/2064 - Application to discharge condition three (arboriculture method statement) of DC/19/2064/FUL - Solario Tattersalls The Avenue Newmarket Suffolk.

D/22/05/7.03 Resolved

No response was required.

D/22/05/7/4 DC/22/0656/TCA – Trees in a conservation area notification – one Robinia and one Bay laurel (on plan) fell - 5 Balaton Place Snailwell Road Newmarket Suffolk.

D/22/05/7.04 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. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/05/7/5 DC/22/0510/TPO – TPO 03 (1990) tree preservation order - one Pine (T1 on plan in area G2 on order) remove lowest 3 laterals over driveway: one Lime (T2 on plan in area G2 on order) crown lift by six metres above ground level over driveway: one Lime (T3 on plan in area G2 on order) remove two lowest laterals back to main stem and reduce remaining branches back to boundary - 36 Leaders Way Newmarket Suffolk.

D/22/05/7.05 Resolved

Book Number 11 2021 - 2022

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

D/22/05/7/6 DC/22/0550/HH - Householder planning application - conversion of two outbuildings to create home office, works shop, gym and stores - 4 Bridge Cottages Snailwell Road Newmarket Suffolk.

D/22/05/7.06 Resolved

The Committee voiced no objections.

D/22/05/7/7 DC/22/0517/HH - Householder planning application - single storey rear Extension - 47 Rous Road Newmarket Suffolk.

D/22/05/7.07 Resolved

The Committee voiced no objections.

D/22/05/7/8 DCON(A)/21/0913 - Application to discharge condition 6 (construction method statement) of DC/21/0913/FUL - Land Rear Of 2 Park Avenue Newmarket Suffolk.

D/22/05/7.08 Resolved

No response was required.

Cllr Jefferys declared a non-pecuniary interest in the following applications and did not vote.

D/22/05/7/9 DC/22/0497/TPO – TPO/1990/01 - Tree preservation order - one Scots Pine (T1 on plan) reduce the overhang of the main stem by 3.6 metres; one Beech (T2 on plan) remove large lower limbs north facing; one Scots Pine (T3 on plan) reduce the height by 7.2 metres - 112 Churchill Avenue Newmarket Suffolk.

D/22/05/7.09 Resolved

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

D/22/05/8 Amended and Deferred Planning Applications

None noted.

D/22/05/9 East Cambs Planning Applications

None noted.

D/22/05/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 11/04/2022 & 18/04/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0291/LB	Application for listed building consent - repair and re -paint existing windows and doors to front and rear elevations t	St Aubyns Wellington Street Newmarket Suffolk	Approved	No objections
DC/22/0278/TPO	TPO 032 (1960) tree p reservation order - group of 18 conifers (G1 on plan within A1 on order) fell	Soham House Snailwell Road Newmarket Suffolk	Approved	Objected
DC/22/0439/TCA	Trees in a conservation area notification - one Cedar (T1 on plan) fell	Southernwood Fordham Road Newmarket Suffolk	Approved	Objected

D/22/05/11 Delegation Panel Decisions

It was noted that the following application was granted by the Delegation Panel:

DC/21/117/FUL - Planning application - partial change of use of first floor from offices/retail (class E) to residential (class C3) to create five flats - 116-118 High Street Newmarket.

D/22/05/12 Licensing

It was noted that a licence had been granted to Merkur Slots and the following was agreed:

D22/05/12.01 Resolved

That, out of concern for residents' welfare, a letter be sent to West Suffolk Council to inform them that the Committee were disappointed to see that a licence had been issued to Merkur Slots, despite its requests to refer this matter to the WSC Licensing Committee members instead of delegating to WSC planning officers. The Committee reiterated its previous objections and concerns regarding the number of gambling outlet applications and stated that there should be a balance between gambling and retail outlets.

It was noted that WSC had responded to NTC's letter offering training to members regarding formulating licence objections.

D/22/05/13 Correspondence

None noted.

D/22/05/14 Date of Next Meeting

Monday 16th May 2022 at 6.15pm at the Memorial Hall.

D/22/05/15 To Note any Items for Next Meeting

- Parking issues on Noel Murless/Elliot Close

Meeting closed at 6:40pm.

Signed by the Chairman Date 16th May 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/05/7.01 Resolved</u>	The Committee requested that the traffic congestion problem be looked at holistically and, that Highways England be consulted to look at the A142/A14, j37. The consequence of adding the junctions in these plans will be

Book Number 13 2021 - 2022

	further congestion, particularly at certain times of the day, and measures will need to be taken to ameliorate this. Thought should also be given as to the effects of the horse crossings in the area on congestion. Cycle and pedestrian paths must be integral to the whole scheme. This is an entrance to the town and reference to the Newmarket Neighbourhood Plan, Policy No 32, should be considered – any changes in this area must make the best possible attractive town entrance.
<u>D/22/05/7.02 Resolved</u>	No response was required.
<u>D/22/05/7.03 Resolved</u>	No response was required.
<u>D/22/05/7.04 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. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/05/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/05/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/7.07 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/7.08 Resolved</u>	No response was required.
<u>D/22/05/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D22/05/12.01 Resolved</u>	That, out of concern for residents' welfare, a letter be sent to West Suffolk Council to inform them that the Committee were disappointed to see that a licence had been issued to Merkur Slots, despite its requests to refer this matter to the WSC Licensing Committee members instead of delegating to WSC planning officers. The Committee reiterated its previous objections and concerns regarding the number of gambling outlet applications and stated that there should be a balance between gambling and retail outlets.