



# Newmarket

## TOWN COUNCIL

### Minutes of a Meeting of the Development & Planning Committee Held on Monday 16<sup>th</sup> May 2022 at 6.15pm

#### **Attendance:**

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

Councillor R Hood  
Councillor P Hulbert  
Councillor M Jefferys

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

#### **Minute**

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**D/22/05/16 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded**

The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.

**D/22/05/17 Apologies**

Apologies were received from Cllrs Berry, Clover and Hall.

**D/22/05/18 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/22/05/19 To Confirm the Minutes of the Meeting Held on 3<sup>rd</sup> May 2022 and any Matters Arising**

Members received the minutes of the Development & Planning Committee held on 3<sup>rd</sup> May 2022 and the following was agreed:

**D/22/05/19.01 Resolved**

**That the minutes of the Development & Planning Committee held on 3<sup>rd</sup> May 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.**

There were no matters arising.

*A member of the press joined the meeting*

**D/22/05/20 Public Open Session**

No members of the public wished to speak.

**D/22/05/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

The following policies applied Policy 14 – trees, Policy 4 - Horse Racing and Policy 30 - shopfronts

**D/22/05/22 Planning Applications**

*Week Commencing 25/04/2022 and 02/05/2022*

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Minutes of Development & Planning Committee held on Tuesday 16<sup>th</sup> May 2022

**D/22/05/22/1** DCON(B)/20/0624 – Application to discharge condition 21 (construction method statement) of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

**D/22/05/22.01 Resolved**

**No comments were required.**

**D/22/05/22/2** DC/22/0639/FUL – Planning application - conversion of existing annexe and nursery into two residential units – Louisville Fordham Road Newmarket Suffolk.

**D/22/05/23.02 Resolved**

**The Committee voiced no objections.**

**D/22/04/23/3** DC/22/0583/FUL - Planning application - Construction of lunging ring Solario Yard Tattersalls The Avenue Newmarket Suffolk.

**D/22/05/22.03 Resolved**

**The Committee voiced no objections and were encouraged to see expansion of facilities for the horse racing industry.**

**D/22/05/22/4** DC/22/0713/TCA – Trees in a conservation area notification - one Silver Birch (T1 on plan) fell - Fairstead House School Fordham Road Newmarket Suffolk.

**D/22/05/22.04 Resolved**

**The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application as it will be replaced with three trees. The Committee look forward to being told what the replacements will be.**

**D/22/05/22/5** DC/22/04807/P3CMA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from Osteopathic clinic (class E) at first floor to one dwelling (class C3)- The Newmarket Osteopathic Clinic 18 Park Lane Newmarket Suffolk.

**D/22/05/22.05 Resolved**

**The Committee voiced no objections.**

**D/22/05/22/6** DC/22/0511/FUL - Planning application - change of use from takeaway (Sui Generis) to Adult Gaming Centre (Sui Generis) - 104 High Street Newmarket Suffolk.

**D/22/05/22.06 Resolved**

**The Committee objected to this application and delegated to the Town Clerk to check WS policy DM35 and to submit a suitably worded objection based on the imbalance between retail and other outlets on the High Street.**

**D/22/05/23    Amended and Deferred Planning Applications**

**D/22/05/23/1** 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/22/05/23.01 Resolved**

**The Committee objected on the grounds that it does not comply with the WS shopfront policy, DM38, to the Town Clerk to check the WS Shopfront Policy and submit a suitably worded objection.**

**D/22/05/24 Planning Appeals**

**D/22/05/24/1 DC/21/2009/FUL – Parish Consultation for: Planning application - retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works - Replacement Unit 2 - 3 Crown Walk Newmarket Suffolk.**

**D/22/05/24.01 Resolved**

**The Committee requested the Clerk checks the expiry date for this appeal and, if possible, to bring back in two weeks to the Committee – otherwise to delegate to the Clerk to modify previous comments submitted objecting to the original application after seeking assistance from WSC planning officers.**

**D/22/05/25 Tree Preservation Orders**

The following TPO was noted:

**Tree Preservation Order – TPO/005(2022) – TPO Paget Place And Wyndham Way Newmarket Suffolk – applied 28<sup>th</sup> April 2022.**

Town Clerk to send a letter of thanks to the WS Tree Officer.

**D/22/05/26 East Cambs Planning Applications**

**22/00472/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to cc 324no. one, two, three and four bedroom dwellings, 15no. plots for self-build and housing, CLT office, associated infrastructure and public open space as the first part of the residential development at Kennett Garden Village – Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest of 98 Station Road Kennett.**

**D/22/05/25.01 Resolved**

**The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.**

**22/00471/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to Perimeter road around the south and west sides of the site, linking the roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village – Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest of 98 Station Road Kennett.**

**D/22/05/25.02 Resolved**

**The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.**

**D/22/05/27 Consultations**

**East Cambs Single Issue Review for public consultation – was considered and the**

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following was agreed:

**D/22/05/27.01 Resolved**

**That this item be added to the next full Town Council agenda.**

**D/22/05/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during weeks commencing, 25/04/2022 & 02/05/2022

| Applications     | Description                                                                                                                                                                                               | Address                                                              | WS Decision | NTC Decision  |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------|---------------|
| DC/22/0716/TCA   | Trees in a conservation area notification - one Horse Chestnut (as indicated on plan) re-pollard to previous cutting points; one Horse Chestnut (as indicated on plan) fell                               | Clarehaven Stable 57 Bury Road Newmarket Suffolk                     | Withdrawn   |               |
| DC/22/0543/HPA   | Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5 metres with a maximum height of 3 metres and a height of 3 metres to the eaves    | 12 Falmouth Gardens Newmarket Suffolk                                | Approved    | No objections |
| 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                                       | Withdrawn   |               |
| DC/22/0411/HH    | Householder planning application - a. single storey rear extension (following demolition of conservatory) b. widening of drop kerb, hedge removal and block paving to be laid adjacent to gravel driveway | 51 Edinburgh Road Newmarket Suffolk                                  | Approved    | No objections |
| DC/21/2408/CLE   | Application for lawful development certificate for existing use or development - change of use stables to dwelling                                                                                        | Coach House 50 Exeter Road Newmarket                                 | Approved    | No comments   |
| DC/21/2406/CLE   | Application for lawful development certificate for existing use or development - occupation of first floor flat in breach of an occupancy condition                                                       | Coach House 50 Exeter Road Newmarket                                 | Approved    | No objections |
| DC/21/24170/FUL  | Planning application - Conversion and extension of existing garage to form a residential dwelling                                                                                                         | 107 Exning Road Newmarket                                            | Rejected    | Objected      |
| DC/21/2135/FUL   | Planning application - roof extension with five dormer windows to second floor                                                                                                                            | Flat 2 Sun Lane Newmarket                                            | Approved    | No objections |
| DC/ON(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 | Approved    | No comment    |
| DC/21/1753/FUL   | Planning application - one dwelling and vehicular access                                                                                                                                                  | Land Adjacent To 26 Paget Place Newmarket Suffolk                    | Rejected    | No objections |

**D/22/05/29 Delegation Panel Decisions**

DC/21/1753/FUL - Planning application - one dwelling and vehicular access - Land adjacent to 26 Paget Place, Newmarket – WSC Officer Minded to Refuse

*Cllr Yarrow joined the meeting as an observer and Cllr Drummond left the meeting.*

**D/22/05/30 Licensing**

**West Suffolk email** – offer to meet to discuss representations at licence hearings.

The offer was accepted and Town Clerk was asked to seek members of the committee to form a Working Group and arrange a meeting as soon as possible.

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**D/22/05/31 Parking**

The parking issues at Noel Murless Drive/Elliott Close were discussed and Town Clerk will ask the Enforcement Officers to check that cars are not parking on double yellow lines at the junction of George Lambton and Croft Road.

**D/22/05/32 Correspondence**

**East West Main Line Strategic Statement** - was noted.

**Wooditton Parish Council letter** - East Cambs approval for funding traffic calming at the railway bridge was noted.

**D/22/05/33 Date of Next Meeting**

Monday 6<sup>th</sup> June 2022 at 6.15pm at the Memorial Hall.

**D/22/05/34 To Note any Items for Next Meeting**

None noted.

Meeting closed at 6:55pm.

Signed by the Chairman     Date 6<sup>th</sup> June 2022

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                             |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/22/05/22.01 Resolved</u></b> | <b>No comments were required.</b>                                                                                                                                                                                                                                                    |
| <b><u>D/22/05/22.02 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                                                                                                                                                           |
| <b><u>D/22/05/22.03 Resolved</u></b> | <b>The Committee voiced no objections and were encouraged to see expansion of facilities for the horse racing industry.</b>                                                                                                                                                          |
| <b><u>D/22/05/22.04 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application as it will be replaced with three trees. The Committee look forward to being told what the replacements will be.</b> |
| <b><u>D/22/05/22.05 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                                                                                                                                                           |
| <b><u>D/22/05/22.06 Resolved</u></b> | <b>The Committee objected to this application and delegated to the Town Clerk to check WS policy DM35 and to submit a suitably worded objection based on the imbalance between retail and other outlets on the High Street.</b>                                                      |
| <b><u>D/22/05/23.01 Resolved</u></b> | <b>The Committee objected on the grounds that it does not comply with the WS shopfront policy, DM38, to the Town Clerk to check the WS Shopfront Policy and submit a suitably worded objection.</b>                                                                                  |
| <b><u>D/22/05/24.01 Resolved</u></b> | <b>The Committee requested the Clerk checks the expiry date</b>                                                                                                                                                                                                                      |

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|                                      |                                                                                                                                                                                                                                                                         |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | for this appeal and, if possible, to bring back in two weeks to the Committee – otherwise to delegate to the Clerk to modify previous comments submitted objecting to the original application after seeking assistance from WSC planning officers.                     |
| <b><u>D/22/05/25.01 Resolved</u></b> | The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure. |
| <b><u>D/22/05/25.02 Resolved</u></b> | The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure. |
| <b><u>D/22/05/27.01 Resolved</u></b> | That this item be added to the next full Town Council agenda                                                                                                                                                                                                            |