



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 6th June 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 J Harvey
Councillor R Hood
Councillor P Hulbert
Councillor J Lay

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, Julie Ashton – Minute Assistant, Cllr Winter as an observer and 1 Member of the Press.

Minute

Cllr Jefferys took the Chair as Vice Chairman of the previous Committee.

D/22/06/1 To Elect a Chairman

Cllr Hall nominated Cllr Jefferys. There were no other nominations and a vote was taken. The following was agreed:

Cllrs Berry and Clover joined the meeting.

D/22/06/1.01 Resolved

That Cllr Jefferys be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.

D/22/06/2 To Elect a Vice Chairman

Cllr Jefferys nominated Cllr Hall. There were no other nominations and a vote was taken. The following was agreed:

D/22/06/2.01 Resolved

That Cllr Hall be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.

D/22/06/3 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/22/06/4 Apologies

None noted

D/22/06/5 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. A collective Dispensation was requested for application DC/22/0673/FUL.

D/22/06/6 To Confirm the Minutes of the Meeting Held on 16th May 2022 and any Matters

Arising

Members received the minutes of the Development & Planning Committee held on 16th May 2022 and the following was agreed:

D/22/06/6.01 Resolved

That the minutes of the Development & Planning Committee held on 16th May 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/06/7 Public Open Session

No members of the public wished to speak.

D/22/06/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The following policies applied Policy 14 – trees and Policy 30 - shopfronts

D/22/06/9 Planning Applications

Week Commencing 09/05/2022. 16/05/2022 and 23/05/2022

- D/22/06/9/1** DC/22//0762/FUL - Planning application - conversion and partial demolition to create a. ground floor retail unit; b. courtyard garden; c. eight residential units - Surrey House 41 High Street Newmarket Suffolk

D/22/06/9.01 Resolved

The Committee voiced no objections, subject to compliance with the Shopfront Policy and that the rear of the development enhances the historic view from Palace St. The Committee noted the change of use of the current offices to residential and the subsequent loss of office space in Newmarket.

Cllr Cover declared a non-pecuniary interest in the following application and did not vote.

- D/22/06/9/2** DC/22/0844/TCA - Trees in a conservation area notification - eight conifers (T1 on plan) fell Annexe Southernwood Fordham Road Newmarket Suffolk.

D/22/06/9.02 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 to consider placing TPOs on the trees in the area if appropriate. 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/22/06/9/3** DCON(D)/21/0055/Application to discharge condition 11 (Travel Pack) of DC/21/0055/VAR Proposed Building Site Cemetery Hill Newmarket Suffolk.

D/20/06/9.03 Resolved

No comments were required.

- D/22/06/9/4** DC/22/0823/HH - Householder planning application - a. single storey garage extension

b. single storey rear extension c. replacement render d. window alteration and replacement e. enlarged rear dormer f. chimney stack replacement and removal g. replacement slate roofing - Barkway House 18 Bury Road Newmarket.

D/22/06/9.04 Resolved

The Committee voiced no objections.

- D/22/06/9/5** DC/22/0815/TCA - Trees in a conservation area notification - one Blue Atlas (T1 on plan) selective crown reduction by up to two metres of lateral branches and removal of damaged limb in lower crown The Gables 20 Bury Road Newmarket Suffolk.

D/22/06/9.05 Resolved

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

- D/22/06/9/6** DC/22/0673/FUL - Planning application - Install 1200mm high railings along sides of the Memorial Gardens Memorial Hall - 144 High Street Newmarket Suffolk

D/22/06/9.06 Resolved

The Committee voiced no objections.

- D/22/06/9/7** DC/22/0714/FUL - Planning application - continued use of seven letting rooms 87A High Street Newmarket Suffolk.

D/22/06/9.07 Resolved

The Committee voiced no objections, subject to clarification regarding the egress of the fire escape into the neighbouring garden and also regarding the previous rejection by Building Control when the property was first converted to seven lettings.

Cllr Drummond declared a non-pecuniary interest in the following application.

- D/22/06/9/8** DC/22/0873/ADV - Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage Advertising Board - 98 High Street Newmarket Suffolk.

D/22/06/9.08 Resolved

The Committee voiced no objections.

- D/22/06/10** **Amended and Deferred Planning Applications**
None noted.

D/22/06/11 **Planning Appeals**

PINS. REFERENCE: APP/F3545/W/22/3291126 APPEAL REFERENCE: AP/22/0027/STAND

D/22/06/11.01 Resolved

Newmarket Town Council wishes to modify its original comments for the planning application DC/21/2009/FUL which is now in appeal. The Planning and Development Committee wishes to strongly object to the application on the following grounds:

1: The proposals are out of keeping with the surrounding buildings in a conservation area.

2: The changes to the building will have adverse effect on neighbouring properties.

3: The Committee supports the West Suffolk Council further objections.

Cllr De'Ath joined the meeting as an observer.

D/22/06/12 East Cambs Planning Applications

None noted.

D/22/06/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 09/05/2022, 16/05/2022 & 23/05/2022

Applications	Description	Address	WS Decision	NTC Decision
DCON(A)/20/0624	Application to discharge condition 22 (Phase 2 investigation strategy) of DC/20/0624/FUL	143A All Saints Road Newmarket Suffolk	Approved	No Comments
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	Approved	No objections
DC/22/0517/HH	Householder planning application - single storey rear extension	47 Rous Road Newmarket Suffolk	Approved	No objections
DC/22/0472/HH	Householder planning application - first floor side extension over garage	1 Mill Reef Newmarket Suffolk	Approved	No objections
DC/21/2118/FUL	Planning application - one log cabin	Lady Wolverton Pavilion Adastral Close Newmarket	Approved	No comments
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	Approved	No objections
DCON(A)/19/2033	Application to discharge condition 3 (water drainage scheme) of DC/19/2033/FUL	Solario Yard Tattersalls The Avenue Newmarket Suffolk	Approved	No Comments
DC/21/1117/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	Approved	No objections
DC/22/0713/TCA	Trees in a conservation area notification - one Silver Birch (T1 on plan) fell	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections
DC/22/0402/TPO	TPO 03 (1990) one Horse Chestnut - Reduce four over extended limbs by two metres growing towards property	23 Rochfort Avenue Newmarket Suffolk	Withdrawn	
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	Approved	No Comments
NMA(B)/13/0408	Non material amendment to DC/13/0408/OUT - Minor alterations to the layout of the two approved vehicle accesses (requiring the rewording of conditions 13, 21, 29 and 31). Amendment to allow electric vehicle charging details to be provided with	Hatchfield Farm Fordham Road Newmarket Suffolk C	Approved	No objections

	submission of reserved matters (requiring the rewording of condition 33)			
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D/22/06/14 Delegation Panel Decisions

None noted.

D/22/06/15 Licensing

West Suffolk Policy Briefing Paper Revised Statement of Licensing Policy: Decision to Consult – was noted and will be added to the next D&P agenda for further discussion.

D/22/06/16 Pre-Consultation

A pre-consultation by Dalcour Maclaren (for Hutchison 3G Limited) to install communications apparatus in Rowley Drive was considered and the following was agreed:

D/22/06/16.01 Resolved

The Committee objected to this application and gave delegated powers to the Town Clerk and Chairman to compose the wording for the objection regarding damage to the street scene, encroachment onto the pavement, appearance, proximity to local schools and positioning of the apparatus.

D/22/06/17 Correspondence

WS Local Plan Consultation – An additional venue has been added for the consultation in the Memorial Hall.

Email regarding A-board permissions from WSC – to be added to the next D&P agenda.

D/22/06/18 Date of Next Meeting

Monday 20th June 2022 at 6.15pm.

Meeting closed at 6:58pm.

Signed by the Chairman Date 20th June 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/06/1.01 Resolved</u>	That Cllr Jefferys be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/06/2.01 Resolved</u>	That Cllr Hall be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/06/9.01 Resolved</u>	The Committee voiced no objections, subject to compliance with the Shopfront Policy and that the rear of the development enhances the historic view from Palace St. The Committee noted the change of use of the current offices to residential and the subsequent loss of office space in Newmarket
<u>D/22/06/9.02 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 to consider placing TPOs on the trees in the area if appropriate. 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/22/06/9.03 Resolved</u>	No comments were required.
<u>D/22/06/9.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/9.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/06/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/9.07 Resolved</u>	The Committee voiced no objections, subject to clarification regarding the egress of the fire escape into the neighbouring garden and also regarding the previous rejection by Building Control when the property was first converted to seven lettings.
<u>D/22/06/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/11.01 Resolved</u>	<u>D/22/06/11.01 Resolved</u> Newmarket Town Council wishes to modify its original comments for the planning application DC/21/2009/FUL which is now in appeal. The Planning and Development Committee wishes to strongly object to the application on the following grounds: 1: The proposals are out of keeping with the surrounding buildings in a conservation area. 2: The changes to the building will have adverse effect on neighbouring properties. 3: The Committee supports the West Suffolk Council further objections
<u>D/22/06/16.01 Resolved</u>	The Committee objected to this application and gave

	delegated powers to the Town Clerk and Chairman to compose the wording for the objection regarding damage to the street scene, encroachment onto the pavement, appearance, proximity to local schools and positioning of the apparatus.
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