



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 4th July 2022 at 6.15pm**

Attendance:

Councillor J Lay (Chairman)
Councillor J Clover
Councillor A Drummond
Councillor J Ferries

Councillor M Jefferys
Councillor J Harvey
Councillor R Hood
Councillor P Hulbert

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

Minute

Cllr Jefferys opened the meeting as the Vice Chairman of the previous Committee.

D/22/07/1 To Elect a Chairman

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

D/22/07/1.01 Resolved

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

D/22/07/2 To Elect a Vice Chairman

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

D/22/07/2.01 Resolved

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

D/22/07/3 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/22/07/4 Apologies

Apologies were received from Cllrs Berry and Hall.

D/22/07/5 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

Cllr Hood declared a pecuniary interest in applications DC/22/1048/TCA and DC/22/1110/TCA. Cllr Clover declared a pecuniary interest in item 10 application DC/22/0106/VAR. There were no requests for dispensations.

D/22/07/6 To Confirm the Minutes of the Meeting Held on 20th June 2022 and any Matters Arising

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Minutes of Development & Planning Committee held on Monday 4th July 2022

Members received the minutes of the Development & Planning Committee held on 20th June 2022 and the following was agreed:

D/22/07/6.01 Resolved

That the minutes of the Development & Planning Committee held on 20th June 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Matters arising.

D/22/06/1.01 Resolved - Election of a Chairman – the minutes were not adopted at Full Council and will be amended to reflect this.

D/22/06/2.01 Resolved - Election of a Vice Chairman – the minutes were not adopted at Full Council and will be amended to reflect this.

D/22/06/35.01 Resolved – WSC Local Plan Consultation Working Group – Members would be invited to join the Working Group in item 18.

D/22/07/7 Public Open Session

No members of the public wished to speak.

D/22/07/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/22/07/9 Planning Applications

Week Commencing 06/06/2022 and 13/06/2022 and 20/06/2022

D/22/07/9/1 DC/22/1035/TPO – TPO (1987) 04 - Tree Preservation Order - one False Acacia (T1 on plan, within A1 on order) – fell - Wolverton Lodge High Street Newmarket Suffolk.

D/20/07/9.01 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/07/9/2 DC/22/1021/HH - Householder planning application - single storey rear extension - Falmouth House Falmouth A venue Newmarket Suffolk.

D/22/07/9.02 Resolved

The Committee voiced no objections.

D/22/07/9/3 DC/22//1080/CLP - Application for lawful development certificate for proposed use or development – lawful implementation of planning permission DC/17/2674/FUL - 122 High Street Newmarket Suffolk.

D/22/07/9.03 Resolved

The Committee voiced no comments.

- D/22/07/9/4** DCON(C)/20/0264 - Application to part discharge condition 22 (contaminated land) of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/07/9.04 Resolved

The Committee voiced no comments.

A member of the public joined the meeting.

Cllr Hood declared a pecuniary interest in the following application and left the meeting

- D/22/07/9/5** DC/22/1048/TCA - Trees in a conservation area notification – four conifers and two Ash (indicated on plan) fell Chels 51A Bury Road Newmarket Suffolk.

D/20/07/9.05 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.

Cllr Hood returned to the meeting

- D/22/07/9/6** DC/22/1019/HH - Householder planning application - two storey side extension (following removal of lobby/store) - 8 Exning Road Newmarket Suffolk.

D/22/07/9.06 Resolved

The Committee voiced no objections.

- D/22/07/9/7** DC/22/1001/FUL - Planning application - install 14 upvc windows into existing box sash frames and replace one crittal window - 5-7 The Avenue Newmarket Suffolk.

D/22/07/9.07 Resolved

The Committee voiced no objections.

- D/22/07/9/8** DC/22/0940/FUL - Planning application - removal of existing external ATM and signage - 53 High Street Newmarket Suffolk.

D/22/07/9.08 Resolved

The Committee voiced no objections.

- D/22/07/9/9** DC/22/1047/TE1 - Determination in respect of Development by Telecommunications Code systems operators – 15 metre monopole tower to support antenna, associated radio-equipment housing and ancillary development - Monopole Tower Rowley Drive Newmarket Suffolk.

D/22/07/9.09 Resolved

Newmarket Town Council strongly objects to the proposed placement of the

telecommunications apparatus on Rowley Drive, Newmarket, for the following reasons:-

1. Significant damage to the street scene.
2. Encroachment onto the pavement.
3. Appearance of the apparatus.
4. Close proximity to local schools.
5. It is in the middle of a green corridor.

Whilst the Town Council supports the improvement of communications throughout the town, it insists that further thought is put into positioning the apparatus in a less conspicuous area where it would have a less detrimental effect on the surrounding environment.

Council believes that there are other alternatives for the positioning of such apparatus, such as on the top of tall buildings.”

Cllr Hood declared a pecuniary interest in the following application and left the meeting

D/22/07/9/10 DC/22/1110/TCA - Trees in a conservation area notification - one Horse Chestnut (T2 on plan) re-pollard to previous cutting points; one Horse Chestnut (T1 on plan) fell - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/22/07/9.10 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted

Cllr Hood returned to the meeting

D/22/07/9/11 DCON(F)/13/0408 - Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/07/9.11 Resolved

The Committee voiced no comments.

D/22/07/9/12 DCON(A)/21/1074 - Application to discharge conditions 4 (dust management plan) 11 (biodiversity enhancements) 13 (boundary treatments) 14 (materials) of DC/21/1074/FUL - 28 St Fabians Close Newmarket Suffolk.

D/22/07/9.12 Resolved

The Committee voiced no comments.

Cllr Clover declared a pecuniary interest in the following application and left the meeting.

D/22/07/10 **Amended and Deferred Planning Applications**

D/22/07/10/1 DC/22/0106/VAR - Planning application - variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to include 11 apartments and one Office unit (following demolition of existing building) b. Freestanding bicycle/bin store - Southernwood Fordham Road Newmarket Suffolk.

D/22/07/10.01 Resolved

The Committee voiced no objections however, concerns were raised regarding the number of piecemeal amendments to this development.

Cllr Clover returned to the meeting

Cllr Crissall joined the meeting as an observer

D/22/07/11 Planning Appeals

None noted.

D/22/07/12 East Cambs Planning Applications

None noted.

D/22/07/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/06/2022 and 20/06/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0844/TCA	Trees in a conservation area notification - eight conifers (T1 on plan) fell	Annexe Southernwood Fordham Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/22/0510/TPO	TPO 03 (1990) tree preservation order - one Lime (T2 on plan in area G2 on order) crown raise to 5.5 metres above ground level over driveway of 36 Leaders Way: one Lime (T3 on plan in area G2 on order) crown raise to 5.5 metres above ground level to the south-east. Prune secondary branch structures to provide 3 metres clearance from roofline of 36 Leaders Way	36 Leaders Way Newmarket Suffolk	Approved	No objections
DC/22/0497/TPO	T1 Pinus sp. Fell. T2 Beech. Crown raise to 4.5 metres above ground level, pruning secondary branch structures only. T4 Beech. Crown raise to 4.5 metres above ground level, pruning secondary branch structures only.	112 Churchill Avenue Newmarket Suffolk	Approved	No objections
DCON (D)/21/0055	Application to discharge condition 11 (Travel Pack) of DC/21/0055/VAR	Proposed Building Site Cemetery Hill Newmarket Suffolk	Approved	No comments
DC/22/0639/FUL	Planning application - conversion of existing annexe and nursery into two residential units	Louisville Fordham Road Newmarket Suffolk	Approved	No objections

D/22/07/14 Delegation Panel Decisions

None noted.

D/22/07/15 Tree Preservation Orders

TPO/005(2022) - Paget Place and Wyndham Way, Newmarket, Suffolk – was noted.

Cllr De'Ath joined the meeting as an observer.

D/22/07/16 Licensing

PL015 - Application to Vary a Premises Licence – application to vary the layout and design of the premises in accordance with the submitted plan, drawing number 2281/01. The changes are to include a new extension, which includes a new dispense bar, adjacent to the external courtyard dispense bar within the licensable area of the premises. Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed. Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment. Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to change. The operating hours, licensable activities and current conditions authorised by the premises licence are to remain unaltered - The Shoes Moulton Road Newmarket.

This item was deferred and TC was requested to obtain the drawings for this application.

WSC Statement of Licensing Policy – was noted. Cllr Drummond advised that he was consulting on this and would welcome any comments.

Cllr Yarrow and the Events manager joined the meeting as observers.

D/22/07/17 Resident's Parking Zone – All Saints Ward

A report from WSC following a meeting with NTC on 9th June 2022 was considered and the following was agreed:

D/22/06/17.01 Recommendation

That subject to the recommended clarifications in point 2, to proceed on the RPZ scheme for All Saint's Ward with WSC; agreeing to the underwriting of the scheme by NTC should it not proceed.

D/22/06/17.02 Recommendation

That a budget line be created in 2023/2024 budget for RPZ underwriting fees and to top up that account at the end of the current year budget.

D/22/07/18 West Suffolk Council Local Plan

Members were invited to join the Working Group and the following was agreed:

D/22/07/18.01 Resolved

That a Working Group be set up comprising of Cllrs Drummond, Hood, Hulbert, Jefferys and Lay to provide a response to the consultation.

D/22/07/19 Correspondence

None noted.

D/22/07/20 Date of Next Meeting

Monday 18th July 2022 at 6.15pm.

Meeting closed at 7:10pm.

Signed by the Chairman Date 25th July 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/07/1.01 Resolved</u>	That Cllr Lay be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/07/2.01 Resolved</u>	That Cllr Hood be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/07/9.01 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/07/9.02 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.03 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.04 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.05 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/22/07/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.07 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.09 Resolved</u>	The Committee objected on the original grounds sent in a letter in response to the consultation and strongly object to location, in the middle of a green corridor. The Committee request that a more suitable location be considered
<u>D/22/07/9.10 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

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	the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted
<u>D/22/07/9.11 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.12 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/10.01 Resolved</u>	The Committee voiced no objections however, concerns were raised regarding the number of piecemeal amendments to this development.
<u>D/22/07/17.01 Resolved</u>	That subject to the recommended clarifications in point 2, to proceed on the RPZ scheme for All Saint's Ward with WSC; agreeing to the underwriting of the scheme by NTC should it not proceed.
<u>D/22/07/17.02 Resolved</u>	That a budget line be created in 2023/2024 budget for RPZ underwriting fees and to top up that account at the end of the current year budget.
<u>D/22/07/18.01 Resolved</u>	That a Working Group be set up comprising of Cllrs Drummond, Hood, Hulbert, Jefferys and Lay to provide a response to the consultation.