



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 25th 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 and 3 Members of the Public.

Minute	Action by
D/22/07/21 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.	
D/22/07/22 <u>Apologies</u> None noted. Cllrs Berry and Hall were absent.	
D/22/07/23 <u>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</u> Cllr Hood declared an interest in item 13. A collective dispensation was requested for the NTC planning applications.	
D/22/07/24 <u>To Confirm the Minutes of the Meeting Held on 4th July 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 4th July 2022 and the following was agreed: <i>A member of the public joined the meeting.</i> <u>D/22/07/24.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th July 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/07/25 <u>Public Open Session</u> A member of the Studland's Residents' Association spoke about the closure of the footpath between Laureate School Road and Willie Snaith Road and that the planning application did not apply a condition for it to remain open. He presented a copy of the Definitive map for Newmarket.	

Cllr Drummond gave a verbal update on the action he had been taking to consult residents, WSC and SCC to get the footpath reinstated.

A member of the public requested that the Definitive map be updated as it was well out of date.

Cllr Drummond agreed to take this forward.

The Chairman requested that this item be added to the next full Town Council agenda.

Thanks were given to the members of the public for attending the meeting and for providing the additional information.

3 members of the public left the meeting.

D/22/07/26 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/22/07/27 Planning Applications

Week Commencing 27/06/2022 and 04/07/2022

D/22/07/27/1 DC/22/1020/FUL – Planning application - a. two dwellings with associated site works; b. raise roof to existing dwelling to create habitable space - Plot A 57 The Avenue Newmarket Suffolk.

D/22/07/27.01 Resolved

The Committee voiced no objections.

D/22/07/27/2 DC/22/1162/TCA - Trees in a conservation area notification - a. one Hawthorn (T1 on plan) fell b. one Hawthorn (T2 on plan) crown lift to 2.4 metres above footpath - St Marys Church St Marys Square Newmarket Suffolk.

D/22/07/27.02 Resolved

The Committee actively encourages responsible tree management and does not object to this application. A replacement tree was requested.

D/22/07/27/3 DC/22/1160/TCA - Trees in a conservation area notification - one Bird cherry (1 on plan) fell - All Saints Church All Saints Road Newmarket Suffolk.

D/22/07/27.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application. A replacement tree was requested.

D/22/07/27/4 DC/22/1188/TCA - Trees in a conservation area notification - a. one Hawthorn (1 on plan) one Norway spruce (2 on plan) one Lime (3 on plan) one plum (4 on plan) fell b. one Sycamore (5 on plan) crown reduction to give one metre clearance to streetlight c. two rows of Lime (6 and 7 on plan) crown raise to 2.5 metres over footpath - Land Adjacent To The Severals Bury Road, Newmarket

Suffolk.

D/22/07/27.04 Resolved

The Committee actively encourages responsible tree management and does not object to this application. Replacement trees were requested.

D/22/07/27/5 DC/22/1099/HH - Householder planning applications - a. two storey side and rear extensions b. two bay cart lodge c. dropped kerb Sefton Cottage Snailwell Road Newmarket Suffolk.

D/20/07/27.05 Resolved

Committee voiced no objections, subject to the building work not being carried out before 12:00 mid-day due the proximity of the horse walk.

Cllr Borda joined the meeting as an observer

D/22/07/28 Amended and Deferred Planning Applications

D/22/07/28/1 DC/22/0097/ADV - Application for advertisement consent - a. two non-illuminated fascia signs; b. one non illuminated projecting sign; c. bespoke vinyl signs to windows - 98 High Street Newmarket.

D/22/07/28.01 Resolved

The Committee welcomed the changes to the proposed signage but require any signage in a Conservation Area to adhere to the WSC Shopfront Policy, which is reinforced in the Newmarket Neighbourhood Plan.

D/22/07/29 Planning Appeals

None noted.

D/22/07/30 East Cambs Planning Applications

None noted.

D/22/07/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 27/06/2022 and 04/07/2022

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DC/22/0807/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) to one dwelling (class C3)	The Newmarket Osteopathic Clinic 18 Park Lane Newmarket Suffolk	Approved	No objections

DC/22/0673/FUL	Planning application - Install 1200mm high railings	Memorial Hall 144 High Street Newmarket Suffolk	Approved	No objections	
DC/22/0431/FUL	Planning application - a. conversion of existing dwelling into two flats and associated external works b. addition of rear second storey with flat roof	Fern Villa 126 Exning Road Newmarket Suffolk	Approved	No objections	
DC/22/1032/TCA	Trees in a conservation area notification - group of 10 Hawthorn trees (G1 on plan) - fell	Land Adjacent To The Severals Bury Road Newmarket Suffolk	Approved	No objections	
DC/22/1033/TCA	Trees in a conservation area notification - one Lime (T1 on plan) crown lift by five metres above ground level	Scout Hq Cardigan Street Newmarket Suffolk	Approved	No objections	
DC/22/0945/TCA	Trees in a conservation area notification - 22 Lombardy Poplar (T1-9, 11-15, 27-36 on plan) fell; one Plum (T10 on plan) fell; one Willow (T40 on plan) reduce crown by three metres; one Alder (T90 on plan) reduce branches clear of building by 1.5 metres; one Alder (T155 on plan) fell; one Beech (T246 on plan) reduce overhanging limbs by 50 per cent; one Beech (T248 on plan) fell; one Beech (T251 on plan) crown reduction by 30 per cent and reduce two lateral branches by 40 per cent; one Sycamore (T281 on plan) reduce extended limb over building by three metres; one Horse Chestnut (T381 on plan) fell	Tattersalls The Avenue Newmarket Suffolk	Approved	No objections	
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	Approved	No objections	
NMA(B)/18/1954	Non-material amendment to DC/18/1954/VAR - amended site layout as revised to pick up the following site issues: a. legal easement over the gas main running through the site which resulted in moving the building clear of this see drawing 1709-CHE-101DD b. site layout adjusted to suit the above see drawing 1709- CHE-101DD c. boundary treatment and soft landscaping to Exning Road frontage revised to accommodate site and highways levels on site see drawings 1709-CHE- 101DD & V1709 L01L	Aldi Foodstore Ltd Exning Road Newmarket Suffolk	Approved	No objections	

D/22/07/32 Delegation Panel Decisions

None noted.

D/22/07/33 Licensing

West Suffolk Licensing Policy -A report from a meeting with WSC Licensing was considered and the following was agreed:

Cllrs Hall and Perry joined the meeting.

D/22/07/33.01 Resolved

Book Number 44 2022 - 2023

Minutes of Development & Planning Committee held on Monday 18th July 2022

That a Working Group with delegated powers to consider future Licence Applications be set up comprising of Cllrs Lay, Jefferys and Town Clerk.

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.

D/22/07/33.02 Resolved

The Committee voiced no objections.

SE0012 – Licence Renewal Application - Heaven, 109 High Street, Suffolk.

D/22/07/33.03 Resolved

The Committee requested that the Heaven Licence Renewal Application be referred to the Licence Working Group.

D/22/07/34 Correspondence

Restaurateurs had expressed concerns regarding the number of food outlets in Town and asked if NTC could take this into account when considering new licence applications. The WSC Economic Officer will be consulted on the current number of retail, service, gambling and food establishments in Town and the WSC Policies will be looked at regarding balance of outlet types on the High Street.

D/22/07/35 Date of Next Meeting

Monday 1st August 2022 at the Memorial Hall.

Meeting closed at 6:56pm.

Signed by the Chairman

Date 1st August 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/07/27.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/27.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application. A replacement tree was requested.
<u>D/22/07/27.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application. A replacement tree was requested.
<u>D/22/07/27.04 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application. Replacement trees were requested.
<u>D/22/07/27.05 Resolved</u>	The Committee voiced no objections, subject to the building work not being carried out before 12:00 mid-day due the proximity of the horse walk.
<u>D/22/07/28.01 Resolved</u>	The Committee welcomed the changes to the proposed signage but require the signage in a Conservation Area to adhere to the WSC Shopfront Policy, which is reinforced in the Newmarket Neighbourhood Plan..
<u>D/22/07/33.01 Resolved</u>	That a Working Group with delegated powers to consider future Licence Applications be set up comprising of Cllrs Lay, Jefferys and Town Clerk.
<u>D/22/07/33.02 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/33.03 Resolved</u>	The Committee requested that the Heaven Licence Renewal Application be referred to the Licence Working Group.