



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 1st August 2022 at 6.15pm**

Attendance:

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

Councillor J Ferries
Councillor M Jefferys
Councillor P Hulbert

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

Minute	Action by
D/22/08/1 <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/22/08/2 <u>Apologies</u> Apologies were received from Cllrs Berry, Harvey and Hood. Cllr Hall was absent.	
D/22/08/3 <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> None noted. There were no requests for dispensations.	
D/22/08/4 <u>To Confirm the Minutes of the Meeting Held on 25th July 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 25 th July 2022 and the following was agreed: <u>D/22/08/24.01 Resolved</u> That the minutes of the Development & Planning Committee held on 25th July 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/08/5 <u>Public Open Session</u> A member of the public raised an issue regarding speeding in Edinburgh Road and asked what could be done to prevent it. The information will be referred to the Community Services to look at placing a SID camera.	
<i>A member of the public left the meeting.</i> D/22/08/6 <u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being</u>	

Book Number 47 2022 - 2023

Minutes of Development & Planning Committee held on Monday 1st August 2022

Considered

The following policies applied: Policy 14 – trees, Policy 16 – biodiversity and Policy 32 attractive entrances to the Town.

D/22/08/7 Planning Applications

Week Commencing 11/07/2022 and 18/07/2022

D/22/08/7/1 DCON(A)/20/0821 – Application to discharge conditions 6 (details of access) 7 (bound material) and 13 (materials) of application DC/20/0821/FUL - St Gatien Cottage Stables Vicarage Road Newmarket Suffolk.

D/22/08/7.01 Resolved

The Committee voiced no comments.

D/22/08/7/2 DCON(D)/17/1614 - Application to discharge condition 18 (biodiversity enhancements) of application DC/17/1614/FUL - Oakfields Vicarage Road Newmarket Suffolk.

D/22/08/7.02 Resolved

The Committee supports enforcement of condition 18 as in line with Newmarket Neighbourhood Plan Policy 16 - biodiversity.

D/22/08/7/3 DC/22//1236/TCA - Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell - The Lodge 23 Bury Road Newmarket Suffolk.

D/22/08/7.03 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. 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/22/08/7/4 DC/22/1199/ADV - Application for advertisement consent - a. three internally illuminated fascia signs b. internally illuminated roof letters c. one non illuminated wall sign d. two internally illuminated built up letter signs e. internally illuminated double sided height barrier f. one internally illuminated exit sign g. one non illuminated banner frame h. internally illuminated directional signs i. two internally illuminated digital menu boards - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/22/08/7.04 Resolved

The Committee are inclined to object due to the possible detrimental effect on an entrance to the town. Costa had indicated in previous talks that there would be landscaping/screening and this is not apparent from the plans and is not in line with Newmarket Neighbourhood Plan 32 - attractive entrances to the town.

D/22/07/8/5 DC/22/1248/TCA - Trees in a conservation area notification - 10 Spruce trees (G1 red on plan), six Sycamore (G2 blue on plan) crown lift to 5 metres above ground level, 10- 12 mixed species of Sycamore and Maple (G3 yellow on plan) removal of 2-3 lowest branches overhanging stable building - Somerville Lodge Fordham

Road Newmarket Suffolk.

D/20/08/7.05 Resolved

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

D/22/08/7/6 DC/22/1163/HH - Householder planning application - Two storey side and rear extensions - 4 Hallwyck Gardens Newmarket Suffolk.

D/20/08/7.06 Resolved

The Committee voiced no objections.

D/22/08/7/7 DC/22/1251/HH - Householder planning application - first floor side extension - 11 Paddocks Drive Newmarket Suffolk .

D/20/08/7.07 Resolved

The Committee voiced no objections.

D/22/08/7/8 DC/22/1274/TCA - Trees in a conservation area notification - six Lime (L1-L6 on plan) pollard to previous points reducing by three metres - St Philip And St Etheldredas Church Exning Road Newmarket Suffolk.

D/20/08/7.08 Resolved

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

D/22/08/7/9 DC/22/1172/FUL - Planning application - change of use from ancillary office / store of basement to public use area, including internal alterations - 2 Sun Lane Newmarket Suffolk.

D/20/08/7.09 Resolved

The Committee objected on the grounds of safety as there is no indication of other routes for fire evacuation in an emergency.

D/22/08/8 Amended and Deferred Planning Applications

None noted.

D/22/08/9 Planning Appeals

None noted.

D/22/08/10 East Cambs Planning Applications

None noted.

D/22/08/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 11/07/2022 and 18/07/2022

Applications	Description	Address	WS Decision	NTC Decision
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DC/22/1048/TCA	Trees in a conservation area notification - four conifers and two Ash (indicated on plan) fell	Chels 51A Bury Road Newmarket	Approved	Objected	
DCON(B)/20/0624	Application to discharge condition 21 (construction method statement) of application DC/20/0624/FUL	143A All Saints Road Newmarket Suffolk	Approved	No comment	
DCON(D)/17/1614	Application to discharge condition 18 (biodiversity enhancements) of application DC/17/1614/FUL	Oakfields Vicarage Road Newmarket Suffolk	Approved	No comment	
DC/22/1110/TCA	Trees in a conservation area - one Cornus mas (1 on plan) reduce up to one metres to previous pruning points, One Cherry (2 on plan) reduce lateral growth over lawn by two metres one Cherry (3 on plan) reduce lateral growth over lawn by three metres, one Cedar (5 on plan) remove one spur	Lincoln Lodge Rayes Lane Newmarket Suffolk	Approved	No objections	
DC/22/0478/FUL	Planning application - a. drive-through cafe/restaurant unit with associated servicing, landscaping and external seating b. part reconfiguration of existing car park and associated works	Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	No objections	
DC/21/2500/FUL	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/21/2500/FUL	Planning Application - a. Change of use and conversion of existing Police Station and Magistrates Court (sui generis) to create 17 self-contained flats and one townhouse (C3); b. partial infill of ground floor; c. extensions and roof garden to second floor d. associated parking and vehicular access	Police Station Vicarage Road Newmarket	Withdrawn	Objected	

D/22/08/12 Delegation Panel Decisions

D/22/07/12/1 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.

It was noted that the WSC Officer was minded to grant the application.

D/22/08/13 Licensing

It was noted that the Newmarket Licensing Working Group had submitted a response to the Heaven renewal application which will be emailed to Members of the Committee.

D/22/08/14 Correspondence

None noted.

D/22/08/15 Date of Next Meeting

Monday 15th August 2022 at the Memorial Hall.

Meeting closed at 6:46pm.

Signed by the Chairman Date 14th August 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/08/7.01 Resolved</u>	The Committee voiced no comments.
<u>D/22/08/7.02 Resolved</u>	The Committee supports enforcement of condition 18 as in line with Newmarket Neighbourhood Plan Policy 16 - biodiversity.
<u>D/22/08/7.03 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. 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/22/08/7.04 Resolved</u>	The Committee are inclined to object due to the possible detrimental effect on an entrance to the town. Costa had indicated in previous talks that there would be landscaping/screening and this is not apparent from the plans and is not in line with Newmarket Neighbourhood Plan - 32 attractive entrances to the town.
<u>D/22/08/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/08/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/7.07 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/7.08 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/08/7.09 Resolved</u>	The Committee objected on the grounds of safety as there is no indication of other routes for fire evacuation in an emergency