



# Newmarket

## TOWN COUNCIL

### Minutes of a Meeting of the Development & Planning Committee Held on Monday 15<sup>th</sup> August 2022 at 6.15pm

#### Attendance:

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

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

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 6 Members of the Public.

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action by |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><b>D/22/08/16 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br/>The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.</p> <p><i>Cllr Berry joined the meeting.</i></p>                                                                                                                                                                                                                                                                                   |           |
| <p><b>D/22/08/17 <u>Apologies</u></b><br/>None noted. Cllr Hall was absent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |
| <p><b>D/22/08/18 <u>Declaration of Members Interests &amp; 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></b><br/>None noted. There were no requests for dispensations.</p>                                                                                                                                                                                                                                                                                      |           |
| <p><b>D/22/08/19 <u>To Confirm the Minutes of the Meeting Held on 1<sup>st</sup> August 2022 and any Matters Arising</u></b><br/>Members received the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> August 2022 and the following was agreed:</p> <p><b><u>D/22/08/19/01 Resolved</u></b><br/><b>That the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> August 2022 be adopted and signed as a true record by the Chairman of the Development &amp; Planning Committee.</b></p> <p>There were no matters arising.</p> |           |
| <p><b>D/22/08/20 <u>Public Open Session</u></b><br/>A member of the public spoke to item 13 on the previous minutes and queried the reference to the License Committee. Cllr Jefferys explained that in order to adequately address licence applications a Working Group had recently been agreed and they had delegated authority to submit a response to the Heaven application. A copy of the email response was requested and provided.</p>                                                                                                                                 |           |

*Cllr Clover joined the meeting.*

A member of the public raised issues regarding the Grade II listed building at St Mary's Square and reported that it had been broken into. A request was made for the owners to take action to secure the property. Cllr Drummond agreed to take this up with WSC. The Mayor advised that the issues had been pointed out on a recent check of the Town and WSC were aware.

The Chairman reported that the Rutland Arms had also been broken into.

Mr Johnson advised that he wished to speak to item 14.

Mr Fanshawe spoke against the proposed development at land off Fordham Road.

A proposal was made to bring forward item 14 and the following was agreed:

**D/22/8/20.01 Resolved**

**That item 14 - Land off Fordham Road be brought forward.**

**D/22/08/21 Land off Fordham Road**

Mr Johnson spoke against the proposed change of use and presented evidence to support his objections.

Mr Fanshawe supported the objections to the change of use and was concerned about an increase of noise and traffic affecting his horses.

The owner of the land gave a presentation on the reasons for the proposed change of use and a Governor from Fairstead School explained that the land would be used for organised sport and that any noise would be kept to a minimum.

The proposal for a change of use for Fairstead School to use the land as a sports field was considered and the following was agreed:

**D/22/08/21.01 Resolved**

**That a site visit be arranged to ascertain how the land is currently used.**

*5 members of the public left the meeting*

**D/22/08/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 14 – trees applied.

**D/22/08/23 Planning Applications**

*Week Commencing 25/07/2022 and 01/08/2022*

**D/22/08/23/1 DC/22/1336/TCA - Trees in a conservation area notification – one Cherry (T3 on plan) crown reduction by up to two metres and predominant leader reduced by one metre - Wynyard Lodge 24 Bury Road Newmarket Suffolk.**

**D/22/08/23.01 Resolved**

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

*Cllr Yarrow joined the meeting*

**D/22/08/23/2** DC/22/1308/HH - Householder planning application - a. single storey rear extension b. installation of two roof lights - 30 St Fabians Close Newmarket Suffolk.

**D/22/08/23.02 Resolved**

**The Committee voiced no objections.**

**D/22/08/23/3** DC/22/1281/HH - Householder planning application - a. replacement cladding on front elevation b. first floor side extension with flue - 15 Hamilton Road Newmarket Suffolk.

**D/22/08/23.03 Resolved**

**The Committee voiced no objections.**

**D/22/08/23/4** DC/22/1323/HH - Householder planning application - a. single storey side extension (following demolition of existing garage) b. single storey rear extension - 18 Derby Way Newmarket Suffolk.

**D/22/08/23.04 Resolved**

**The Committee voiced no objections.**

**D/22/08/23/5** DC/22/1315/HH - Planning application - installation of kiosk for water softener - McDonalds Willie Snaith Road Newmarket Suffolk.

**D/20/08/23.05 Resolved**

**The Committee voiced no objections.**

The increased amount of litter from McDonald's was discussed and Town Clerk was asked to contact them to request that they take action to mitigate this and she will report back at the next D&P meeting. An item to discuss this issue further would be added to the next D&P agenda.

**D/22/08/24 Amended and Deferred Planning Applications**

None noted.

**D/22/08/25 Planning Appeals**

DC/21/0604/FUL - Planning application - construction of one dwelling, as amended by plans received 21 October 2021 - Nowell Lodge Fordham Road Newmarket.

The appeal was noted and the following was agreed:

**D22/08/25.01 Resolved**

**That NTC supports the original WSC objections and reasons for refusal of the application.**

**D/22/08/26 East Cambs Planning Applications**

Book Number 54 2022 - 2023

None noted.

**D/22/08/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during weeks commencing, 25/07/2022 and 01/08/2022

| Applications   | Description                                                                                        | Address                                                     | WS Decision | NTC Decision  |
|----------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------|---------------|
| DC/22/0872/FUL | Planning application - temporary siting of classroom block for five years                          | Fairstead House School<br>Fordham Road<br>Newmarket Suffolk | Approved    | No objections |
| DC/22/1035/TPO | TPO (1987) 04 - Tree Preservation Order - one False Acacia (T1 on plan, within A1 on order) - fell | Wolverton Lodge High<br>Street Newmarket<br>Suffolk         | Approved    | No objections |
| DC/22/1019/HH  | Householder planning application - two storey side extension (following removal of lobby/store)    | 8 Exning Road<br>Newmarket Suffolk                          | Approved    | No objections |
| DC/22/1021/HH  | Householder planning application - single storey rear extension                                    | Falmouth House<br>Falmouth Avenue<br>Newmarket Suffolk      | Approved    | No objections |

**D/22/08/28 Delegation Panel Decisions**

**D/22/07/12/1** DC/22/0096/FUL – Planning application - change of use of ground floor and basement from retail (class E) to Adult gaming centre (sui generis) – 98 High Street Newmarket

It was noted that the WSC Officer was minded to grant the application, despite the strong objection of Newmarket Town Council.

**D/22/08/29 Licensing**

The Chairman reported that the District Cllrs had persuaded WSC to consider the Heaven application at Committee rather than a delegation panel. It was reported that if NTC could prove that the High Street is an Historic High Street then this would aid further objections.

**D/22/08/30 Correspondence**

None noted.

**D/22/08/31 Date of Next Meeting**

Monday 5<sup>th</sup> September 2022 at the Memorial Hall.

Meeting closed at 7:09pm.

Signed by the chairman      Date 5<sup>th</sup> September 2022

### Summary of Resolutions/Recommendations

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                      |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b><u>D/22/08/21.01 Resolved</u></b> | <b>That a site visit be arranged to ascertain how the land is currently used.</b>                             |
| <b><u>D/22/08/23.01 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and does not object to this application.</b> |
| <b><u>D/22/08/23.02 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                    |
| <b><u>D/22/08/23.03 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                    |
| <b><u>D/22/08/23.04 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                    |
| <b><u>D/22/08/23.05 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                    |
| <b><u>D/22/08/25.01 Resolved</u></b> | <b>That NTC supports the original WSC objections and reasons for refusal of the application.</b>              |