



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 5<sup>th</sup> September 2022 at 6.15pm**

#### **Attendance:**

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

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

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public.

| Minute    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action by |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| D/22/09/1 | <b><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.                                                                                                                                                                                                                                                                                                                              |           |
| D/22/09/2 | <b><u>Apologies</u></b><br>None noted. Cllrs Clover and Hall were absent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |
| D/22/09/3 | <b><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.                                                                                                                                                                                                                                                                                    |           |
| D/22/09/4 | <b><u>To Confirm the Minutes of the Meeting Held on 15<sup>th</sup> August 2022 and any Matters Arising</u></b><br>Members received the minutes of the Development & Planning Committee held on 15 <sup>th</sup> August 2022 and the following was agreed:<br><br><b><u>D/22/09/4/01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 15<sup>th</sup> August 2022 be adopted and signed as a true record by the Chairman of the Development &amp; Planning Committee.</b><br><br>There were no matters arising. |           |
| D/22/09/5 | <b><u>Public Open Session</u></b><br>No members of the public wished to speak.<br><i>Cllr Berry joined the meeting</i><br><br>The Chairman made a proposal to bring forward item 14 and the following was agreed:<br><br><b><u>D/22/09/5.01 Resolved</u></b><br><b>That item 14 be brought forward.</b>                                                                                                                                                                                                                                                    |           |

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**D/22/09/6 Land off Fordham Road**

Further details of the proposal were noted.

Following a site visit the Committee agreed that a section of the land would be suitable for a sports field however, there were still concerns regarding the change of use of horse racing land and the following was agreed:

**D/22/09/6.01 Resolved**

**That should a full planning application be submitted, the Committee would be minded to support the temporary change of use of the part of the land furthest from the stables to a sports field for Fairstead School, subject to the Horse Racing Policies not being breached.**

*A member of the public left the meeting*

**D/22/09/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 14 – trees applied.

**D/22/09/8 Planning Applications**

*Week Commencing 08/08/2022, 15/08/2022 and 22/08/2022*

**D/22/09/8/1** DC/22/1419/TCA - Trees in a conservation area notification - one Silver birch (T1 on order) crown reduction in height by four metres and lateral crown reduction by two metres; one Indian bean (T2 on plan) overall crown reduction by 1.5 metres - Glenavis 39 Bury Road Newmarket Suffolk.

**D/22/09/8.01 Resolved**

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

**D/22/09/8/2** DC/22/1420/TCA - Trees in a conservation area notification – one Eucalyptus tree (T1 on plan) - overall crown reduction by up to 4 meters - Heathway 41 Bury Road Newmarket Suffolk.

**D/22/09/8.02 Resolved**

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

**D/22/09/8/3** DC/22/1408/TCA - Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell - The Lodge 42 Bury Road Newmarket.

It was noted that this application had been withdrawn.

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

**D/22/09/8/4** DC/22/1353/FUL - Planning application - construction of four flats Southfield Farm Cottages Hamilton Road - Newmarket Suffolk.

**D/22/09/8.04 Resolved**

**The Committee voiced no objections.**

**D/22/09/8/5** DC/22/1376/FUL - Planning application - change of use from betting shop (sui generis) to wine bar (sui generis) - 5 All Saints Road Newmarket Suffolk.

**D/22/09/8.05 Resolved**

**The Committee voiced no objections and supported the application.**

**D/22/09/8/6** DC/22/1300/FUL - Planning application - replacement timber windows, doors and fascias - Bryntirion Court Cheveley Road Newmarket Suffolk.

**D/22/09/8.06 Resolved**

**The Committee voiced no objections.**

**D/22/09/8/7** DC/22/1444/TPO - Tree preservation order TPO 02 (1980) - one Lime (T1 on plan, T100 on order) overall crown lift by up to three metres; one Lime (T2 on order, T98 on order) fell - 9 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

**D/22/09/8.07 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 a suitable replacement be planted.**

**D/22/09/8/8** NMA(A)/17/1881 - Non material amendment to DC/17/1881/FUL - changes to landscaping in the south east portion of the site - The Silks 69 Exning Road Newmarket Suffolk.

**D/22/09/8.08 Resolved**

**The Committee made no comment.**

**D/22/09/8/9** DC/22/1436/TCA - Trees in a conservation area notification – one Eucalyptus (T7 on plan) cut back overhanging limbs to boundary - The Gallops Old Station Road Newmarket Suffolk.

**D/22/09/8.09 Resolved**

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

**D/22/09/8/10** DCON(D)/20/0624 - Application to discharge condition 17 of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

**D/22/09/8.10 Resolved**

**The Committee made no comment.**

**D/22/09/8/11** DC/22/1463/TPO - Tree preservation order TPO 013 (1988) - two Horse

Chestnuts (T1 and T2 on plan, T1 and T2 on order) crown lift to 4.5 metres; four Lime (T3, T4, T5 and T6 on plan, T3, T4, T5 and T6 on order) crown lift to five metres above ground level - The Gallops Old Station Road Newmarket Suffolk.

**D/22/09/8.11 Resolved**

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

**D/22/09/8/12** DC/22/1489/HH - Householder planning application - a. entryway relocated on front elevation b. addition of pitched roof to front elevation c. raising of existing roof to create habitable second floor rooms d. two dormer windows to front elevation e. replacement windows to front and side elevation f. first floor side extension above existing garage g. two storey rear extension h. single storey rear extension i. installation of entry gates - 25 Hamilton Road Newmarket Suffolk.

**D/22/09/8.12 Resolved**

**The Committee voiced no objections.**

**D/22/09/7/13** DC/22/1468/P3CMA - Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to one dwelling (class C3) - 18 Park Lane Newmarket Suffolk.

**D/22/09/7.13 Resolved**

**The Committee voiced no objections.**

**D/22/09/9 Amended and Deferred Planning Applications**

None noted.

**D/22/09/10 Planning Appeals**

None noted.

**D/22/09/11 East Cambs Planning Applications**

**D/22/09/11/1** 22/00471/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to create perimeter road around the south and west sides of the site, linking the approved roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village - Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett.

**D/22/09/11.01 Resolved**

**The Committee strongly objects to this application with no additional services being provided on the development. The Committee requested a meeting with East Cambs to discuss the impact of the development and details of services to be located in the village rather than residents using the oversubscribed services in Newmarket, which will add to the traffic grid lock and to request that Section 106 monies be allocated to provide services in the village and to improve the infrastructure of Newmarket.**

**D/22/09/12 To Receive Results of Applications as Determined by West Suffolk and Plans**

### **Withdrawn**

West Suffolk Planning Determinations received during weeks commencing,  
08/08/2022, 15/08/2022 and 22/08/2022

| Applications           | Description                                                                                                                                                                                                                                                                                                               | Address                                                                       | WS Decision | NTC Decision  |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------|---------------|
| <b>DC/22/1248/TCA</b>  | 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<br>Fordham Road<br>Newmarket Suffolk                         | Approved    | No objections |
| <b>DC/22/1236/TPO</b>  | Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell                                                                                                                                                                                                                                     | The Lodge 23 Bury Road Newmarket Suffolk                                      | Withdrawn   | Objected      |
| <b>DC/22/1188/TCA</b>  | 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<br>Severals Bury Road<br>Newmarket Suffolk               | Approved    | No objections |
| <b>DC/22/1160/TCA</b>  | Trees in a conservation area notification - one Bird cherry (1 on plan) fell                                                                                                                                                                                                                                              | All Saints Church All<br>Saints Road Newmarket<br>Suffolk                     | Approved    | No objections |
| <b>DC/22/1162/TCA</b>  | 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<br>Marys Square<br>Newmarket Suffolk                       | Approved    | No objections |
| <b>DC/22/1001/FUL</b>  | Planning application - install 14 upvc windows into existing box sash frames and replace one crittall window                                                                                                                                                                                                              | 5-7 The Avenue<br>Newmarket Suffolk                                           | Approved    | No objections |
| <b>DC/22/1274/TCA</b>  | Trees in a conservation area notification - six Lime (L1-L6 on plan) pollard to previous points reducing by three metres                                                                                                                                                                                                  | St Philip And St<br>Etheldredas Church<br>Exning Road<br>Newmarket<br>Suffolk | Approved    | No objections |
| <b>DCON(A)/19/1084</b> | Application to discharge conditions 6 (tree protection) 7 (temp protective roadway) 12 (construction method statement) and 15 (horse racing working method statement) of application DC/19/1084/FUL                                                                                                                       | La Grange House<br>Fordham Road<br>Newmarket Suffolk                          | Approved    | No comment    |
| <b>DCON(A)/21/1074</b> | Application to discharge conditions 4 (dust management plan) 11 (biodiversity enhancements) 13 (boundary treatments) 14 (materials) of C/21/1074/FUL                                                                                                                                                                      | 28 St Fabians Close<br>Newmarket Suffolk                                      | Approved    | No comment    |
| <b>DC/22/1080/CLP</b>  | Application for lawful development certificate for proposed use or development - lawful implementation of planning permission DC/17/2674/FUL                                                                                                                                                                              | 122 High Street<br>Newmarket Suffolk                                          | Approved    | No comment    |
| <b>DC/22/1020/FUL</b>  | Planning application - a. two dwellings with associated site works; b. raise roof to existing dwelling to create habitable space                                                                                                                                                                                          | Plot A 57 The Avenue<br>Newmarket Suffolk                                     | Refused     | No objections |
| <b>DC/22/0940/FUL</b>  | Planning application - removal of                                                                                                                                                                                                                                                                                         | 53 High Street                                                                | Approved    | No objections |

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|                 |                                                                                                                                                                                                             |                                                       |            |               |  |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|---------------|--|
|                 | existing external ATM and signage                                                                                                                                                                           | Newmarket Suffolk                                     |            |               |  |
| 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         | Withdrawn  | No objections |  |
| DC/21/1964/FUL  | Planning Application - a. single storey store with open fronted wash bay and muck bunker, b. single storey haybarn and tack boxes building (following demolition of American barn, straw store and haybarn) | Solario Yard Tattersalls The Avenue Newmarket Suffolk | Approved   | No objections |  |
| 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          | Approved   | No objections |  |
| DCON(C)/20/0624 | Application to part discharge condition 22 (contaminated land) of application DC/20/0624/FUL                                                                                                                | 143A All Saints Road Newmarket Suffolk                | Discharged | No comment    |  |
| DC/22/0583/FUL  | Planning application - Construction of lunging ring                                                                                                                                                         | Solario Yard Tattersalls The Avenue Newmarket Suffolk | Approved   | No objections |  |
| 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                              | Approved   | Objected      |  |
| 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                              | Refused    | Objected      |  |

**DC/22/0096/FUL** – It was noted with disappointment that WSC had approved yet another gambling establishment in the High Street and the following was agreed:

**D/22/09/12.01 Resolved**

**That a letter be sent to WSC to express the Committee's disappointment of application DC/22/0096/FUL being approved when NTC had strongly objected to it.**

**D/22/09/13 Delegation Panel Decisions**

**D/22/09/13/1** DC/22/0420/RM – Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - details of the two vehicle site accesses (Phase 1) and internal spine road (Phase 2) - Hatchfield Farm, Fordham Road, Newmarket.

It was noted that the WSC Officer was minded to grant the application and referred it to the Development Control Committee.

**D/22/09/14 Licensing**

Application for a new premises licence – USA Chicken – Late refreshments (indoors) Sunday – Thursday 11:00 – 0200 and Friday – Saturday 11:00 – 0400 - 94 High Street Newmarket.

The premises licence application was noted.

**D/22/09/15 Litter**

It was reported that the hedges on George Lambton playing field, along the Fordham Road had not been maintained and that no action has been taken to improve the entrance to the town from the A142. The Yellow Brick Road has similar issues and the Deputy Town Clerk was asked to arrange a site visit with WSC and Members of the Committee.

The response from McDonalds regarding the litter issues was noted. They were going to increase the litter picking activity and apologised for the inconvenience caused. The issue is not in the vicinity of the restaurant but from take-aways and litter picks need to be done in a radius of a 5 min walk from McDonalds.

**D/22/09/16 Correspondence**

None noted.

**D/22/09/17 Date of Next Meeting**

Monday 19<sup>th</sup> September 2022 at the Memorial Hall.

Meeting closed at 7:06pm.

Signed by the Chairman     Date 26<sup>th</sup> September 2022

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/22/09/6.01 Resolved</u></b> | <b>That should a full planning application be submitted, the Committee would be minded to support the temporary change of use of the part of the land furthest from the stables to a sports field for Fairstead School, subject to the Horse Racing Policies not being breached</b> |
| <b><u>D/22/09/8.01 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and does not object to this application.</b>                                                                                                                                                                       |
| <b><u>D/22/09/8.02 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and does not object to this application.</b>                                                                                                                                                                       |
| <b><u>D/22/09/8.04 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                                                                                                                                                          |
| <b><u>D/22/09/8.05 Resolved</u></b> | <b>The Committee voiced no objections and supported the application.</b>                                                                                                                                                                                                            |
| <b><u>D/22/09/8.06 Resolved</u></b> | <b>The Committee voiced no objections</b>                                                                                                                                                                                                                                           |
| <b><u>D/22/09/8.07 Resolved</u></b> | <b>The Committee voiced no objections</b>                                                                                                                                                                                                                                           |

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|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/22/09/8.08 Resolved</u></b>  | 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 a suitable replacement be planted.                                                                                                                      |
| <b><u>D/22/09/8.09 Resolved</u></b>  | The Committee made no comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/22/09/8.10 Resolved</u></b>  | The Committee actively encourages responsible tree management and does not object to this application.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>D/22/09/8.11 Resolved</u></b>  | The Committee made no comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/22/09/8.12 Resolved</u></b>  | The Committee actively encourages responsible tree management and does not object to this application.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>D/22/09/7.13 Resolved</u></b>  | The Committee voiced no objections                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b><u>D/22/09/11.01 Resolved</u></b> | The Committee strongly objects to this application with no additional services being provided on the development. The Committee requested a meeting with East Cambs to discuss the impact of the development and details of services to be located in the village rather than residents using the oversubscribed services in Newmarket, which will add to the traffic grid lock and to request that Section 106 monies be allocated to provide services in the village and to improve the infrastructure of Newmarket. |
| <b><u>D/22/09/12.01 Resolved</u></b> | That a letter be sent to WSC to express the Committee's disappointment of application DC/22/0096/FUL being approved when NTC had strongly objected to it.                                                                                                                                                                                                                                                                                                                                                              |