



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 26th 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 P Hulbert
Councillor M Jefferys

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 5 Members of the Public.

Minute	Action by
D/22/09/18 <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/22/09/19 <u>Apologies</u> Apologies were received from Cllr Clover. Cllr Hall was absent.	
D/22/09/20 <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 a non-pecuniary interest in the following applications; DC/22/1506/TPO, DC/22/1555/TPO and DC/22/1556/TCA. There were no requests for dispensations.	
D/22/09/21 <u>To Confirm the Minutes of the Meeting Held on 5th September 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 5th September 2022 and the following was agreed: <u>D/22/09/21 Resolved</u> That the minutes of the Development & Planning Committee held on 5th September 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/09/22 <u>Public Open Session</u> No members of the public wished to speak.	
D/22/09/23 <u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 5c - Working from home and Policy 14 – trees applied.	

D/22/09/24 Planning Applications

Week Commencing 29/08/2022 and 05/09/2022

D/22/09/24/1 DC/22/1471/FUL - Planning application - (a) partial change of use of first floor from retail (class E) to residential (class C3) to create two flats (b) external changes to form new doors and windows - 116-118 High Street Newmarket.

D/22/09/24.01 Resolved

The Committee objected and supported the concerns raised by the Environment Agency and noted that it was an inappropriate conversion to residential due to there being no parking provision in a Town Centre location.

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/22/09/24/2 DC/22/1506/TPO - Tree preservation order TPO 004 (1994) - one Copper Beech (indicated on plan, T5 on order) overall crown reduction by up to ten metres - 8 Heasman Close Newmarket.

D/22/09/24.02 Resolved

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

D/22/09/24/3 DC/22/1472/FUL - Planning application - use of dwelling for a mixed residential use (class C3) and childminding - 39 Leaders Way Newmarket.

D/22/09/24.03 Resolved

The Committee voiced no objections.

D/22/09/24/4 DC/22/1533/TPO - Tree preservation order TPO 004 (2012) - one Horse Chestnut (T1 on plan, T19 on order) overall crown reduction by up to three metres; one Sycamore (T2 on plan, T16 on order) fell - 3 Arborfield Drive Newmarket.

Cllr Berry joined the meeting

D/22/09/24.04 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/22/09/24/5 DC/22/1545/TPO - Tree preservation order TPO 012 (1956) - two Horse Chestnut (T1 and T2 on plan, within area A7) overall crown reduction by up to four metres to previous pruning points - 17 Collings Place Newmarket.

D/22/09/24.05 Resolved

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

D/22/09/24/6 DC/22/1509/TPO - Tree preservation order TPO 032 (1960) and TPO 005 (2022) - one Laurel (T1 on plan, within area A1 on order) and one Yew (T2 on plan, T14

on order) crown lift to two metres above roof; one Chestnut (T3 on plan, within area A1 on order) overall crown reduction by four metres; one Walnut (T4 on plan, within area A1 on order) overall crown reduction by three metres - 18 Paget Place Newmarket.

D/22/09/24.06 Resolved

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

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/22/09/24/7 DC/22/1555/TPO - TPO 013 (1991) tree preservation order - three Beech (T032, T033 and T035 on plan, within area A4 on order) fell - Godolphin Stables Snailwell Road Newmarket.

D/22/09/24.07 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 trees are to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/22/09/24/8 DC/22/1556/TCA - Tress in a conservation area notification - a. five Beech (T012, T011, T009, T042 and T006) six Elm (T043, T041, T014 and G003) two Cockspur thorn (G001) one Rowan (T007) one Horse chestnut (T001) one Ash (T015) two Sycamore (T003 T010) and one Unknown species (T013) fell b. one Sycamore (G005) and three Beech (G005 T018) cut to leave a monolith/habitat pole c. one Beech (T005) strip vegetation from base to check for fungal fruiting bodies - Godolphin Stables Snailwell Road Newmarket.

D/22/09/24.08 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/09/25 Amended and Deferred Planning Applications

None noted.

D/22/09/26 Planning Appeals

None noted.

D/22/09/27 East Cambs Planning Applications

Town Clerk confirmed that a letter had been sent to East Cambs regarding the Kennett Garden Village development concerning Section 106 funding for Newmarket. A response is awaited and if no response is received then a reminder will be sent.

D/22/09/28 To Receive Results of Applications as Determined by West Suffolk and Plans

Withdrawn

West Suffolk Planning Determinations received during weeks commencing,
29/08/2022 and 05/09/2022

Applications	Description	Address	WS Decision	NTC Decision
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 Suffolk	Approved	Objected
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	Approved	No Comments
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 Suffolk	Approved	Objected

D/22/09/29 Delegation Panel Decisions

None noted.

D/22/09/30 Costa Application

WSC provided the landscaping plan that was submitted within application DC/22/0478/FUL. When the permission was granted for the drive through itself within application DC/22/0478/FUL it was conditioned to be implemented.

In light of the detailed landscaping plan being conditioned to be implemented, the following was agreed:

D/22/09/30.01 Resolved

The Committee agreed to withdraw the objection to DC/22/1199/ADV.

D/22/09/31 Licensing

D/22/09/31/1 USA Chicken - Application for a new premises licence – USA Chicken – On/Off Sales of Alcohol Sunday – Thursday 11:00 – 0200 and Friday – Saturday 11:00 – 0400 - 94 High Street Newmarket.

Council's submission was:

Newmarket Town Council would like to raise an objection to the licence application on the following grounds:

- **That all food outlets must close at 2am on Newmarket High Street.**
- **That the closure time must be further reduced to 11pm due to the residential dwellings above the unit.**

It was noted that the Police and WSC Planning had raised concerns and the application will go to a sub-committee for consideration.

Gambling Commission Regulations

The current GC regulations regarding the placing of bets was discussed and will be added to a future agenda.

D/22/09/32 Sunnica

The written representation from NTC was considered and additional points/amendments were added. The following was agreed:

D/22/09/32.01 Recommendation

That Rachel Wood be consulted and subject to the amendments being made, that the written representation from NTC be approved.

D/22/09/33 A14, J37 North Entrance to Newmarket

The Response from Suffolk Highways regarding the evidence supplied by Cllr Ferries showing the state of the North entrance and stating that no remedial work was required at this time was noted.

Following a further site visit SCC Highways will look at temporary resurfacing work due to the planned Hatchfield Farm development requiring further changes to this junction in the near future and a briefing was being prepared for NTC.

This matter will be a rolling agenda item at this committee until resolved satisfactorily.

WSC confirmed that the hedges will be cut along Fordham Road.

D/22/09/34 Correspondence

None noted.

D/22/09/35 Date of Next Meeting

Monday 3rd October 2022 at the Memorial Hall.

Meeting closed at 6:48pm.

Signed by the Chairman

Date 3rd October 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/09/24.01 Resolved</u>	The Committee objected and supported the concerns raised by the Environmental Agency and noted that it was an inappropriate conversion to residential due to there being

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	no parking provision in a Town Centre location.
<u>D/22/09/24.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/22/09/24.04 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 a suitable replacement be planted.
<u>D/22/09/24.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.07 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/09/24.08 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/09/32.01 Resolved</u>	That Rachel Wood be consulted and subject to the amendments being made, that the written representation from NTC be approved.