



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 3rd October 2022 at 6.15pm**

Attendance:

Councillor J Lay (Chairman)
Councillor A Drummond
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 and 1 Member of the Public.

Minute		Action by
D/22/10/1	<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/22/10/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Ferries. Cllrs Clover and Hall were absent.	
D/22/10/3	<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/22/10/4	<u>To Confirm the Minutes of the Meeting Held on 26th September 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 26 th September 2022 and the following was agreed: <u>D/22/10/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 26th September 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/10/5	<u>Public Open Session</u> A member of the public spoke to application DC/22/1495/OUT and the dereliction of the White Lion pub. Concerns were also raised about the proposed size of the block of flats and traffic management. The Chairman proposed that planning application 22/1495/OUT be brought forward and the following was agreed: <u>D/22/10/5.1 Resolved</u> That planning application 22/1495/OUT be brought forward.	

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Minutes of Development & Planning Committee held on Monday 3rd October 2022

D/22/10/5/1 DC/22/1495/OUT - Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk - Land At Black Bear Lane High Street Newmarket Suffolk.

D/22/09/5.01 Recommendation

NTC supports the outline plan in principle subject to the following conditions:

- That Queensbury Lodge be retained as a starter yard.
- That there is no vehicle access to the horse walk except for emergency access from Rowley Drive.
- That the block of flats be restricted to three storeys.
- That the façade of the historic White Lion pub and the clunch-built wall be retained and maintained.
- The Committee does not agree with the WSC requirement for mitigation preventing excess dog walking on Devil's Dyke.
- That the entrance and exit to the development be carefully considered as it is onto a very busy road.

A member of the public joined the meeting and a member of the public left the meeting.

D/22/10/6 **Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 14 applied to the tree applications and Policy 32 for attractive entrances to the Town.

D/22/10/7 **Planning Applications**

Week Commencing 12/09/2022 and 19/09/2022

D/22/09/7/1 DC/22/1621/TCA - Trees in a conservation area notification - one Horse Chestnut (T1 on plan) repollard up to five metres to previous pruning points - 16 The Severals Newmarket Suffolk.

D/22/09/7.01 Resolved

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

D/22/09/7/2 NMA(A)/22/1019 - Non material amendment to DC/22/1019/HH - front porch revised to a single window on front elevation and bifolds to be changed to patio doors on rear elevation - 8 Exning Road Newmarket Suffolk.

D/22/09/7.02 Resolved

The Committee made no comment.

D/22/09/7/3 DCON(A)/21/1964 - Application to discharge condition four (surface water drainage verification report) of DC/21/1964/FUL - Solario Yard Tattersalls The Avenue Newmarket Suffolk.

D/22/09/7.03 Resolved

The Committee made no comment.

D/22/09/7/4 DC/22/1634/FUL - Planning application - installation of air source heat pump - St Louis Catholic Academy Fordham Road Newmarket Suffolk.

D/22/09/7.04 Resolved

The Committee voiced no objections and supported the environmental initiative.

D/22/09/7/5 DC/22/1666/TCA - Trees in a conservation area notification - two Lime (1 and 2 on plan) re-pollard to 4.5 metres above ground level - Eastcote 45 Bury Road Newmarket Suffolk.

D/22/09/7.05 Resolved

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

D/22/10/8 Amended and Deferred Planning Applications

None noted.

D/22/10/9 Planning Appeals

None noted.

D/22/10/10 East Cambs Planning Applications

None noted. A response on the Kennett Garden Village was still awaited.

D/22/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 12/09/2022 and 19/09/2022

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DC/22/1420/TCA	Trees in a conservation area notification - one Eucalyptus tree (T1 on plan) - overall crown reduction by up to 4 metres	Heathway 41 Bury Road Newmarket Suffolk	Approved	No Objections
DC/22/1315/FUL	Planning application - installation of kiosk for water softener	McDonalds Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/22/1218/HH	Householder planning application - a. replacement cladding on front elevation b. first floor side extension with flue	15 Hamilton Road Newmarket Suffolk	Approved	No objections
DC/22/1251/HH	Householder planning application - first floor side extension	11 Paddocks Drive Newmarket Suffolk	Approved	No objections
DC/22/1047/TE1	Determination in respect of Development by Telecommunications Code systems operators - 15 metre monopole tower to support antenna, associated radio-equipment housing and ancillary development	Monopole Tower Rowley Drive Newmarket Suffolk	Refused	Strongly objected
DCON(A)/21/1190	Application to discharge conditions	Studlands Park	Approved	No comment

	11 (Hard Landscaping Specification), 12 (Landscape Management plan) and 14 (Biodiversity Strategy) of DC/21/1190/FUL	Industrial Estate, Unit 14 Studlands Park Avenue Newmarket			
DCON(B)/21/1190	Application to discharge condition 17 (levels) of DC/21/1190/FUL	Unit 14 Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk	Approved	No comment	
DC/22/1519/HP	Householder prior approval - Single storey rear extension which extends beyond the rear wall of the original house by four metres with a maximum height of 2.90 metres and a height of 2.90 metres to the eaves	11 Tannersfield Way Newmarket Suffolk	Approved	No objections	
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	Approved	No objections	
DC/22/1300/FUL	Planning application - replacement timber windows, doors and fascias	Bryntirion Court Cheveley Road Newmarket Suffolk	Approved	No objections	
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	Approved	No objections	

The Committee were pleased to note the refusal of the Monopole Tower in Rowley Drive and a letter will be sent to WSC to reflect this.

D/22/10/12 Delegation Panel Decisions

None noted.

D/22/10/13 Licensing

None noted.

D/22/10/14 Correspondence

None noted.

D/22/10/15 Date of Next Meeting

Monday 17th October 2022 at the Memorial Hall.

Meeting closed at 6:47pm

Signed by the Chairman Date 17th October 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/09/5.01 Recommendation</u>	The Committee supports the outline plan in principle subject to the following conditions: • That Queensbury Lodge be retained as a starter yard. • That there is no vehicle access to the horse walk except for emergency vehicles. • That the block of flats be restricted to three storeys. • That the façade of the historic White Lion pub and the clunch-built wall be retained and maintained. • The Committee does not agree with the WSC requirement for mitigation preventing excess dog walking on Devil's Dyke. • That the entrance and exit to the Town be carefully considered as it is onto a very busy road.
<u>D/22/09/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/7.02 Resolved</u>	The Committee made no comment.
<u>D/22/09/7.03 Resolved</u>	The Committee made no comment.
<u>D/22/09/7.04 Resolved</u>	The Committee voiced no objections and supported the environmental initiative.
<u>D/22/09/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.