



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 17th October 2022 at 6.15pm**

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor J Clover
Councillor D Hall

Councillor J Harvey
Councillor A Drummond
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
D/22/10/16 <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.	
D/22/10/17 <u>Apologies</u> Apologies were received from Cllrs Ferries and Lay.	
D/22/10/18 <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 application DC/22/1702/HH. There were no requests for dispensations.	
D/22/10/19 <u>To Confirm the Minutes of the Meeting Held on 3rd October 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 3 rd October 2022 and the following was agreed: <u>D/22/10/19/01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd October 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/10/20 <u>Public Open Session</u> A member of the public spoke regarding the parking issues at Bahram Close. The Chairman advised that this is a matter for West Suffolk/SCC and that Cllrs Hood and Drummond would make further contact with the neighbours to take the issue forward.	

The public left the meeting.

D/22/10/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/22/10/22 Planning Applications

Week Commencing 26/09/2022 and 03/10/2022

D/22/10/22/1 DC/22/1694/CLE - Application for lawful development certificate for existing use or development - single storey outbuilding - 4 Duchess Drive Newmarket.

D/22/10/22.01 Resolved

The Committee voiced no objections.

A member of the public joined the meeting.

D/22/10/22/2 DC/22/1607/HH - Householder planning application - a. front porch b. two storey side extension - 59 Beaverbrook Road Newmarket Suffolk.

D/22/10/22.02 Resolved

The Committee voiced no objections subject to the building not exceeding the boundary of the property.

D/22/10/22/3 DC/22/1721/TCA - Trees in a conservation area notification – one Chestnut (indicated on plan) fell - Green Lodge The Severals Newmarket Suffolk.

Cllr Winter joined the meeting.

D/22/10/22.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application as this is a magnificent tree and strongly requested that the application be submitted to the Tree Officer for careful and thorough 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.

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

D/22/10/22/4 DC/22/1702/HH - Householder planning application - a. porch with pitched roof b. single storey side extension (following demolition of existing conservatory) c. single storey rear extension - 504 Aureole Walk Newmarket Suffolk.

D/22/10/22.04 Resolved

The Committee voiced no objections.

D/22/10/22/5 DC/22/1699/FUL - Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units - Surrey House 41 High Street Newmarket Suffolk.

D/22/10/22.05 Resolved

The Committee welcomed an improvement to and revision of the previously submitted plans for the area however, the Committee objected on that grounds that it is an overdevelopment of the site with insufficient bin storage, limited

parking space resulting in residents relying on an inadequate public transport service, concerns regarding emergency service access and they supported the reservations expressed by the WS Planning Officer.

D/22/10/22/6 DC/22/1375/LB - Application for listed building consent - a. six replacement windows and one replacement dormer window on elevation one b. one replacement window on elevation two - Sandiver House 13 St Marys Square Newmarket Suffolk.

D/22/10/22.06 Resolved

The Committee supported the application and voiced no objections subject to the approval of the Listed Buildings Officer.

D/22/10/22/7 DC/22/1198/FUL - Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors - The Gallops Old Station Road Newmarket Suffolk.

D/22/10/22.07 Resolved

The Committee voiced no objections.

D/22/10/23 Amended and Deferred Planning Applications

None noted.

D/22/10/24 Planning Appeals

None noted.

D/22/10/25 East Cambs Planning Applications

22/00039/RMM – Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways – Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

D/22/10/25.01 Resolved

The Committee requested an extension to further consider the development at the next D&P meeting.

D/22/10/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 26/09/2022 and 03/10/2022

Applications	Description	Address	WS Decision	NTC Decision
NMA(A)/20/0624	Non-material amendment to DC/20/0624/FUL - render finish to 143A	All Saints Road Newmarket Suffolk	Approved	No comments
DCON(D)/20/0624	Application to discharge condition 17 of application DC/20/0624/FUL	143A All Saints Road Newmarket Suffolk	Approved	No comments
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	Approved	No objections

DC/22/1353/FUL	Planning application - construction of four flats	Southfield Farm Cottages Hamilton Road Newmarket Suffolk	Approved	No objections	
DC/22/1323/HH	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	Approved	No comments	
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 on 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 Suffolk	Approved	No objections	
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. internally illuminated directional signs h. two internally illuminated digital menu boards	Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	No comment	

D/22/10/27 Delegation Panel Decisions

None noted.

D/22/10/28 Budget 2023/2024

The draft budget for the D&P Committee 2023/2024 was considered and the following was agreed:

D/22/10/28.01 Resolved

That the draft budget of the D&P Committee for the municipal year 2023/2024 be approved and adopted.

D/22/10/29 Licensing

19 Rous Road – a new Premises Licence for alcohol sales off premises Monday – Sunday 07:00 - 23:00 was considered and the following was agreed:

D/22/10/29.01 Resolved

That the Licence Application be referred to the NTC Licence Working Group for consideration.

Heaven – The Chairman gave a verbal update on the proceedings of the hearing and a response from West Suffolk Licencing Committee explaining their decision to renew the licence was noted.

Gambling Commission Regulations – A summary report on the GCR was presented and considered. The following was agreed:

D/22/10/29.02 Resolved

NTC are very concerned regarding the number of gambling establishments in Town and that the summary GCR report be presented to WSC when the next application for a gambling establishment is submitted.

D/22/10/30 Signage

The proliferation of unauthorised signage around town needs addressing and was discussed. The following was agreed:

D/22/10/30.01 Resolved

That Cllrs Hood and Drummond seek advice from SCC on how to remove the unauthorised signage around the town and take appropriate action to get them removed.

D/22/10/31 Correspondence

Letter from Suffolk Preservation Society objecting to planning application DC/22/1495/OUT – Queensbury Lodge was noted.

D/22/10/32 Date of Next Meeting

Monday 7th November 2022 at the Memorial Hall.

Meeting closed at 7:11pm

Signed by the Chairman

Date Monday 17th October 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/10/22.01 Resolved</u>	The Committee voiced no objections
<u>D/22/10/22.02 Resolved</u>	The Committee voiced no objections subject to the building not exceeding the boundary of the property.
<u>D/22/10/22.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application as this is a magnificent tree and strongly requested that the application be submitted to the Tree Officer for careful and

	thorough 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/22/10/22.04 Resolved</u>	The Committee voiced no objections
<u>D/22/10/22.05 Resolved</u>	The Committee welcomed an improvement to the area however, the Committee objected on that grounds that it is an overdevelopment of the site with insufficient bin storage, limited parking space resulting in residents relying on an inadequate public transport service, concerns regarding emergency service access and they supported the reservations expressed by the WS Planning Officer.
<u>D/22/10/22.06 Resolved</u>	The Committee voiced no objections subject to the approval of the Listed Buildings Officer.
<u>D/22/10/22.07 Resolved</u>	The Committee voiced no objections
<u>D/22/10/25.01 Resolved</u>	The Committee requested an extension to be further considered at the next D&P meeting.
<u>D/22/10/28.01 Resolved</u>	That the draft budget of the D&P Committee for the municipal year 2023/2024 be approved and adopted
<u>D/22/10/29.01 Resolved</u>	That the Licence Application be referred to the NTC Licence Working Group for consideration.
<u>D/22/10/29.02 Resolved</u>	NTC are very concerned regarding the number of gambling establishments in Town and that the summary GCR report be presented to WSC when the next application for a gambling establishment is submitted.
<u>D/22/10/30.01 Resolved</u>	That Cllrs Hood and Drummond seek advice from SCC on how to remove the unauthorised signage around the town and take appropriate action to get them removed.