



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 7th November 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

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 1 Member of the Public.

Minute		Action by
D/22/11/1	<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/22/11/2	<u>Apologies</u> Apologies were received from Cllr Jefferys. Cllr Hall was absent.	
D/22/11/3	<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> Cllr Hood declared an interest in applications: D/22/1766/TCA and D/22/1787/TCA. There were no requests for dispensations.	
D/22/11/4	<u>To Confirm the Minutes of the Meeting Held on 17th October 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 17 th October 2022 and the following was agreed: <u>D/22/11/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th October 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	
<i>Cllr Berry Joined the meeting</i> Matters arising. Page 2 – D/22/10/22.03 Resolved – It was noted that the WSC Tree Officer had approved the felling of the Chestnut Tree on the Severals despite the strong objections of the Committee. The Chairman, Cllr Drummond and Town Clerk will contact the Tree Officer to request an explanation for felling the tree and to establish if the Tree Officer visited the site; to communicate with WSC in the hope of a better outcome in this case.		

Page 5 – D/22/10/30.01 Resolved – Town Clerk was asked to arrange for photos to be taken of any illegal signs around Town for Cllr Hood to report to SCC to take action.

D/22/11/5 Public Open Session

A member of the public spoke to item 14 and pointed out that the horse walk in Fordham Road had always been too narrow. He raised the following points:

- Is the design of the horse walk the problem? Is it time to close it and put the road back to the way it was and horses use the Snailwell Road crossing?
- Were the VDIs on the road?
- Was the police and the Health and Safety Executive informed about the accidents? He had not been able to find any information about this.
- What can the police do? Could the PCSO do anything?
- Could the Jockey Club do anything by allocating staff to man the crossing at the Drill Hall?
- Has a Risk Assessment been carried out?

D/22/11/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/22/11/7 Planning Applications

Week Commencing 10/10/2022, 17/10/2022 and 24/10/2022

Cllr Hood declared a non-pecuniary interest in the following application and abstained from the vote

D/22/11/7/1 DC/22/1766/TCA - Trees in a conservation area notification - two Beech (indicated on plan) fell - Abington Place 44 Bury Road Newmarket Suffolk.

D/22/11/7.01 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 they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/11/7/2 DC/22/1762/TCA - Trees in a conservation area notification - a. one Bay (T1 on plan) overall crown reduction by 4.5 metres b. one Walnut (T2 on plan) overall crown reduction by 2.5 metres - 2 Meynell Gardens Newmarket Suffolk.

D/22/11/7.02 Resolved

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

Cllr Hood declared an interest in the following application and left the meeting.

D/22/11/7/3 D/22/1787/TCA - Trees in a conservation area notification - one Horse Chestnut (T1 on plan) pollard to 4.5 metres above ground level; one Horse Chestnut (T2 on plan) and one Maple (T3 on plan) fell - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/22/11/7.03 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 they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

Cllr Hood returned to the meeting.

D/22/11/7/4 DC/22/1704/FUL - Planning application - a. extension and refurbishment of existing stables with apartment and office on first floor b. two detached dwellings with associated landscaping, garage and parking c. alteration and refurbishment of existing barn to be used for storage d. existing outbuilding refurbished to form new stable block e. enclosed horse walker f. alterations to muck area - Calder Park Stables Hamilton Road Newmarket Suffolk.

D/22/11/7.04 Resolved

The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.

D/22/11/8 Amended and Deferred Planning Applications

D/22/11/8/1 D/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. Demolition of two chimneys - 25 Hamilton Road Newmarket Suffolk.

D/22/11/8.01 Resolved

The Committee voiced no objections.

D/22/11/9 Planning Appeals

None noted.

D/22/11/10 East Cambs Planning Applications

None noted. A response on the Kennett Garden Village was still awaited to a second letter being sent to East Cambs and the following was agreed:

D/22/11/10.01 Resolved

That the letter be sent to all East Cambs District Council Cllrs to point out the strain the development will put on the Town community and resources and to reiterate that the Section 106 agreement should be providing some funding towards relevant infrastructure.

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

West Suffolk Planning Determinations received during weeks commencing, 1/10/2022, 17/10/2022 and 24/10/2022

Applications	Description	Address	WS	NTC Decision
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			Decision		
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	Approved	No objections	
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; two Walnut (G4 on plan, within area A1 on order) overall crown reduction by two metres	18 Paget Place Newmarket Suffolk	Approved	No Objections	
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 3 metres; four Lime (T3, T4, T5 and T6 on plan, T3, T4, T5 and T6 on order) crown lift to 4 metres above ground level	The Gallops Old Station Road Newmarket Suffolk	Approved	No objections	
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	Approved	No comment	
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	Approved	No objections	
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	Approved	No objections	
DC/22/1444/TPO	Tree preservation order TPO 02 (1980) - one Lime (T1 on plan, T100 on order) - Prune to appropriate pruning points to achieve 2.5 to 3 metres clearance from structures. One Lime (T2 on plan, T98 on order) reduce crown height by 2-3 metres to remove dead and dying areas in upper canopy.	9 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk	Approved	No objections	
DC/22/1821/TCA	Trees in a conservation area notification - one Chestnut (indicated on plan) fell	Green Lodge The Severals Newmarket Suffolk	Approved	Objected	
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	Approved	No objections	
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	Approved	No comment	
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	3 Arborfield Drive Newmarket Suffolk	Approved	Objected	

	Sycamore (T2 on plan, T16 on order) fell				
DCON(B)/13/0408/OUT	Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No comment	
DCON(B)/13/0408	Application to discharge condition 20 archaeological work) of application DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No comment	

It was noted that the trees in applications DC/22/1821/TCA and DC/221533TPO had been approved for felling and these will be added to the discussions to be held with the WSC Tree Officer.

D/22/11/12 Delegation Panel Decisions

None noted.

D/22/11/13 Licensing

None noted.

D/22/11/14 Speeding

The issue of traffic speed on Fordham Road was considered and the following was agreed:

D/22/11/14.01 Resolved

That Cllrs Hood and Drummond be asked to provide funds from their locality budgets to purchase an additional SID for the Fordham Road; investigation into the exact location to be carried out.

D/22/11/15 Correspondence

A response from West Suffolk regarding HGV issues on Exning Road and Studlands will be added to the next agenda.

D/22/11/16 Date of Next Meeting

Monday 21st November 2022 at the Memorial Hall.

Meeting closed at 7:02pm

Signed by the Chairman Date Monday 21st November 2022

Summary of Resolutions/Recommendations

Book Number 86 2022 - 2023

Minutes of Development & Planning Committee held on Monday 7th November 2022

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/11/7.01 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 they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/11/7.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/11/7.03 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 they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/11/7.04 Resolved</u>	The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.
<u>D/22/11/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/11/10.01 Resolved</u>	That the letter be sent to all East Cambs District Council Cllrs to point out the strain the development will put on the Town community and resources and to reiterate that the Section 106 agreement should be providing some funding towards relevant infrastructure.
<u>D/22/11/14.01 Resolved</u>	That Cllrs Hood and Drummond be asked to provide funds from their locality budgets to purchase an additional SID for the Fordham Road; investigation into the exact location to be carried out.