



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 5th December 2022 at 6.15pm**

Attendance:

Councillor M Jefferys (Chairman nominate)
Councillor J Berry
Councillor J Clover

Councillor J Ferries
Councillor J Harvey
Councillor P Hulbert

Also Present: C Whitaker- 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/22/12/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> Town Clerk opened the meeting and, as the Chairman and Vice Chairman had given apologies, asked for nominations for the Chairman. Cllr Jefferys was nominated and with their being no other nominations the following was agreed: <u>D/22/12/0/1.01 Resolved</u> That Cllr Jefferys be elected as the Chairman for this meeting. The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.	
D/22/12/2	<u>Apologies</u> Apologies were received from Cllr Drummond, Hood and Lay. Cllr Hall was absent.	
D/22/12/3	<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/22/12/4	<u>To Confirm the Minutes of the Meeting Held on 21st November 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 21st November 2022 and the following was agreed: <u>D/22/12/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st November 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/12/5	<u>Public Open Session</u>	

A member of the public raised an issue regarding parking on the grass verge in Exning Road and that nobody is taking action to prevent this illegal parking.

Cllr Berry and Clover joined the meeting

The Chairman gave thanks for raising the issue and an item will be added to the next agenda. Town Clerk will make enquiries and report back.

D/22/12/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/22/12/7 Planning Applications

Week Commencing 14/11/2022, and 21/11/2022

D/22/12/7/1 DC/22/1978/TPO - TPO 004 (1992) and TPO 004 (1989) tree preservation order - three Limes (G1 on plan, T7, T8 and T9 on order) pollard to 10 metres above ground level; one Horse Chestnut (T2 on plan, T4 on order) overall crown reduction by two metres; one Pine (T3 on plan, T7 on order) and one Yew (T4 on plan, T5 on order) crown lift to eight metres above ground level - 25 Exeter Road Newmarket Suffolk.

D/22/12/7.01 Resolved

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

D/22/12/7/2 DC/22/1967/HH - Householder planning application - pitched roof to existing side and rear extension - 27 Exning Road Newmarket Suffolk.

D/22/12/7.02 Resolved

The Committee voiced no objections subject to the concerns from the neighbour being taken into account.

D/22/12/7/3 DC/22/1980/TCA - Trees in a conservation area notification – one Conifer (T1 on plan) remove - 25 Exeter Road Newmarket Suffolk.

D/22/12/7.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacement be planted.

D/22/12/7/4 NMA(A)/21/1852 - Non material amendment to DC/21/1852/HH - a. overall height of the extension has been reduced from 3593 millimetres to 3300 millimetres b. further demolition is proposed by removing an existing lean-to element at ground floor c. roof light number reduced and design simplified d. circular window to north elevation replaced with traditional sash window and altered fenestration pattern to ground floor extension - Woodland The Severals Newmarket Suffolk.

D/22/12/7.04 Resolved

No comment was required by the Committee.

D/22/12/7/5 DC/22/2031/FUL - Planning application - one dwelling and vehicular access - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/22/12/7.05 Resolved

The Committee voiced no objections.

D/22/12/7/6 DCON(A)/22/0478 -Application to discharge conditions 5 (ventilation systems), 10 (fire hydrants), 13 (headlight glare) 16 (deliver and service management plan) and 18 (biodiversity enhancement plan) of application DC/22/0478/FUL - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/22/12/7.06 Resolved

No comment was required by the Committee.

D/22/12/7/7 DC/22/1958/FUL - Planning application - change of use of retail unit (E) to Thai massage (sui generis) - 21 High Street Newmarket Suffolk.

D/22/12/7.07 Resolved

The Committee regrets the loss of a retail outlet in the High Street.

D/22/12/7/8 DC/22/2043/TPO - TPO 032 (1960) tree preservation order – one Walnut (T1 on plan, within A1 on order) overall crown reduction by three metres - Balaton Lodge Snailwell Road Newmarket Suffolk.

D/22/12/7.08 Resolved

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

D/22/12/7/9 DC/22/2052/TCA - Trees in a conservation area notification - one Willow (1 on plan) upper crown reduction by up to 2.5 metres and thin crown by 20% on western, eastern and southern aspects, repollard northern aspect by 2.5 metres; one Cherry plum (marked in red on plan) crown reduction in height to 3.5 metres; one Cherry plum (marked in red on plan) lateral crown reduction to northern aspect by two metres and reduce smallest sucker by one metre - Lincoln Lodge R ayes Lane Newmarket Suffolk.

D/22/12/7.09 Resolved

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

D/22/12/8 Amended and Deferred Planning Applications

None noted.

D/22/12/9 Referral to Development Control Committee

DC/22/0511/FUL – Remco Leisure Limited, Remco Leisure Limited - Planning application - change of use from Bank (Class E) to Adult Gaming Centre (Sui Generis) - 104 High Street, Newmarket, Suffolk.

It was noted that the above application has been referred to the WSC Development Control Committee and will be considered on 7th December 2022. The Committee had previously objected to this application and the following was agreed:

D/22/12/9.01 Resolved

That delegated powers be given to the Chairman and Town Clerk to strengthen the objection comments by registering a written statement to be read out by a WSC Officer at the Development Control Committee.

D/22/12/10 Planning Appeals

DC/21/1237/FUL - Planning application - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables Queensbury Lodge High Street Newmarket.

The appeal to the Secretary of State regarding the above application was noted and the date and time of the hearing is awaited.

D/22/12/11 East Cambs Planning Applications

None noted.

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

West Suffolk Planning Determinations received during weeks commencing, 14/11/2022, and 21/11/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1634/FUL	Planning application - installation of air source heat pump	St Louis Catholic Academy Fordham Road Newmarket Suffolk	Approved	No objections
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. Demolition of two chimneys	25 Hamilton Road Newmarket Suffolk	Approved	No objections
DC/22/1913/VAR	Planning application - variation of condition two of DC/21/2135/FUL to enable use of revised plans to allow additional floor space for the roof extension with five dormer windows to second floor	2 Flat Sun Lane Newmarket Suffolk	Withdrawn	
DC/22/1694/CLE	Application for lawful development certificate for existing use or development - single storey outbuilding	4 Duchess Drive Newmarket Suffolk	Approved	No objections
DC/22/1471/FUL	Planning application - (a) partial change of use of first floor from retail (class E) to residential (class	116 - 118 High Street Newmarket Suffolk	Approved	Objected

	C3) to create two flats (b) external changes to form new doors and windows				
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D/22/12/13 Delegation Panel Decisions

None noted.

D/22/12/14 Licensing

None noted.

D/22/12/15 Consultation

The Greater Cambridgeshire Partnership 'Making Connections 2022' consultation was considered and the following was agreed:

D/22/12/15.01 Resolved

That a working group be set up consisting of Cllrs Harvey and Perry with Terms of Reference - To form a response to the Consultation and report to full Council on 19th December.

D/22/12/16 Enforcement

Planning conditions imposed on applications and the enforcement of them was discussed and the following was agreed:

D/22/12/16.01 Resolved

That a letter be sent to WSC Planning to ask what monitoring and enforcement action is taken on planning applications that have conditions imposed. e.g. Specified living conditions.

D/22/12/17 Highways/Parking

The standard responses from WSC and SCC to Planning Application for Town Centre Developments were discussed and the following was agreed:

D/22/12/17.01 Resolved

That a letter be sent to SCC and WSC to discuss their standard responses to parking requirements in town centres due to the latest changes and limited availability to public transport in Newmarket and the implications in respect of new developments.

D/22/12/18 Trees

The historic tree responses deferred to the WSC Tree Officer by NTC were discussed and the following was agreed:

D/22/12/18.1 Resolved

That a letter be sent to WSC to ask why NTC was not informed that there was no longer a Tree Officer in post and what are their subsequent actions.

D/22/12/19 Correspondence

Speeding issues in Adastral Close – Issues have been raised, including but not limited to, the dropping off of children at the local nursery and driving too fast into Kingsway and Adastral Close. Town Clerk to ask the PCSO to monitor the

area.

Fordham Road Speeding – the response from SCC to the request to impose a 20mph zone in Fordham Road was noted and a request will be made for a mobile speed camera to monitor the traffic and gather evidence.

D/22/12/20 Date of Next Meeting

Monday 19th December 2022 at the Memorial Hall.

Meeting closed at 7:10 pm

Signed: By the Chairman

Date: Monday 5th December 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/12/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/7.02 Resolved</u>	The Committee voiced no objections subject to the concerns from the neighbour being taken into account.
<u>D/22/12/7.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacement be planted.
<u>D/22/12/7.04 Resolved</u>	No comment was required by the Committee.
<u>D/22/12/7.05 Resolved</u>	The Committee voiced no objections.
<u>D/22/12/7.06 Resolved</u>	No comment was required by the Committee.
<u>D/22/12/7.07 Resolved</u>	The Committee regrets the loss of a retail outlet in the High Street.
<u>D/22/12/7.08 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/9.01 Resolved</u>	That delegated powers be given to the Chairman and Town Clerk to strengthen the objection comments by registering a written statement to be read out by a WSC

	Officer at the Development Control Committee.
<u>D/22/12/15.01 Resolved</u>	That a working group be set up consisting of Cllrs Harvey and Perry with Terms of Reference - To form a response to the Consultation and report to full Council on 19th December.
<u>D/22/12/16.01 Resolved</u>	That a letter be sent to WSC Planning to ask what monitoring and enforcement action is taken on planning applications that have conditions imposed. e.g. Specified living conditions.
<u>D/22/12/17.01 Resolved</u>	That a letter be sent to SCC and WSC to discuss their standard responses to parking requirements in town centres due to the latest changes and limited availability to public transport in Newmarket and the implications in respect of new developments.
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