



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 19th December 2022 at 6.15pm**

Attendance:

Councillor J Lay (Chairman)
Councillor J Berry
Councillor J Ferries
Councillor D Hall

Councillor R Hood
Councillor J Harvey
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Argyroudi – Events Manager, J Ashton – Minute Assistant, Cllr Winter as an observer,
2 Officers – WSC, 1 Member of the Press and 3 Members of the Public.

Minute		Action by
D/22/12/21	<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 announced that the meeting may be filmed or recorded.	
D/22/12/22	<u>Apologies</u> Apologies were received from Cllrs Clover and Drummond.	
D/22/12/23	<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 pecuniary interest in application DC/22/2065/FUL. There were no requests for dispensations.	
D/22/12/24	<u>To Confirm the Minutes of the Meeting Held on 5th December 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 5 th December 2022 and the following was agreed: <u>D/22/12/24.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th December 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/12/25	<u>Public Open Session</u> A member of the public spoke to the item regarding verge parking on Exning Road. <i>Cllr Berry joined the meeting</i> A proposal was made to bring forward item 15 and the following was agreed:	

D/22/12/25.01 Resolved

That item 15 Verge Parking on Exning Road be brought forward.

D/22/12/26 Verge Parking on Exning Road

A report on the parking issues on Exning Road was considered and Cllrs Drummond and Hood have been contacted to assist with a proposal for bollards/fencing. The Builders have also been contacted and the situation will be monitored. This item will be added to the next agenda for a further update.

D/22/12/27 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

D/22/12/28 Planning Applications

Week Commencing 28/11/2022, and 05/12/2022

D/22/12/28/1 DC/22/2040/HH - Householder planning application - single storey rear extension - 6 Brazilian Terrace Newmarket Suffolk

D/22/12/28.01 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site.

D/22/12/28/2 DC/22/1976/FUL - Planning application - a. four replacement range buildings comprising horse boxes, tack boxes, wash bay and hay barns b. covered lunge ring c. muck bunker d. resurfacing of yard and adjacent roadways - Terrace House Queensberry Road Newmarket Suffolk.

D/22/12/28.02 Resolved

The Committee voiced no objections.

D/22/12/28/3 DC/22/2027/VAR - Planning application - variation of condition 2 of F/2006/1036/COU to allow for use of amended plans for change of use from offices to five self-contained flats - 34 Fitzroy Street Newmarket Suffolk.

D/22/12/28.03 Resolved

The Committee voiced no objections.

D/22/12/28/4 DC/22/1988/HH - Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor single storey rear extension - 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

D/22/12/28.04 Resolved

The Committee voiced no objections.

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

D/22/12/28/5 DC/22/2065/FUL - Planning application - a. building to accommodate three equine treadmills; b. additional horse walker - Clarehaven Bury Road Newmarket.

D/22/12/28.05 Resolved

The Committee voiced no objections.

Cllr Hood returned to the meeting and a member of the public left the meeting.

D/22/12/28/6 DCON(A)/20/0174 -Application to discharge condition 14 (travel information pack) and condition 29 (operational waste management strategy) of DC/20/0174/VAR - Development Site Adj South Drive Exning Road Newmarket Suffolk.

A member of the public left the meeting.

D/22/12/28.06 Resolved

The Committee voiced no comments.

D/22/12/28/7 DC/22/2051/FUL - Planning application - a. roof extension with five dormer windows to second floor b. external fire escape staircase -Flat 2 Sun Lane Newmarket Suffolk.

D/22/12/28.07 Resolved

The Committee requested that this application be deferred to the next meeting.

D/22/12/28/8 DC/22/1977/FUL - Planning application - two substations and one foul water pumping station and associated works - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/12/28.8 Resolved

The Committee voiced no objections.

D/22/12/28/9 DC/22/2033/FUL - Planning application - a. conversion and alterations of existing annexe to form one dwelling (C3) b. two storey front extension c. partial demolition of existing building - Studio 5 34 Fitzroy Street Newmarket Suffolk.

D/22/12/28.09 Resolved

The Committee voiced no objections.

D/22/12/28/10 DC/22/2126/HPA - Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height of 3.8 metres and a height of 2.7 metres to the eaves - 63 Exning Road Newmarket Suffolk.

D/22/12/28.10 Resolved

The Committee were not able to make a decision on the information presented and the application was deferred to the next meeting to request additional information.

D/22/12/29 Amended and Deferred Planning Applications

D22/12/29/1 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/22/12/29.01 Resolved

The Committee requested an extension to allow time to consider the details

further and the application was deferred to the next meeting.

D/22/12/30 East Cambs Planning Applications

22/00471/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to create a perimeter road around the south and west sides of the site, linking the approved roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village - Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest of 98 to 138 Station Road Kennett.

The Committee noted the application.

D/22/12/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 28/11/2022, and 05/12/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0932/HH	Householder planning application - a. two storey rear extension b. single storey rear extension	Esher Cottage 37 King Edward VII Road Newmarket Suffolk	Approved	No objections
DC/22/0511/FUL	Planning application - change of use from Bank (Class E) to Adult Gaming Centre (Sui Generis)	104 High Street Newmarket Suffolk	Approved	Objected

The decision to approve application DC/22/0935/FUL was noted and District Cllrs will make further representations to WSC. The following was agreed:

D/22/12/31.01 Resolved

That a letter be sent to WSC to express disappointment that NTC objections are not taken into account by the Planning Committee and that WSC do not actively support the interests of Newmarket. To request that an item be put on the WSC full Council agenda to debate these issues.

D/22/12/31 Delegation Panel Decisions

None noted.

D/22/12/32 Pre-application Consultations

The proposed radio base station upgrades at Cricket Field Road and Heath Road by Clarke Telecom Ltd were noted.

D/22/12/33 Licensing

None noted.

D/22/12/34 Correspondence

Trees – WSC response to Town Clerk's letter enquiring about the Tree Officer post and it confirmed that all WSC Cllrs were informed of the change in April 2022 and that they are using the Arboricultural Officer of Place Services for every TCA application. This item will be added to the next agenda.

WSC Closure Order - Fred Winter House, Newmarket was noted.

Fire Risk Assessment Report - Unique 2 Sun Lane Newmarket was noted.

D/22/12/35 Date of Next Meeting

Monday 9th January 2023 at the Memorial Hall.

Meeting closed at 7:05pm

Signed: By the Chairman

Date: Monday 19th December 2022

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/12/28.01 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site.
<u>D/22/12/28.02 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.03 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.04 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.05 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.06 Resolved</u>	The Committee made no comments
<u>D/22/12/28.07 Resolved</u>	The Committee requested that this application be deferred to the next meeting.
<u>D/22/12/28.08 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.09 Resolved</u>	The Committee voiced no objections
<u>D/22/12/28.10 Resolved</u>	The Committee were not able to make a decision on the information presented and the application was deferred to the next meeting to request additional information
<u>D/22/12/29.01 Resolved</u>	The Committee requested an extension to allow time to consider the details further and the application was deferred to the next meeting.