



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 9th January 2023 at 6.15pm**

Attendance:

Councillor J Lay (Chairman)
Councillor J Berry
Councillor A Drummond
Councillor J Ferries

Councillor J Harvey
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 1 Member of the Public.

Minute		Action by
D/23/01/1	<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/23/01/2	<u>Apologies</u> Apologies were received from Cllrs Clover & Hood. Cllr Hall was absent.	
D/23/01/3	<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/23/01/4	<u>To Confirm the Minutes of the Meeting Held on 19th December 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 19 th December 2022 and the following was agreed: <u>D/23/01/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th December 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: D/22/12/26 – Verge Parking on Exning Road and D/22/12/34 – Trees - to be added to the next agenda. <i>Cllr Berry and a member of the press joined the meeting</i>	
D/23/01/5	<u>Public Open Session</u> A member of the public spoke to application DC/22/1172/FUL – 2 Sun Lane and confirmed that the fire inspection report had been sent to the Town Clerk and this had been circulated to Members. The application will be reconsidered at the next meeting.	

D/23/01/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/23/01/7 Planning Applications

Week Commencing 12/12/2022, 19/12/2022 and 26/12/2022

D/23/01/7/1 NMA(C)/13/0408 - Non material amendment to DC/13/0408/OUT for re-wording of conditions 22, 24 and 26 - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/23/01/7.01 Resolved

The Committee made no comment.

D/23/01/7/2 DC/22/2196/TPO - TPO 03 (1990) Tree preservation order - one Lime (marked red on plan within G2 of order) reduce height and spread by 4 metres to previous reduction Points - 23 Leaders Way Newmarket Suffolk.

D/23/01/7.02 Resolved

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

D/23/01/7/3 DC/22/2195/TCA - Trees in a conservation area notification – one Eucalyptus (marked on plan) Fell - 21 Leaders Way Newmarket Suffolk.

D/23/01/7.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The WS Tree Officer had considered the application and approved the felling of the tree subject to a suitable replacement being planted which the Committee supported.

D/23/01/7/4 DC/22/2214/-H - Householder planning application - single storey rear extension (following demolition of existing extension) and render to side elevation - 19 Field Terrace Road Newmarket Suffolk.

D/23/01/7.04 Resolved

The Committee voiced no objections.

D/23/01/8 Amended and Deferred Planning Applications

D/23/01/8/1 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/23/01/8.01 Resolved

The Committee requested that their previous objections be re-submitted.

D/23/01/8/2 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/23/01/8.02 Resolved

The Committee voiced no objections.

A member of the public left the meeting.

D/23/01/8/3 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/23/01/8.03 Resolved

The Committee voiced no objections.

D/23/01/8/4 DC/22/1163/HH - Householder planning application – Two storey side and rear Extensions - 4 Hallwyck Gardens Newmarket Suffolk.

D/23/01/8.04 Resolved

The Committee voiced no objections.

D/23/01/9 Planning Appeals

None noted.

D/23/01/10 East Cambs Planning Applications

None noted.

D/23/01/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 12/12/2022, 19/12/2022 and 26/12/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1967/HH	Householder planning application - pitched roof to existing side and rear extension	27 Exning Road Newmarket Suffolk	Withdrawn	
DC/22/1980/TCA	Trees in a conservation area notification - one Conifer (T1 on plan) remove	25 Exeter Road Newmarket Suffolk	Approved	Objected
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 Rayes Lane Newmarket Suffolk	Approved	No objections
DC/22/1923/P3CMA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use commercial (class E) to seven dwellings (class C3)	Rutland Chambers 19 High Street Newmarket Suffolk	Refused	Objected

DC/22/1915/P3CMA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from second floor offices (class E) to five dwellings (class C3)	Second Floor 96 High Street Newmarket Suffolk	Prior approval not required	Objected	
DC/22/0714/FUL	Planning application - Change of use of dwelling to hotel accommodation, to be occupied in conjunction with Kings Hotel	87A High Street Newmarket Suffolk	Approved	No objections	

Town Clerk to look into why the Local Authority's approval is not required for application DC/22/1915/P3CMA.

D/23/01/12 Delegation Panel Decisions

None noted.

D/23/01/13 Licensing

None noted.

D/23/01/14 Correspondence

A request from a resident in Corsican Pine Close for double yellow lines to be installed was considered and an item will be added to the next agenda.

A request from a resident for dropped kerbs for the entrances and exits of Brewers Lane was considered and this will be forwarded to SCC.

D/23/01/15 Date of Next Meeting

Monday 23rd January 2023 at the Memorial Hall.

Meeting closed at 6:45 pm

Signed: By the Chairman

Date: Monday 9th January 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/01/7.01 Resolved</u>	The Committee made no comment.
<u>D/23/01/7.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/01/7.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The WS Tree Officer had considered the application and approved the felling of the tree subject to a suitable replacement being planted which the Committee supported.
<u>D/23/01/7.04 Resolved</u>	The Committee voiced no comments.
<u>D/23/01/8.01 Resolved</u>	The Committee requested that their previous objections be

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	submitted.
<u>D/23/01/8.02 Resolved</u>	The Committee voiced no comments.
<u>D/23/01/8.03 Resolved</u>	The Committee voiced no comments.
<u>D/23/01/8.04 Resolved</u>	The Committee voiced no comments.