



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 23rd January 2023 at 6.15pm**

Attendance:

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

Councillor J Harvey
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker- Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/23/01/16 <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 and that the meeting may be filmed or recorded.	
D/23/01/17 <u>Apologies</u> Apologies were received from Cllrs Clover, Hood and Ferries. Cllr Hall was absent.	
D/23/01/18 <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> None noted. There were no requests for dispensations.	
D/23/01/19 <u>To Confirm the Minutes of the Meeting Held on 9th January 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 9 th January 2023 and the following was agreed: <u>D/23/01/19.01 Resolved</u> That the minutes of the Development & Planning Committee held on 9th January 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 - D/23/01/11 - 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). The WSC response to why authority for prior approval applications was not required were noted. It was noted that WSC Planning Officers report under Transport impacts states that this proposal provides a car free development as the site is in a sustainable town centre location, close to businesses, employment, train	

station and bus stops. However, they have not taken into account that there is no sustainable public transport service at the station or bus stops. The Chairman and Cllr Drummond will take this up with WSC.

D/23/01/20 Public Open Session

The Chairman proposed that Amended and Deferred Plans be brought forward and the following was agreed:

D/23/01/20.01 Resolved

That Amended and Deferred Plans be brought forward

D/23/01/21 Amended and Deferred Planning Applications

Reconsideration of Application DC/22/1172/FUL – 2 Sun Lane.

A member of the public spoke to item 8, confirmed that a full fire inspection report had been submitted and that other safety concerns had been mitigated.

The application was reconsidered and the following was agreed:

D/23/01/21.01 Resolved

The Committee confirmed that the safety concerns for Application DC/22/1172/FUL – 2 Sun Lane had now been fully addressed and agreed to change their objection to approval.

A member of the public left the meeting

Two members of the public spoke to item 14 a) regarding parking on the verges in Exning Road. They reported that 21 vans had been parked there last week and the damage caused was discussed.

D/23/01/22 The Chairman proposed that item 14 a) be brought forward and the following was agreed:

D/23/01/22/1.01 Resolved

That item 14 a) be brought forward.

D/23/01/23 Parking Matters

Exning Road – Verge parking – Town Clerk confirmed that she had spoken with the construction foreman and sent an email to their customer liaison and a response was awaited. Aldi had been asked to consider offering parking and this was being looked into.

It was confirmed that this was SCC Highways land and that funding could be supplied retrospectively to Town Council for street furniture to be installed (i.e. bollards). Town Clerk will apply for the appropriate licence and the following was agreed:

D/23/01/23.01 Recommendation

That quotes be sought for appropriate street furniture to be installed in Exning Road to prevent parking on the verges. That Delegated Powers be

given to the Town Clerk and Chairman to approve a suitable quote and for the work to be done as soon as possible.

2 members of the public left the meeting.

D/23/01/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Developments in a Conservation Area, Policy 4 – Horse Racing and Policy 14 - tree applications applied.

D/23/01/25 Planning Applications

Week Commencing 02/01/2023, and 09/01/2023

D/23/01/25/1 DC/23/0025/TCA - Trees in a conservation area notification – 17 Lawson Cypress (indicated on plan) fell - Tattersalls The Avenue Newmarket Suffolk.

D/23/01/25.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application to replace the hedge with more suitable specimens.

D/23/01/25/2 NMA(A)/19/2459 - Non-material amendment to DC/19/2459/HH - change side and rear extension from flat roof to pitch roofs - 27 Exning Road Newmarket Suffolk.

D/23/01/25.02 Resolved

The Committee was not required to comment.

D/23/01/25/3 DC/23/0047/TCA - Trees in a conservation area notification – three Sycamore (1, 5 and 6 on plan) two Crab apple (2 on plan) one Cherry (3 on plan) two Sycamore and group of Sycamore (4,5 and 6 on plan) two Norway Maple (7 and 8 on plan) one Laurel (9 on plan) one Pyracantha (10 on plan) one Bay (11 on plan) group of Prunus and Saplings (12 on plan) fell - Eastcote 45 Bury Road Newmarket Suffolk.

D/23/01/25.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee strongly 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/23/01/25/4 DC/23/0044/HH - Householder planning application - a. enlargement of bay window to front elevation b. roof lights to front and rear elevations c. replacement second floor windows to front and rear elevations c. single storey rear extension (following demolition of existing conservatory) d. pitched roof to first floor rear section e. PV array to rear elevation - 27 Lisburn Road Newmarket Suffolk.

D/23/01/25.04 Resolved

The Committee voiced no objection.

D/23/01/25/5 DC/23/0041/FUL - Planning Application - two dwellings with associated access -

Land Adjoining Church Exeter Road Newmarket Suffolk.

D/23/01/25.05 Resolved

The Committee generally supported the application; however, from a Highways perspective, the planners should consider alternative access to the houses, using the existing entrance arrangements.

D/23/01/25/6 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/23/01/25.06 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/23/01/25/7 DC/23/0045/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 7 dwellings (class C3) Change of use to 7no. residential dwellings - Rutland Chambers 19 High Street Newmarket Suffolk.

D/23/01/25.07 Resolved

The Committee objected to the design on the grounds of a loss of retail space, lack of parking and inadequate public transport provision.

D/23/01/26 Planning Appeals

None noted.

D/23/01/27 East Cambs Planning Applications

22/00472/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 328no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village. - Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest of 98 To 138 Station Road Kennett.

D/23/01/27.01 Resolved

The Committee voiced no objections subject to a half-hourly rail service from Kennet to Cambridge and Bury St Edmunds to start as early as possible and to improve the bridge to allow buses to use the road to serve other villages.

D/23/01/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 2/01/2023 and 09/01/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1955/HH	Householder planning application – a. porch	67 Edinburgh	Approved	No objection

	extension b. wrap around extension to the side and rear (following demolition of existing porch, garage and conservatory)	Road Newmarket Suffolk			
DC/22/2040/HH	Householder planning application – single storey rear extension	Brazilian Terrace Newmarket Suffolk	Approved	Objected	
DC/22/1545/TPO	Tree preservation order TPO 012 (1956) – two Horse Chestnut (T1 and T2 on plan, within area A7) crown raise to 4 metres above ground level	17 Collings Place Newmarket Suffolk	Approved	No objections	

D/23/01/29 Delegation Panel Decisions

D/23/01/29/1 DC/22/2040/HH – Householder planning application – single storey rear extension – Brazilian Terrace Newmarket Suffolk.

The Delegation Panel’s recommendation to approve the application subject to conditions of a time limit, material and approved plans was noted. It was further noted that they did not take into account the NTC objection on the grounds of it being an overdevelopment of the site.

D/23/01/30 Licensing

None noted.

D/23/01/31 Parking Matters

Corsican Pine Road – A request from a resident in Corsican Pine Close for double yellow lines to be installed was considered and the following was agreed:

D/23/01/31.01 Resolved

That a formal request be submitted to SCC, via Cllr Drummond, to install appropriate parking restrictions in Corsican Pine Close and that SCC Officers consult residents onsite.

D/23/01/32 Tree Matters

The arrangements for an Arboricultural Officer at WSC were discussed and noted. The following was agreed:

D/23/01/32.01 Resolved

That NTC would prefer that the vacant Tree Officer post be filled rather than use a consultancy who may not complete a physical inspection.

D/23/01/33 Correspondence

EN/22/0192 – Unauthorised works – Celiks Barbers, 22-24 High Street Newmarket.

It was noted that WSC had acknowledged the report which has been passed to the Enforcement Section for investigation.

D/23/01/34 Date of Next Meeting

Monday 6th February 2023 at the Memorial Hall.

Meeting closed at 7:15pm

Signed: By the Chairman

Date: Monday 23rd January 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/01/21.01 Resolved</u>	The Committee confirmed that the safety concerns for Application DC/22/1172/FUL – 2 Sun Lane had now been fully addressed and agreed to change their objection to approval.
<u>D/23/01/23.01 Resolved</u>	That quotes be sought for appropriate street furniture to be installed in Exning Road to prevent parking on the verges. That Delegated Powers be given to the Town Clerk and Chairman to approve a suitable quote and for the work to be done as soon as possible.
<u>D/23/01/25.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application to replace the hedge with more suitable specimens.
<u>D/23/01/25.02 Resolved</u>	The Committee was not required to comment.
<u>D/23/01/25.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee strongly 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/23/01/25.04 Resolved</u>	The Committee voiced no objection.
<u>D/23/01/25.05 Resolved</u>	The Committee generally supported the application; however, from a Highways perspective, the planners should consider alternative access to the houses, using the existing entrance arrangements.
<u>D/23/01/25.06 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/23/01/25.07 Resolved</u>	The Committee objected to the design on the grounds of a loss of retail space, lack of parking and inadequate public transport provision.
<u>D/23/01/27.01 Resolved</u>	The Committee voiced no objections subject to a half-hourly rail service from Kennet to Cambridge and Bury St Edmunds to start as early as possible and to improve the bridge to allow busses to use the road to serve other villages.
<u>D/23/01/31.01 Resolved</u>	That a formal request be submitted to SCC to install appropriate parking restrictions in Corsican Pine Close and that Officers consult residents onsite.
<u>D/23/01/32.01 Resolved</u>	That NTC would prefer that the vacant Tree Officer post be filled rather than use a consultancy who may not complete a physical inspection.