



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 20th February 2023 at 6.15pm

Attendance:

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

Councillor J Ferries
Councillor J Harvey
Councillor M Jefferys

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/23/02/17 <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/23/02/18 <u>Apologies</u> Apologies were received from Cllrs Clover, Hood and Hulbert. Cllr Hall was absent.	
D/23/02/19 <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/23/02/20 <u>To Confirm the Minutes of the Meeting Held on 6th February 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 6th February 2023 and the following amendment was made: D/23/02/14.01 Resolved – no parking signs was changed to read “no parking” signs Subject to the amendment being made, the following was agreed: <u>D/23/02/20/01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th February 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. <i>Cllr Berry joined the meeting</i> There were no matters arising.	
D/23/02/21 <u>Public Open Session</u> A member of the public reported speeding issues along Edinburgh Road and	

Hamilton Road and made a request for SIDs to be installed and asked if anything could be done to prevent HGVs from using these roads.

Town Clerk advised that these roads are on the list for assessment for requests to SCC for SIDs to be installed and work is in progress to identify locations that would satisfy the criteria.

The Chairman proposed that the item on Parking be brought forward and the following was agreed:

D/23/02/21 Resolved

That the item on Parking be brought forward.

D/23/02/22 Parking

A member of the public reported further parking issues on Exning Road grass verges and had witnessed a car driving through a rose bed to get to the road. Parked cars are now preventing residents from parking their cars on their drives and a request was made for double yellow lines to be put on the grassed side of the slip road.

Town Clerk gave an update on the work done so far on this issue and NTC had rejected the proposal of bollards due to the significant onward costs involved and aesthetics. The land is owned by Suffolk Highways and double yellow lines had been considered; also expensive and there is no budget to support this at Town Council level. NTC had put up notices and tape but these had been removed by vehicle owners. Other solutions being considered are asking Suffolk Highways to apply a bye-law and for this to be enforced (this could take a year to process), an awareness campaign with a leaflet drop to residents and windscreen notices. Flagship will also be asked to consider removing any garages that are not in use to provide further parking in the area.

It was noted that this is a behaviour issue and NTC will continue to put up signs, do a leaflet drop, put windscreen notes on cars and the Journal will run an article.

D/23/02/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

Two members of the public left the meeting.

D/23/02/24 Planning Applications

Week Commencing 30/01/2023, and 06/02/2023

D/23/02/24/1 DC/23/0168/HH - Householder planning application - single storey rear extension (following demolition of existing outbuilding) - 1 Freshfields Newmarket Suffolk.

D/23/01/24.01 Resolved

The Committee voiced no objections.

D/23/0/23/2 DC/23/0158/HH - Householder planning application - a. single storey side extension and replacement roof over existing garage b. two storey rear extension - Yarrowdale

16 King Edward VII Road Newmarket.

D/23/01/24.02 Resolved

The Committee voiced no objections subject to the balcony not overlooking other properties.

D/23/02/24/3 DC/23/0173/HH - Householder planning application - single storey rear extension (following demolition of existing conservatory) - 17 Barry Lynham Drive Newmarket Suffolk.

D/23/01/24.03 Resolved

The Committee voiced no objections.

D/23/02/24/4 DCON(B)/22/0478 - Application to discharge conditions 4 (fixed plant or equipment) and 6 (external lighting) of DC/22/0478/FUL - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/02/24.04 Resolved

The Committee made no comment.

D/23/02/24/5 DC/23/0105/FUL - Planning application - Installation of two air source heat pumps in lower-courtyard area - 1 The Avenue Newmarket Suffolk.

D/23/02/24.05 Resolved

The Committee voiced no objections.

D/23/02/25 Amended and Deferred Planning Applications

None noted.

D/23/02/26 Planning Appeals

None noted.

D/23/02/27 East Cambs Planning Applications

None noted.

D/23/02/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 30/01/2023 and 06/02/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0025/TCA	Trees in a conservation area notification - 17 Lawson Cypress (indicated on plan) fell	Tattersalls The Avenue Newmarket Suffolk	Approved	No objections
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	Refused	No objections
DC/22/1198/FUL	Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors	The Gallops Old Station Road Newmarket Suffolk	Approved	No objections

DC/22/1172/FUL	Planning application - change of use from ancillary office / store of basement to public use area	2 Sun Lane Newmarket Suffolk	Approved	No objections	
DC123/0068/TCA	Trees in a conservation area notification - one Horse Chestnut (HC1 on plan) crown lift lower branches to three metres over public footpath and remove large epicormic growth on drive side	The Lodge 42 Bury Road Newmarket Suffolk	Approved	No objections	
NMA(C)/13/0408	Non material amendment to DC/13/0408/OUT for re- wording of conditions 22, 24 and 2	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No comment	
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	Approved	No comment	
DC/22/1894/FUL NTC no objections	Planning application - a. two storey rear extensions; b. front porch; c. install windows; d. ancillary annexe; e. garage to side elevation to facilitate the use of the properties as a single dwelling	1 Stanley Stud Cottages Snailwell Road Newmarket Suffolk	Approved	No objections	
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	Approved	Strongly objected	

D/23/02/29 Delegation Panel Decisions

The following applications were considered by WSC Delegation Panel and noted:

DC/22/1198/FUL - Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors - The Gallops, Old Station Road, Newmarket.

Officer 'Minded to' Grant

Recommendation of the Panel – Referred to Development Control Committee & Site Visit

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

Officer 'Minded to' Grant

Recommendation of the Panel – Delegated to Officers

DC/22/2040/HH - Householder planning application - single storey rear extension - 6 Brazilian Terrace, Newmarket.

Officer 'Minded to' Grant

Recommendation of the Panel – Delegated to Officers

NTC D&P Committee had objected on the grounds of it being an overdevelopment of the site.

D/23/02/30 Licensing

None noted.

D/23/02/31 Trees

The following TPO was noted.

TPO/003(2023) - Eastcote, 45 Bury Road, Newmarket , Suffolk.

D/23/02/32 Flagship Garages

The remaining garages at Icewell Hill, some believed to be unused, were discussed and the following was agreed:

D/23/2/32.01 Resolved

That Flagship are lobbied to consider removing all garages that are not in use to provide more parking.

D/23/02/33 Correspondence

The amended WSC Local Plan Programme was noted.

A response to the Chairman's letter to WSC Planning regarding Town Centre planning developments with no parking provision was noted with disappointment. A response to this effect will be sent to the Planning Department and will also be sent to Suffolk Highways regarding its consultation comments on such applications.

D/23/02/34 Date of Next Meeting

Monday 6th March 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signed: By the Chairman

Date: Monday 20th February

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/23.01 Resolved</u>	The Committee voiced no objections
<u>D/23/02/23.02 Resolved</u>	The Committee voiced no objections subject to the balcony not overlooking other properties
<u>D/23/02/23.03 Resolved</u>	The Committee voiced no objections
<u>D/23/02/23.04 Resolved</u>	The Committee made no comment.
<u>D/23/02/23.05 Resolved</u>	The Committee voiced no objections
<u>D/23/02/32.01 Resolved</u>	That Flagship are lobbied to remove all garages that are not in use to provide more parking.