



Newmarket

TOWN COUNCIL

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

Attendance:

Councillor R Hood (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/23/03/18 <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/23/03/19 <u>Apologies</u> Apologies were received from Cllrs Clover and Lay. Cllr Hall was absent. <i>Cllr Berry joined the meeting</i>	
D/23/03/20 <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/23/03/21 <u>To Confirm the Minutes of the Meeting Held on 6th March 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 6th March 2023 and the following was agreed: <u>D/23/03/21/01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th March 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 5 – D/23/02/14.01 – Town Clerk advised that Flagship had asked for specific questions to be submitted and an item will be added to the full Council agenda for discussion.	
D/23/03/22 <u>Public Open Session</u>	

A member of the public reported that the speed limit signs in Hamilton Road have faded and needed to be replaced. He also requested additional signs for Hamilton Road and Edinburgh Road and if a weight limit could be set to prevent HGVs from using the area.

Town Clerk advised that there are rules for fixed signs and she will make further enquiries.

The Chairman reported that Cllrs Drummond and Hood were trying to get a weight limit applied and she requested that the details of his proposals be sent to her and she will take up the issues with SCC Highways.

D/23/03/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

D/23/03/24 Planning Applications

Week Commencing 27/02/2023, and 06/03/2023

D/23/03/24/1 DC/23/0331/FUL - Planning application - two storey rear extension - York House 18 All Saints Road Newmarket Suffolk.

D/23/03/24.01 Resolved

The Committee voiced no objections.

D/23/03/24/2 DCON(A)/20/1025 - Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/03/24.02 Resolved

No comment was required by the Committee.

D/23/03/24/3 DC/23/0284/HH - Householder planning application - single storey rear extension - 45 Green Road Newmarket Suffolk.

D/23/03/24.03 Resolved

The Committee objected on the grounds of light obstruction on a neighbouring property.

Cllr Winter joined the meeting.

D/23/03/24/4 DC/23/0378/HH - Householder planning application - a. replacement front door b. single storey side and rear extension c. two storey rear extension - Maple Lodge 6 Drinkwater Close Newmarket Suffolk.

D/23/03/24.04 Resolved

The Committee voiced no objections.

D/23/03/24/5 DC/23/0390/HH - Householder planning application - a. pitched roof to front elevation b. single storey side extension c. first floor side extension d. single storey rear extension (following demolition of existing extension) - 7 Malcolm Way Newmarket Suffolk.

D/23/03/24.05 Resolved

The Committee voiced no objections.

D/23/03/24/6 DC/23/0383/FUL - Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation - 5 All Saints Road Newmarket Suffolk.

D/23/03/24.06 Resolved

The Committee voiced no objections subject to confirmation of ownership of the land, if a pavement licence was required and that opening times be restricted to 23:00 on week days and midnight at the weekend.

D/23/03/25 Amended and Deferred Planning Applications

None noted.

D/23/03/26 Planning Appeals

DC/21/1242/OUT - Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk - Land At Black Bear Lane High Street Newmarket Suffolk.

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.

It was noted that the hearing for these appeals will start on 16th May 2023. The following was agreed:

D/23/03/26.01 Recommendation

The Committee supported the applications subject to the block of flats being restricted to three storeys.

D/23/03/27 East Cambs Planning Applications

None noted.

D/23/03/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/02/2023 and 20/02/2023

Applications	Description	Address	WS Decision	NTC Decision
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 CB8 0EA	Withdrawn	
DC/22/2031/FUL	Planning application - one dwelling and vehicular access	Land Adjacent To 26 Paget Place Newmarket Suffolk	Approved	No objections

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	Approved	No objections	
DC/23/0173/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	17 Barry Lynham Drive Newmarket Suffolk	Approved	No objections	
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 seven dwellings (class C3)	Rutland Chambers 19 High Street Newmarket Suffolk	Approved	Objected	
DCON(B)/20/0174	Application to discharge condition 25 (fire hydrants prior to use) of application DC/20/0174/VAR	The Silks 69 Exning Road Newmarket Suffolk	Discharged	No comments Invited	
DC/22/1504/VAR	Planning Application - variation of condition 4 of F/2003/171 change of opening times - Sunday - Thursday 11.00 to 02.00 and Friday - Saturday 11.00 to 04.00 hours	94 High Street Newmarket Suffolk	Refused	Objected	

D/23/03/29 Delegation Panel Decisions

None noted.

D/23/03/30 Licensing

None noted.

D/23/03/31 Correspondence

A request from a resident in Croft Road to provide additional parking on grassed land at the end of the road was noted. The land is owned by WSC and the advice supplied by WSC was noted, giving matters for consideration and that such a matter would be problematic.

D/23/03/31.01 Resolved

The Committee agreed with the advice from WSC regarding the issues with converting green areas into parking facilities.

A request from a resident in Aureole Walk Studlands for assistance with a request to WSC to replace bollards to prevent cars parking on grass land that were removed by residents. The following was agreed:

D/23/03/31.02 Recommendation

That a letter be sent to WSC requesting them to take action to prevent parking on the green areas at Studlands and to draw attention to possible unlicensed houses of multiple occupation in the area.

This item will be added to the Full Town Council agenda for further discussion.

Red Lodge Masterplan – WSC Decision notice was noted.

D/23/03/32 Date of Next Meeting

Monday 3rd April 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signe: By the Chairman

Date: Monday 20th March 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/24.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.02 Resolved</u>	No comment was required by the Committee.
<u>D/23/02/24.03 Resolved</u>	The Committee objected on the grounds of light obstruction on a neighbouring property.
<u>D/23/02/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.05 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.06 Resolved</u>	The Committee voiced no objections subject to confirmation of ownership of the land, if a pavement licence was required and that opening times be restricted to 23:00 on week days and midnight at the weekend.
<u>D/23/03/26.01 Recommendation</u>	The Committee supported the applications subject to the block of flats being restricted to three storeys.
<u>D/23/03/31.01 Resolved</u>	The Committee agreed with the advice from WSC regarding the issues with converting green areas into parking facilities.
<u>D/23/03/31.02 Recommendation</u>	That a letter be sent to WSC requesting them to take action to prevent parking on the green areas at Studlands and to draw attention to possible unlicensed houses of multiple occupation in the area.