

Membership as from June 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Harvey
Councillor Hood (Vice)
Councillor Hulbert
Councillor Jefferys
Councillor Lay (Chair)
Quorum = 3



Newmarket

TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting of the
Development and Planning committee
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 6th March at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 20th February 2023**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 7. Planning applications** – West Suffolk Council, weeks commencing 13/02/2023 & 20/02/2023
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning Appeals** – to discuss any notified appeals
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 13/02/2023 & 20/02/2023
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To receive any reports from the NTC Licensing Working Group
- 14. Flagship** – report regarding garages at Icewell Hill area (verbal)
- 15. Referral from the Performance & Audit Committee** – Neighbourhood Plan Community Action B8.iii “The Severals – access”
- 16. Correspondence**
- 17. Date of next meeting** – Monday 20th March 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 28th February 2023

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public

Material Planning Considerations	
Site specific issues	• adequacy for turning, loading • availability/capacity of local infrastructure (eg public drainage or water systems) • car parking • deficiencies in community/social facilities (eg spaces in schools) • design, appearance and materials • layout and density of building(s) • road access • traffic generation
Environmental effects	• effect on street scene • hazardous materials, contaminated land • landscaping • light (including overshadowing) • loss of trees • nature conservation & biodiversity issues • noise & disturbance resulting from use • overlooking/loss of privacy • smells and fumes • visual amenity
Listed buildings/conservation areas	• The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings • Effect on archaeological interest
Usage	• Incompatible or unacceptable uses • Desire to retain and promote certain uses e.g. stables in Newmarket.
Previous decisions	• Previous planning decisions, including appeal decisions
Policies	• Statutory provisions contained in planning acts, statutory regulations & planning case law • Central Government planning policy and advice • National Planning Policy Framework (NPPF) • Supplementary planning guidance/documents eg. Affordable Housing SPD, Master plans, development briefs • WSC Local Plan policies • Newmarket Neighbourhood Plan • Newmarket Conservation Area Appraisal (adopted September 2009)
Key principle of the NPPF – presumption in favour of sustainable development. For decision-taking this means granting permission unless: • the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	
Matters which are not material planning considerations	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	

Parking Guidance for Use Classes C3 and C4: Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g., warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing, they have no other current or potential use.

**Reduction in this figure may be considered with robust and agreed highway mitigation

^Mobility vehicle spaces should be secure and covered with charging facilities.

Visitor/unallocated vehicle parking can, subject to appropriate design, be located on street.

Unallocated cycle parking for residents to be secure and covered, located in easily accessible locations throughout the development. These guidelines will be applied to all development (including infill developments, extension applications and change of use).

Where grouped, unassigned parking is proposed, more flexible and efficient use of the parking may be achieved than with allocated parking. Subject to discussion with the Highway Authority this may potentially reduce the nominal on-street parking provision standards required by up to 25%.

Where an individual dwelling may require more than two spaces these additional spaces may be provided as part of unallocated on street parking, providing this is designed in.

An allowance will be required for visitor cycle and car parking, refer para 3.2 and 4.5.

Suffolk Guidance for Parking 2019 {excerpt}

Car clubs should be promoted in low provision/car free residential developments and car club spaces provided. Electric vehicle charging infrastructure should also be provided in new developments.

Research was undertaken to derive the residential parking guidance for Suffolk. The research included a questionnaire survey to approximately 9000 dwellings. The results of the survey and the 2001 and 2011 Census data for Suffolk car ownership can be found in Appendix 1.

Electric Vehicle recharging points to be provided to support the use of low emission vehicles. See EV Parking Guidance table within this document for further guidance.

Reductions to the minimum parking guidance

This advisory residential parking guidance is the minimum required; however a range of factors will be taken into account. For main urban areas a reduction to the parking guidance may be considered where a proposal has been designed to be exceptionally sustainable in transport terms and which effectively promotes an overall reduction in the use of high emission vehicles and avoids the provision of car parking adjacent or close to dwellings within the main layout.

Main urban areas are defined as those having frequent and extensive opportunities for public transport and cycling and walking links; close proximity to local services (including accessing education, healthcare, food shopping and employment); and on street parking controls at all times e.g. double yellow lines. Where there is evidence that these factors are in place, local planning authorities may, after consultation with the Highway Authority, bring forward local parking policies to limit the scale of parking in specific areas.

When making their recommendation to local planning authorities considering reduced parking proposals for residential development, the Highway Authority must be:

- able to recommend a condition for suitable cycle storage and secure parking facilities;
- satisfied that servicing vehicles would be able to operate efficiently i.e. not restricted by loading restrictions or road layout;
- able to determine how highly sustainable the location is in terms of proximity to services, shops etc. and public transport (high frequency and wide ranging) and suitable cycling and walking routes;
- made aware of the likelihood of a viable Car Club (the provision of a car club would need to be secured through a Planning Obligation on Condition);
- able to determine the possible impact that a single application may have in setting a precedent in an area;
- satisfied by the availability of visitor parking (off street public car parks may be acceptable for visitor use); and
- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network or add pressure onto an already densely utilised parking network.

If all the above criteria are satisfied on a site by site basis then the Highways Authority would be more likely to approve of reduced parking proposals.

However, it is not possible to make the assumption that occupiers will be car free; although it may be possible to accept this to some degree where the units are single bed. Furthermore, if the neighbouring streets are controlled by Residents Parking then any new development is prohibited from joining the scheme.

The presumption that occupiers are required to use off road public car parks for parking of their vehicles is not generally supported. The Highways Authority will only consider any identified use of off-road public car parks as a means of resident parking in exceptionally sustainable developments that are located in main urban areas (as defined above). In such cases, the Highway Authority must first be satisfied that the car park/s in question are viable long-term parking options for affected residents and that the development has been designed to be extremely sustainable in transport terms.

To summarise, the key questions the Highways Authority will seek to address when considering proposals for reduced parking are:

- Where might residents park?
- What real harm would these vehicles cause?
- Are the roads heavily regulated in terms of prohibition of parking?
- Are the streets already under significant pressure?



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 _____ Date _____

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.

Blank

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 13 th February & 20 th February						
DC/23/0257/TPO TPO 02 (1998) - Tree preservation order - one Corsican Pine (T1 on order) fell 106 George Lambton Avenue Newmarket Suffolk CB8 0BQ		Gregory McGarr	Mrs J Coote	Councillor Karen Soons Councillor Michael Anderson	Thu 09 Mar 2023	no
DCON(C)/22/0478 Application to discharge condition 13 (highlight glare) of DC/22/0478/FUL Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX		Ed Fosker		Councillor Karen Soons Councillor Michael Anderson		
This notifies the council of proposed work or development not needing its permission. The council will not be approving or refusing the proposal, so comments are not invited.						
DC/23/0231/HH Householder planning application - gravel driveway and access from highway 65 Exning Road Newmarket Suffolk CB8 0EA		Gregory McGarr	Mrs Tracy Hyland	Councillor Rachel Hood Councillor Robert Nobbs	Tue 14 Mar 2023	no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/0313/FUL Planning application - Community diagnostic centre with associated car park and hard landscaping (follow demolition of existing Radiograph unit) Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG		Amey Yuill	Mr Tony Floyde	Councillor Karen Soons Councillor Michael Anderson	Mon 20 Mar 2023	no
DC/23/0323/TCA Trees in a conservation area notification - two Sycamore (G1 on plan) fell The Rectory 5A Fitzroy Street Newmarket Suffolk CB8 0JW	Conservation Area	Dave Beighton	Ms S Banister	Councillor Andy Drummond Councillor James Lay	Tue 21 Mar 2023	no

----- end -----

Blank

Decision List

Weeks commencing 13 th February & 20 th February	NTC Comments
Trees in a conservation area notification - one Acer (on plan) reduce two lower laterals on eastern side by two metres to clear entrance gate and pavement 1 Rous Memorial Court Old Station Road Newmarket Suffolk CB8 8EB DC/23/0095/TCA <i>"There is no objection to the proposed works as they will be mitigating against any potential damage to the adjacent private property. Therefore, this application is approved."</i>	NTC no objections 
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 CB8 8HS DC/23/0044/HH	NTC no objections 
Householder planning application - single storey rear extension (following demolition of existing extension) and render to side elevation 19 Field Terrace Road Newmarket Suffolk CB8 0AD DC/22/2214/HH	NTC no objections 
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 CB8 0DP DC/22/2196/TPO <i>"The Committee actively encourages responsible tree management and does not object to this application."</i>	NTC no objections 

-----end-----

Blank



Report to	Development and Planning Committee
Subject	NNP Community Action B8.iii – The Severals (access)
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	6th March 2023
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report outlines NNP Community Action B8 point iii

B8.iii	The Severals: The Severals is a treasured open green space in the centre of the town; NTC will lobby for improved access via road crossings on the Fordham Road and Bury Road.	SCC
--------	---	------------

1.	Introduction
a.	The Performance & Audit Committee meeting on 20 th February 2023 referred the above community action to this committee for consideration and action.
2.	Context
a.	It is felt that, to date, no progress has been made in this area.
3.	Next Steps/Recommendations
a.	With the assistance of the SCC Ward Councillor, contact SCC to request a meeting and site visit.

Blank