



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 3rd April 2023 at 6.15pm

Attendance:

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

Councillor J Harvey
Councillor R Hood
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 4 Members of the Public.

Minute	Action by
D/23/04/1 <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/23/04/2 <u>Apologies</u> Apologies were received from Cllrs Clover and Ferries. Cllr Hall was absent.	
D/23/04/3 <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> <i>Cllr Berry joined the meeting</i> Cllr Hood declared an interest in application DC/23/0423/HH. A collective request for dispensation was made and accepted for application DC/23/0450/TCA.	
D/23/04/4 <u>To Confirm the Minutes of the Meeting Held on 20th March 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 20 th March 2023 and the following was agreed: <u>D/23/04/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th March 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 - D/23/03/31.02 Recommendation – Town Clerk reported that a number of emails had been exchanged with WSC. Cllr Drummond reported that residents were still attempting to remove the posts but a small sign had been discovered warning that	

a byelaw was in place and fines of £500 could be applied. If the byelaw is still in place, then enforcement action will be taken. If not; a request to update the byelaw will be made.

D/23/04/5 Public Open Session

No members of the public wished to speak.

D/23/04/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 - Trees and Policy 30 – Shopfronts.

D/23/04/7 Planning Applications

Week Commencing 13/03/2023, and 20/03/2023

D/23/04/7/1 DC/23/0355/HH - Householder planning application - a. pitched roof to rear extension b. insertion of windows to side elevation c. alterations to windows and doors to rear elevation d. two roof lights to rear elevation - 27 Exning Road Newmarket Suffolk.

D/23/04/7.01 Resolved

The Committee objected on the grounds of a possible breach of building regulations and requested that the application be referred to WSC building control.

D/23/04/7/2 DC/23/0425/HH - Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney) - 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

D/23/04/7.02 Resolved

The Committee voiced no objections.

D/23/04/7/3 DC/23/0440/TCA - Trees in a conservation area notification - a. one Robinia (T1 on plan) - remove lowest branch growing over the roof back to secondary stem and overall crown reduction by up to two metres b. six Lime and two Sorbus (G1 on plan) reduce in height to previous pollard points and reduce laterals by up to two metres on the outside - 8 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/04/7.03 Resolved

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

A member of the public joined the meeting

D/23/04/7/4 DC/23/0442/DE1 - Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of one open-sided agricultural barn - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/23/04/7.04 Resolved

The Committee voiced no objections.

A collective dispensation was requested for the following application.

D/23/04/7/5 DC/23/0450/TCA - Trees in a conservation area notification – one London Plane (T1 on plan) overall crown reduction by up to three metres - Planting Beds Adj

Clocktower Roundabout High Street Newmarket Suffolk.

D/23/04/7.05 Resolved

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

Cllr Hood declared an interest in the following applications and let the meeting

D/23/04/7/6 DC/23/0423/HH - Householder planning application - a. single storey front extensions b. render to all elevations c. replacement and alterations to windows c. roof light to kitchen c. one detached summer house d. widening of existing entrance and installation of gates - Chels 51A Bury Road Newmarket Suffolk.

D/23/04/7.06 Resolved

The Committee voiced no objections.

Cllr Hood returned to the meeting.

D/23/04/7/7 DC/23/0473/TCA - Trees in a conservation area notification – one sycamore (red on plan) reduce stem overhanging boundary fence by up to four metres - The Maltings Brewers Lane Newmarket Suffolk.

D/23/04/7.07 Resolved

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

D/23/04/7/8 DC/23/0374/FUL - Planning application - conversion and extension to provide nine residential units and supporting infrastructure, with retention of ground floor retail unit and external alterations to the existing ground floor shop front - 122 High Street Newmarket Suffolk.

D/23/04/7.08 Resolved

The Committee objected due to the poor public transport services in Newmarket and the design and access statement paras 2.2, 7.1 and 10.6 do not reflect the true situation in Newmarket and will increase the need to use cars. Newmarket already experiences issues with residents parking on grass verges due to the lack of parking facilities. The proposed materials and design are inappropriate for a property in a conservation area and is not in keeping with the Historical High Street. The lapsed SCC Policy on permitted developments in town centres needs to be updated to reflect the current public transport services in Newmarket.

A letter to be sent to SCC regarding the fact that WSC are relying on SCC advice concerning transport and car parking which is inaccurate and inappropriate.

A member of the public joined the meeting

D/23/04/8 Amended and Deferred Planning Applications

None noted.

D/23/04/9 Planning Appeals

APP/F3545/Z/22/3308289 - DC/22/0097/ADV - Application for advertisement consent - a. two non illuminated fascia signs; b. one non illuminated projecting sign; c. bespoke vinyl signs to windows - 98 High Street, Newmarket.

D/23/04/9.01 Resolved

NTC continues to strongly object to this application as the garish signs are inappropriate for a conservation area and not in keeping with the Historic High Street. It contravenes NNP Policy 11.6 and the Committee supports the concerns of the WSC Conservation Officer.

D/23/04/10 East Cambs Planning Applications

None noted.

D/23/04/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/03/2023 and 20/03/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0295/TCA	Trees in a conservation area notification - one Silver Birch (T1 on plan) fell; three Sycamore (T2, T3 and T4 on plan) overall crown reduction by eight metres to previous pruning points.	The Rectory 5A Fitzroy Street Newmarket Suffolk	Approved	Objected
DC/23/0257/TPO	TPO 02 (1998) - Tree preservation order - one Corsican Pine (T1 on order) fell	106 George Lambton Avenue Newmarket Suffolk	Refused	Objected
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	Approved	No comments Invited
DC/23/0086/TPO	TPO 040 (1989) tree preservation order - one Pine (T1 on plan and T7 on order) fell	25 Exeter Road Newmarket Suffolk	Refused	Objected
DCON(A)/20/0174	Application to discharge condition 14 (travel information pack) and condition 29 (operational waste management strategy) of DC/20/0174/VAR	Development Site Adj South Drive Exning Road Newmarket Suffolk	Approved	No comments Invited
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	Approved	No objection
DC/23/0323/TCA	Trees in a conservation area notification - two Sycamore (G1 on plan) fell	The Rectory 5A Fitzroy Street Newmarket Suffolk	Approved	Objected
DC/23/0231/HH	Householder planning application - gravel driveway and access from highway	65 Exning Road Newmarket Suffolk	Approved	No objection
DC/23/0106/VAR	Planning application - variation of condition two of DC/19/0895/FUL to allow use of revised drawings for a. one dwelling with attached annexe b. 1no. staff accommodation pod c. one stable d. open barn e. cycle store f. muck heap g. horse walk and h. improved access	Brickfields Stud Cemetery Hill Newmarket Suffolk	Approved	No objection
DC/23/0114/TPO	TPO 323 (1973) tree preservation order - six Lime (x on plan within G4 on order) pollard to previous pollard points	12 The Hamiltons Newmarket Suffolk	Approved	No objection

DC/22/2130/HH	Householder planning application - a. dropped kerb b. vehicular access	63 Exning Road Newmarket Suffolk	Approved	No objection	
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D/23/04/12 Delegation Panel Decisions

None noted.

D/23/04/13 Licensing

None noted.

D/23/04/14 Correspondence

Letter from Travelodge was noted.

D/23/04/15 Date of Next Meeting

Monday 17th April 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signed: By the Chairman

Date: Monday 3rd April 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/04/7.01 Resolved</u>	The Committee objected on the grounds of a possible breach of building regulations and requested that the application be referred to WSC building control.
<u>D/23/04/7.02 Resolved</u>	The Committee voiced no objections.
<u>D/23/04/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/04/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/04/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/04/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/23/04/7.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/04/7.08 Resolved</u>	The Committee objected due to the poor public transport services in Newmarket and the design and access statement paras 2.2, 7.1 and 10.6 do not reflect the true situation in Newmarket and will increase the need to use cars. Newmarket already experiences issues with residents parking on grass verges due to the lack of parking facilities. The proposed materials and design are inappropriate for a property in a conservation area and is not in keeping with the Historical High Street. The lapsed SCC Policy on permitted developments in town centres needs to be updated to reflect the current public transport services in

	Newmarket. A letter to be sent to SCC regarding the fact that WSC are relying on SCC advice concerning transport and car parking which is inaccurate and inappropriate.
<u>D/23/04/9.01 Resolved</u>	NTC continues to strongly object to this application as the garish signs are inappropriate for a conservation area and in not in keeping with the Historic High Street. It contravenes NNP Policy 11.6 and the Committee supports the concerns of the WSC Conservation Officer.