



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Tuesday 2nd May 2023 at 6.15pm

Attendance:

Councillor R Hood (Chair)
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 and 1 Member of the Press.

Minute	Action by
D/23/05/1 <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/23/05/2 <u>Apologies</u> Apologies were received from Cllrs Clover, Drummond, Ferries and Lay. Cllrs Berry and Hall were absent.	
D/23/05/3 <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> None noted. There were no requests for dispensation.	
D/23/05/4 <u>To Confirm the Minutes of the Meeting Held on 17th April 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 17 th April 2023 and the following was agreed: <u>D/23/05/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th April 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/05/5 <u>Public Open Session</u> No members of the public were present.	
D/23/05/6 <u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> None noted.	

D/23/05/7 Planning Applications

Week Commencing 10/04/2023, and 17/04/2023

D/23/05/7/1 NMA(A)/22/0478 - Non material amendment to DC/22/0478/FUL - a. unit and associated drive-thru lane to be relocated 600 millimetres to the west b. retaining wall to be removed as a result of the relocation of the unit and associated drive-thru lane, post and rail fence is to be retained c. traffic islands to be made level with the adjacent car park aisles in a newly formed pocket of the car park, to assist with improved circulation d. roof line to be revised to provide a mono-pitch roof shape with gutter at the rear to assist with safe access for maintenance e. curtain wall pattern on unit elevations to be amended, the middle transoms are to be omitted and mullion added - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/05/7.01 Resolved

No comment was required by the Committee.

D/23/05/7/2 DC/23/0580/FUL - Planning application - conversion of garage to dwelling - Land Rear Of Eastcote 45 Bury Road Newmarket Suffolk.

D/23/05/7.02 Resolved

NTC are very mindful of the importance of Bury Road as a unique conservation area. However as the property is in the rear garden, it will not be visible from the road; therefore, subject to the approval of the WSC Conservation Officer and the materials used being in keeping with the area, the Committee does not object to this application.

D/23/05/7/3 DCON(A)/21/0604 - Application to discharge conditions 3 (tree protection) 5 (refuse) and 9 (biodiversity) of DC/21/0604/FUL - Nowell Lodge Fordham Road Newmarket Suffolk.

D/23/05/7.03 Resolved

No comment was required by the Committee.

D/23/05/7/4 DC/23/0613/PIP - Permission in principle - one dwelling - 2 Duchess Drive Newmarket Suffolk.

D/23/05/7.04 Resolved

The Committee voiced no objections in principle and supported the Highways stipulations.

D/23/05/7/5 NMA(D)/13/0408 - Non-material amendment of DC/13/0408/OUT to change the wording of conditions 1, 2 and 3 - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/23/05/7.05 Resolved

No comment was required by the Committee.

D/23/05/8 Amended and Deferred Planning Applications

DC/23/0313/FUL - Re- Consultation in respect of planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit - Newmarket Community Hospital, 56 Exning Road,

Newmarket, Suffolk.

D/23/05/8.01 Resolved

The Committee confirmed its support for this application.

D/23/05/9 Planning Appeals

DC/21/1238/LB - AP/23/0012/STAND - Application for listed building consent - 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, Suffolk.

DC/21/1237/FUL - AP/23/0013/STAND – 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, Suffolk.

DC/21/1242/OUT - AP/23/0011/STAND 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.

It was noted that Appeal Hearing will be held on 16th May 2023 over two days.

D/23/05/10 East Cambs Planning Applications

None noted.

D/23/05/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 10/04/2023 and 17/04/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objection
DCON(C)/22/0478	Application to discharge condition 13 (headlight glare) of DC/22/0478/FUL	Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX	Discharged	Comments not invited
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	Approved	No objection
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	8 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection

	metres on the outside.				
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D/23/05/12 Delegation Panel Decisions

The following delegated panel decisions were noted.

DC/22/1699/FUL - Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units - Surrey House, 41 High Street, Newmarket.

D/23/05/12.01 Resolved

The WSC Officer is minded to grant the application, however NTC had raised strong objections on overdevelopment and requested that this application be determined by Committee.

DC/23/0284/HH - Householder planning application - single storey rear extension - 45 Green Road, Newmarket.

WSC Officer is minded to grant the application.

D/23/05/13 Licensing

None noted.

D/23/05/14 Premises at the Guineas – ex WSC Offices

The empty WSC Office at the Guineas was discussed and Town Clerk was asked to make enquiries regarding responsibility for and status of the property and to report back.

D/23/05/15 Correspondence

Letter from Travellodge was noted and will be forwarded to WSC.

Report on Crown Walk was noted and will be added to the next D&P agenda.

D/23/05/16 Date of Next Meeting

Monday 15th May 2023 at the Memorial Hall.

Meeting closed at 6:48pm.

Signed: By the Chairman Date: Tuesday 2nd May 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/05/7.01 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/7.02 Resolved</u>	NTC are very mindful of the importance of Bury Road being in a unique conservation area., However whilst as the property is in the rear garden, it will not be visible from the road; therefore, subject to the approval of the WSC

	Conservation Officer and the materials used must be being in keeping with the area. Subject to the approval of the WSC Conservation Officer, the Committee does not object to this application.
<u>D/23/05/7.03 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/7.04 Resolved</u>	The Committee voiced no objections in principle and supported the concerns raised by Highways stipulations..
<u>D/23/05/7.05 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/8.01 Resolved</u>	The Committee confirmed its support for this application.
<u>D/23/05/12.01 Resolved</u>	The WSC Officer is minded to grant the application, however NTC had raised strong objections on overdevelopment and requested that this application be determined by Committee