



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 15th May 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairperson)
Councillor J Berry
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Kavanagh as an observer and 1 Member of the Press.

	Minute	Action by
D/23/05/17	<u>To Elect a Chairman</u> Cllr Drummond nominated Cllr Hood. There were no other nominations and a vote was taken. The following was agreed:	
	<u>D/23/05/17.01 Resolved</u> That Cllr Hood be elected as the Chairman of the D&P Committee for 2023/2024 Municipal Year.	
D/23/05/18	<u>To Elect a Vice Chairman</u> Cllr Hood nominated Cllr Drummond. There were no other nominations and a vote was taken. The following was agreed:	
	<u>D/23/05/18.01 Resolved</u> That Cllr Drummond be elected as the Vice Chairman of the D&P Committee for 2023/2024 Municipal Year.	
D/23/05/19	<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/23/05/20	<u>Apologies</u> None noted.	
D/23/05/21	<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/23/05/22	<u>To Confirm the Minutes of the Meeting Held on 2nd May 2023 and any Matters Arising</u>	

Members received the minutes of the Development & Planning Committee held on 2nd May 2023 and the following was agreed:

D/23/05/22/01 Resolved

That the minutes of the Development & Planning Committee held on 2nd May 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/23/05/23 Public Open Session

No members of the public were present.

D/23/05/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Trees and Policy 30 – Shopfronts.

D/23/05/25 Planning Applications

Week Commencing 24/04/2023, and 01/05/2023

D/23/05/25/1 DC/23/0617/HH - Householder planning application - single storey rear extension (following demolition of existing conservatory) - 9 Elizabeth Avenue Newmarket Suffolk.

D/23/05/25.01 Resolved

The Committee voiced no objections subject to no objections from the neighbours due to diminishing of right to light.

Cllr Kavanagh joined the meeting as observer

D/23/05/25/2 DC/23/0627/LB - Application for listed building consent - new access ramp from morning room onto southern terrace with rails - Jockey Club Chambers 101 High Street Newmarket Suffolk.

D/23/05/25.02 Resolved

The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.

D/23/05/25/3 DC/23/0641/TPO - TPO 002 (1998) tree preservation order - One Corsican pine (indicated on plan and T1 on order) fell - 106 George Lambton Avenue Newmarket Suffolk.

D/23/05/25.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. However, in this instance the Committee did not object to this application due to the issues it was causing with neighbouring properties and subject to a replacement being planted before the tree is felled in accordance with the Tree Officer's very thorough report.

D/23/05/25/4 DC/23/0645/LB - Application for listed building consent - a. removal of signage on front and rear elevations, including removal of ATM and night safes and making

good with matching brickwork; b. internal alterations including removal of counter, furniture, equipment, stud partitions / glazed screens and doors - 58 - 60 High Street Newmarket Suffolk.

D/23/05/25.04 Resolved

The Committee strongly objected to the removal of the historic night safe located on the right-hand side of the outside of the building and requests that this remains. Subject to the approval of the WSC Listed Buildings Officer, there were no other objections.

D/23/05/25/5 DC/23/0675/TCA - Trees in a conservation area notification - one Cypress (Tone Cypress T2 on plan) fell, three Sycamores (T5-T7 on plan) cut back overhanging branches on eastern side by 4 metres, one Sycamore (T8 on plan) remove 3 dead branches on eastern aspect, one Sycamore (T10 on plan) remove single branch on south east aspect, one Sycamore (T11 on plan) cut back overhanging branch on eastern aspect by 4 metres, one Sycamore (T16 on plan) cut back overhanging branches on northern aspect by 4 metres, one Sycamore (T17 on plan) remove single branch on northern aspect - Long Cottage Fordham Road Newmarket Suffolk.

D/23/05/25.05 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/23/05/25/6 DC/23/0644/FUL - Planning application - removal of signage on front and rear elevations, including removal of ATM and night safes and making good with matching brickwork - 58 - 60 High Street Newmarket Suffolk.

D/23/05/25.06 Resolved

The Committee strongly objected to the removal of the historical night safe located on the right-hand side of the outside building and subject to the approval of the WSC Listed Buildings Officer, there were no other objections.

D/23/05/25/7 DC/23/0705/TCA - Trees in a conservation area notification - one Indian bean tree (T1 on plan) remove two branches growing over roof and nursery back to large upright growth point; remove lowest large branch growing over nursery and reduce lower branch growing over lawn by up to three metres, one Indian bean tree (T2 on plan) reduce lower large branch over nursery back to growth point near wall, one Indian bean tree (T3 on plan) remove lower branch growing over wall behind Holly, one Indian bean tree (T5 on plan) remove lowest branch growing over gate - Saville House 14 St Marys Square Newmarket Suffolk.

D/23/05/25.07 Resolved

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

D/23/05/26 Amended and Deferred Planning Applications

None noted.

D/23/05/27 Planning Appeals

No new appeals. It was noted that the Queensbury Lodge appeal begins on 16/5/2023.

D/23/05/28 East Cambs Planning Applications

None noted.

D/23/05/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 24/04/2023 and 01/05/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0331/FUL	Planning application - part single, part two storey rear extension.	York House 18 All Saints Road Newmarket Suffolk	Approved	No objections
DC/23/0284/HH	Householder planning application - single storey rear extension	45 Green Road Newmarket Suffolk	Approved	Objected
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 Suffolk	Approved	Objected
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.retainig 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	Approved	Comments not Invited
DC/23/0561/TCA	Trees in a conservation area notification - one Eucalyptus (T1 on plan) overall crown reduction by up to 3.5 metres	2 Rockingham Villas Church Lane Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DCON(F)/13/0408	Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not Invited
DCON(C)/13/0408	Application to discharge conditions 6 (phasing plan), 17 (construction method statement), 18 (ecological mitigation strategy) and 19 (tree protection)	Hatchfield Farm Fordham Road Newmarket Suffolk	Condition(s) part Discharged	Comments not Invited

	scheme) of DC/13/0408/OUT				
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It was noted that DC/22/1699/FUL had been approved by WSC, based on SCC Highways response to consultation which uses incorrect data and information regarding transport and parking in Newmarket. A letter to SCC Highways has been sent regarding this.

D/23/05/30 Delegation Panel Decisions

None noted.

D/23/05/31 Licensing

None noted.

D/23/05/32 Crown Walk

A report on Crown Walk was presented and the WSC Enforcement Team have been invited to inspect the area. A response is awaited and the Town Clerk is monitoring the situation.

D/23/05/33 Correspondence

None noted.

D/23/05/34 Date of Next Meeting

Monday 22nd May 2023 at the Memorial Hall.

Meeting closed at 6:55pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/05/17.01 Resolved</u>	That Cllr Hood be elected as the Chairman of the D&P Committee for 2023/2024 Municipal Year.
<u>D/23/05/18.01 Resolved</u>	That Cllr Drummond be elected as the Vice Chairman of the D&P Committee for 2023/2024 Municipal Year.
<u>D/23/05/25.01 Resolved</u>	The Committee voiced no objections subject to no objections from the neighbours due to diminishing of right to light.
<u>D/23/05/25.02 Resolved</u>	The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.
<u>D/23/05/25.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. However, in this instance the Committee did not object to this application due to the issues it was causing with neighbouring properties and subject to a replacement being planted before the tree is felled in accordance with the Tree Officer's very thorough report.
<u>D/23/05/25.04 Resolved</u>	The Committee strongly objected to the removal of the historic

	night safe located on the right-hand side of the outside of the building and requests that this remains. Subject to the approval of the WSC Listed Buildings Officer, there were no other objections.
<u>D/23/05/25.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/23/05/25.06 Resolved</u>	The Committee strongly objected to the removal of the historic night safe located on the right-hand side of the outside of the building and requests that this remains. Subject to the approval of the WSC Listed Buildings Officer, there were no other objections.
<u>D/23/05/25.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.

Cathy Whitaker

From: James Lay <[REDACTED]@[REDACTED].com>
Sent: 15 May 2023 18:19
To: Cathy Whitaker
Subject: Reprt from The Chare Of Development and Planning

Hi Cathy

My Report for your meeting.

May I thank my Vice Chair and the members of the Development And Planning Team of Newmarket Town Council. My thanks should be recorded to the Staff of the Council for their help and Support.

As a Committee we have regrets that on a number of occasions we opposed application on behalf of the Town only to find that West Suffolk Council overrode us to approve.

It was a great pity that we could not find a way at WSC to approve the development at the top of the Town. Future development of housing and industrial sites in Newmarket should take account of Newmarket's Heritage.

Future Development and Planning should be aware that the Change of Use within the High Street has taken away Retail Units to the detriment of our Town. D&P needs to ensure we don't lose any more units to Gaming and Betting.

Thank you all, I have enjoyed Chairing D&P and wish you luck for the future.

Kind regards

James Lay

[REDACTED]

Townclerk

From: Highways Community Self Help <communityselfhelp@suffolkhighways.org>
Sent: 17 May 2023 09:52
To: Townclerk
Cc: Deputy Town Clerk
Subject: RE: Query regarding Comm Self Help Scheme

Good morning Cathy,

I hope this email finds you well – thanks for getting in touch.

You're correct, filling potholes is not an activity we would support as part of our Community Self-Help scheme. In fact, we do not permit any maintenance tasks that would require volunteers to stand on the carriageway surface, because traffic management (e.g. temporary signals) would be needed to do so. Anyone working on the highway within a certain distance of moving vehicles must also be suitably qualified, in line with the New Roads and Street Works Act.

There may be a way in which you could utilise a private contractor to fill potholes in Newmarket for you, but we would need to be quite strict about the type of company you employ. We'd want to see proof of competence (e.g. certification) to ensure any operatives were adequately trained and we'd need to be content that sufficient traffic management would be utilised. A licence to work on the highway on any given date would also need to be requested from our Network Assurance team.

An alternative option would be to approach your local County Councillor, and see if they'd be willing to fund (or indeed part-fund) repairs via their Local Highways Budget. That would mean paying Suffolk Highways to undertake the work for you, which would certainly be more straight forward than attempting to recruit your own private contractor.

I hope all of the above makes sense! Please just let me know if you require any further assistance.

Kind regards,

Luke Merton

Community Works Project Lead

Suffolk Highways | 3 Goddard Road, Ipswich, IP1 5NP
www.suffolk.gov.uk/highways

