



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 5th June 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor A Drummond

Councillor J Harvey
Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllrs Jarvis, Kavanagh, McHugh and Winter as observers, 1 Member of the Press and 7 Members of the Public.

Minute	Action by
D/23/06/1 <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 the fire safety notice and confirmed that proceedings may be filmed or recorded and asked if anyone else intended to record the meeting.	
D/23/06/2 <u>Apologies</u> None noted.	
D/23/06/3 <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> Cllr Hood - DC/23/0423/HH and item 16 - request for a speed bump at Freshfields. There were no requests for dispensation.	
D/23/06/4 <u>To Confirm the Minutes of the Meeting Held on 22nd May 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 22 nd May 2023 and the following was agreed: <u>D/23/06/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd May 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/06/5 <u>Public Open Session</u> A resident spoke to item 16 and the speeding issues at Freshfields. The Chairman proposed that item 16 be brought forward and the following was agreed: <u>D/23/06/5.01 Resolved</u>	

That item 16 be brought forward.

D/23/06/6 Speeding

Freshfields – A request from a resident for 2 road signs and a speed bump to be installed at Freshfields to be supported and funded by NTC was considered and the following was agreed:

D23/06/6.01 Resolved

That SCC Highways be invited to attend a site visit.

Two members of the public left the meeting.

Adastral Close – a report gave an update on the action taken and included the following:

- a. The police have been asked to have some visible presence in the area at the peak times.
- b. SCC Councillor Hood is making enquiries with SCC regarding making the area a 20MPH school zone.
- c. The Academy has confirmed that parents may no longer use the rear car park to access the nurseries due to safeguarding issues.
- d. The Town Clerk has written to the manager of the nurseries to request co-operation with parent liaison.
- e. SCC Highways to make a site visit after a previously arranged meeting at the Severals on 15/06/2023.

Two members of the public left the meeting.

D/23/06/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/23/06/8 Planning Applications

Week Commencing 15/05/2023 & 22/05/2023

D/23/06/8/1 DC/23/0743/TPO – TPO 012 (1956) tree preservation order - one Lime (T1 on plan, within area A1 on order) pollard to five metres above ground level; one Beech (T2 on plan, within area A1 on order) remove two limbs as shown on annotated photograph; one Oak (T3 on plan, within area A1 on order) lateral crown reduction by up to 1.5 metres - 81A Edinburgh Road Newmarket Suffolk.

D/23/06/8.01 Resolved

The Committee actively encourages responsible tree management but objected to this application due to the proposed work being over excessive as specified in the Tree Officer report.

D/23/06/8/2 DC/23/0787/HH - Householder planning application - two storey side and rear extension and single storey rear extension - 15 Portland Road Newmarket Suffolk.

D/23/06/8.02 Resolved

The Committee voiced no objections, subject to it not impacting on neighbours right to light.

D/23/06/8/3 DC/23/0707/TCA - Trees in a conservation area notification - one Lime (T1 on plan) reduce branch over roof by up to two metres; one Cherry (T2 on plan) reduce branches over roof to create a clearance of up to two metres; one London plane (T3 on plan) reduce branches over roof of house to create clearance of up to 2.5 metres; one Walnut (T4 on plan) remove lowest branch over roof, reduce branch over roof to create a clearance of two metres; 12 Sycamores (G1 on plan) reduce crown to provide up to 2.5 metre clearance of building - Piers House Rayes Lane Newmarket Suffolk.

Cllr Crissall joined the meeting

D/23/06/8.03 Resolved

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

Cllr Hood declared an interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/23/06/7/4 DC/23/0719/FUL -Planning application - change of use of existing residential swimming pool to be used by swim school (class D2) - Chels 51A Bury Road Newmarket Suffolk.

Cllr Yarrow joined the meeting

D/23/06/7.04 Resolved

The Committee voiced no objection, subject to the following conditions:

- **Hours of use to comply with as stated in the application**
- **No parking in residential roads and only to use on-site parking**
- **The number of pupils per session be limited to as stated in the application**
- **That there be a 1-year trial and be reviewed.**

Cllr Hood returned to the meeting and took the Chair

D/23/06/9 Amended and Deferred Planning Applications

None noted.

D/23/06/10 Planning Appeals

None noted.

D/23/06/11 East Cambs Planning Applications

The weekly list for week commencing 05/06/2023 was noted.

D/23/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 15/05/2023 & 22/05/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	Comments not Invited
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	Chels 51A Bury Road Newmarket Suffolk	Approved	No objections

	kitchen c. one detached summer house d. widening of existing entrance and installation of gates				
DCON(D)/20/0174	Application to discharge condition 17 (Fixed Plant Machinery prior to install) of DC/20/0174/VAR	Development Site Adj South Drive Exning Road Newmarket Suffolk	Discharged	Comments not Invited	

D/23/06/13 Delegation Panel Decisions

None noted.

D/23/06/14 Licensing

None noted.

D/23/06/15 Tree Protection Orders

The following TPO was noted:

TPO/013(2023) – 45 to 81A Edinburgh Road Newmarket Suffolk.

D/23/06/16 Pothole Report

A verbal report on potholes in and around Newmarket was received by Cllr Drummond. It was noted that some work had started and that SCC has identified some new funding to fill potholes. Councillors and the public should continue to report any potholes using the SCC reporting tool and an article will go in the Journal. Cllr Drummond to find out what other work is planned and report back.

Cllr Borda joined the meeting

D/23/06/17 Brickfield Stud

The proposed development at the site and consultation were discussed and the following was agreed:

D/23/06/17.01 Resolved

That the Developers be invited to attend a D&P meeting.

D/23/06/18 St Felix Site

The information on the redevelopment of the site from SCC reporting that a full planning application will be submitted as per the Development Brief was noted. However there is a lot of support for no housing on the site and for it to be allocated solely for a sports hub. It was noted that a joint response from NTC and WSC would have more influence for lobbying SCC.

D/23/06/19 Transport

The report on the GCP Bus Transport consultation was received and noted.

D/23/06/20 Rights of Way

An update on the path at Laureate School/Willie Snaith Road was considered and the following was agreed:

D/23/06/20.01 Resolved

That a letter be sent to WSC to request that action be taken to reinstate the footpath.

D/23/06/21 Working Groups

This item was deferred to the next meeting.

D/23/06/22 Correspondence

None noted.

D/23/06/23 Date of Next Meeting

Monday 19th June 2023 at the Memorial Hall.

Meeting closed at 7:30pm.

Signed: By the Chairman

Date: Monday 5th June 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D23/06/6.01 Resolved</u>	That SCC Highways be invited to attend a site visit.
<u>D/23/06/8.01 Resolved</u>	The Committee actively encourages responsible tree management and objected to this application due to the proposed work being over excessive as specified in the Tree Officer report.
<u>D/23/06/8.02 Resolved</u>	The Committee voiced no objections, subject to it not impacting on neighbours right to light.
<u>D/23/06/8.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/06/8.04 Resolved</u>	The Committee voiced no objection, subject to the following conditions: • Hours of use to comply with as stated in the application • No parking in residential roads and only to use on-site parking • The number of pupils per session be limited to as stated in the application • That there be a 1-year trial and be reviewed.
<u>D/23/06/17.01 Resolved</u>	That the Developers be invited to attend a D&P meeting.
<u>D/23/06/20.01 Resolved</u>	That a letter be sent to WSC to request that action be taken to reinstate the footpath.