



Newmarket

TOWN COUNCIL

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

Attendance:

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

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Jarvis, McHugh and Winter as observers, 1 Member of the Press and 3 Members of ECF/Mintridge.

Minute		Action by
D/23/07/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> Chairman opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
D/23/07/2	<u>Apologies</u> Apologies were received from Cllr Hood. Cllr Clover was absent.	
D/23/07/3	<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 Nobbs declared an interest in DC/0928/HH. There were no requests for dispensation.	
D/23/07/4	<u>To Confirm the Minutes of the Meeting Held on 19th June 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 19 th June 2023 and the following was agreed: <u>D/23/07/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th June 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 3 – D/23/06/31/6 – MMA(A)/20/1025 – Town Clerk confirmed that an extension had been granted. Page 4 – D/23/06/38.01 – Cumulative Impact Assessment Consultation – Town Clerk seeking clarity regarding evidence needed before responding on behalf of Council.	

D/23/07/5 Public Open Session

No members of the public wished to speak.

Cllr Berry joined the meeting.

D/23/07/6 Brickfield Stud

ECF/Mintridge gave a presentation on the proposed development plans for Brickfield Stud and included the following:

A history of the site and stud farm. The building has remained empty since the 1990s and they were looking at developing a residential site.

They have received lots of feedback from the public consultation and are currently going through it.

The Chairman advised that it needed to comply with the Horse Racing Policies and must be allocated for housing in the WSC Local Plan. It was confirmed that the site had not been allocated in the Local Plan.

Thanks were given for the opportunity to give the presentation and the three members left the meeting.

D/23/07/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees, Policy 30 – Shopfronts and Policy 11- Community Sports and Recreation Areas.

D/23/07/8 Planning Applications

Week Commencing 12/06/2023 & 19/06/2023

D/23/06/8/1 DC/23/0935/VAR - Planning application - variation of condition 2 of

DC/22/0714/FUL to allow for use of amended plan for change of use of dwelling to hotel accommodation, to be occupied in conjunction with Kings Hotel - 87A High Street Newmarket Suffolk.

D/23/06/8.01 Resolved

The Committee voiced no objections.

Cllr Nobbs declared an interest in the following application and left the meeting.

D/23/06/8/2 DC/23/0928/HH - Householder planning application - single storey side extension (following demolition of existing conservatory) - 2 Stamford Street Newmarket Suffolk.

D/23/06/8.02 Resolved

The Committee voiced no objections.

Cllr Nobbs returned to the meeting.

D/23/06/8/3 DC/23/0924/TPO - TPO/013(2023) - Tree preservation order – one Horse Chestnut tree (as identified on plan and T5 on order) re-pollard, reducing new growth to approximately 150 mm above point of previous pollarding - 61 Edinburgh Road

Newmarket Suffolk.

D/23/06/8.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out outside of the bird nesting season.

D/23/06/8/4 DC/23/0864/FUL - Planning application - a. 50 dwellings, garages, associated infrastructure including substation and foul water pumping station and public open space (following demolition of existing building and hard standing) b. new vehicular access onto Fordham Road following closure of existing southbound access c. re-location of tennis courts - Land At Former St Felix School Fordham Road Newmarket Suffolk.

It was confirmed that an extension had been granted to 14th August 2023.

D/23/06/8.04 Resolved

The Committee deferred the application to an agenda item at Full Council.

D/23/06/8/5 DC/23/0990/HH - Householder planning application - single storey front extension 442 Nimbus Way Newmarket Suffolk.

D/23/06/8.05 Resolved

The Committee deferred the application to receive the plans and to request an extension.

D/23/06/8/6 DC/23/0993/TCA - Trees in a conservation area notification - a. one Plum (Hedge 1 on plan) - reduce height to three metres above ground level and reduce sides by up to one metre b. one Plum (T1 on plan) – crown reduction by up to four metres c. one Sycamore (T3 on plan) cut bank four lower branches over driveway by up to three metres - 50A Bury Road Newmarket Suffolk.

D/23/06/8.06 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out outside of the bird nesting season.

D/23/06/8/7 DC/23/0967/FUL- Planning application - single storey side extension - Caps Cases Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk.

D/23/06/8.07 Resolved

The Committee voiced no objections.

D/23/06/8/8 DC/23/0980/FUL - planning application - new passageway and shopfront - 53 High Street Newmarket Suffolk.

D/23/06/8.08 Resolved

The Committee supported the application subject to the racing museum also supporting it and for the walkway to be closed from the High Street at night for

public safety reasons.

D/23/06/8/9 DC/23/0968/CLP - Application for lawful development certificate for proposed use or development - change of use of land for the temporary siting of a caravan until building works have been completed in respect of dwelling being constructed - La Grange House Fordham Road Newmarket Suffolk.

D/23/06/8.09 Resolved

Comments were not invited by the Committee.

D/23/07/9 Amended and Deferred Planning Applications

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.

Town Clerk was asked to clarify the situation with the historic night safe on the amended plans.

D/23/07/10 Planning Appeals

None noted.

D/23/07/11 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 12th June was noted.

D/23/07/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 12/06/2023 & 19/06/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0752/TPO	TPO (1990) tree preservation order - one Lime (on plan) prune the root of the tree (6 metres from the tree)	23 Leaders Way Newmarket Suffolk	Approved	No objections
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	Approved	No objections
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	Saville House 14 St Marys Square Newmarket Suffolk	Approved	No objections

	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				
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	Approved	No objections	
DC/22/1977/FUL	Planning application - two substations and one foul water pumping station and associated works	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No objections	
DC/23/0741/TCA	Trees in a conservation area notification - one Sycamore (T1 on plan) - fell	Goldolphin Management Highfield 15 Bury Road Newmarket Suffolk	Approved	Objected	
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	Approved	No objections	
DC/23/0617/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	9 Elizabeth Avenue Newmarket Suffolk	Approved	No objections	
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	Approved	No objections	

D/23/07/13 Delegation Panel Decisions

None noted.

D/23/07/14 Licensing

None noted.

D/23/07/15 Feedback Regarding Highways Engineer visits

Freshfields and Adastral Close - A report on the site visits was noted and the following was agreed:

D/23/07/15.01 Resolved

That Cllr Hood be asked to match fund a SCC speed survey.

Clocktower Roundabout – a report on a site meeting and a request for a crossing was noted and the following was agreed:

D/23/07/15.02 Resolved

That M Fox be invited to a full Council meeting to discuss his proposals for the Clocktower roundabout.

D/23/07/16 Parking on grass verges

The SCC response to a request for a by-law to prevent parking on the grass at Mill Hill was noted; that parking by-laws do not exist. This item will be referred to the Parking Working Group.

D/23/07/17 Correspondence

- The SCC response to the '20 is Plenty' campaign was noted.
- The update on WSC Local Plan timeline was noted.
- Greater Cambridge Partnership – Making Connections update was noted.
- Newmarket Railway funding offer from SCC for £10,000 to improve pedestrian/cycling access/facilities at the station was noted. This item will be referred to an agenda item at full Council.

D/23/07/18 Date of Next Meeting

Monday 17th July 2023 at the Memorial Hall.

Meeting closed at 7:17pm.

Signed: By the Chairman

Date: Monday 3rd July 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/07/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.02 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out, outside of the bird nesting season.
<u>D/23/07/8.04 Resolved</u>	The Committee deferred the application to an agenda item at Full Council.
<u>D/23/07/8.05 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out, outside of the bird nesting season.
<u>D/23/07/8.07 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.08 Resolved</u>	The Committee supported the application subject to the racing museum also supporting it and for the walkway to be closed from the High Street at night for public safety reasons.
<u>D/23/07/8.09 Resolved</u>	Comments were not invited by the committee.
<u>D/23/07/15.01 Resolved</u>	That Cllr Hood be asked to match fund a SCC speed survey.
<u>D/23/07/15.02 Resolved</u>	That M Fox be invited to a full Council meeting to discuss his proposals for the Clocktower roundabout.