



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 19th June 2023 at 6.15pm

Attendance:

Councillor J Harvey (Chairman)
Councillor P Hulbert

Councillor R Nobbs
Councillor S Perry

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

Minute	Action by
D/23/06/24 <u>To Elect and Chairman</u> As apologies were received from the Chairman and Vice Chairman, the Town Clerk asked for nominations for a Chairman to chair the meeting tonight. Cllr Nobbs nominated Cllr Harvey and the following was agreed: <u>D/23/24.01 Resolved</u> That Cllr Harvey be elected to chair the meeting of the D&P Committee for 19th June 2023. <i>Cllr Harvey took the Chair.</i>	
D/23/06/25 <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/23/06/26 <u>Apologies</u> Apologies were received from Cllrs Berry, Drummond and Hood.	
D/23/06/27 <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 applications D/23/06/30/7 NMA(A)/22/1099 and DC/23/0355/HH. There were no requests for dispensation.	
D/23/06/28 <u>To Confirm the Minutes of the Meeting Held on 5th June 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 5th June 2023 and the following was agreed: <u>D/23/06/28/01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th June 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

Matters arising:

D/23/06/6 – It was confirmed that a Highways Officer had attended site visits at Adastral Close and Freshfields and a report will be presented to D&P meeting on 3rd July.

D/23/6/17 – The Developers of Brickfields have accepted an invitation to attend the D&P meeting on 3rd July

D/23/06/20 – The letter to WSC regarding the Laureate footpath was still to be sent.

D/23/06/29 Public Open Session

No members of the public were present.

D/23/06/30 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/23/06/31 Planning Applications

Week Commencing 29/05/2023 & 05/06/2023

D/23/06/31/1 DC/23/0844/TCA - Trees in a conservation area notification - one Oak (red on plan) overall crown reduction by three metres - 6 Bury Road Newmarket Suffolk.

D/23/06/31.01 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.

Cllr Winter joined the meeting

D/23/06/31/2 DC/23/0843/HH - Householder planning application - single storey rear extension Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/06/31.02 Resolved

The Committee voiced no objections.

D/23/06/31/3 DC/23/0785/HH - Householder planning application - second floor extension and loft conversion with replacement roof - 80 Weston Way Newmarket.

D/23/06/31.03 Resolved

The Committee objected on it being an overdevelopment of the site, design, appearance and material used, neighbours right to light (overshadowing) and privacy and it being out of character for the area.

D/23/06/31/4 DCON(D)/22/0478 - Application to discharge condition 15 (construction deliveries management plan) of application DC/22/0478/FUL - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/06/31.04 Resolved

No comment was required by the Committee.

D/23/06/31/5 DC/23/0773/FUL - Planning application - one dwelling Garage At Nowell Lodge Fordham Road Newmarket Suffolk.

D/23/06/31.05 Resolved

The Committee voiced no objections, subject to no effect on the neighbour's right to light (overshadowing) and the potential of it becoming an overdevelopment of the site.

D/23/06/31/6 NMA(A)/20/1025 - Non material amendment to DC/20/1025/FUL - a. changes to window configuration to overhanging section of building by omitting Juliet balconies and installing windows; b. omission of roof terrace and installation of solar panels to this space - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/06/31.06 Resolved

The Committee objected and requested an extension to receive new documentation on the amended plans.

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

D/23/06/31/7 NMA(A)/22/1099 - Non material amendment to DC/22/1099/HH - two new rooflights to front elevation - Sefton Cottage Snailwell Road Newmarket Suffolk.

D/23/06/31.07 Resolved

No comment was required by the Committee.

Cllr Nobbs returned to the meeting

D/23/06/32 Amended and Deferred Planning Applications
None noted.

D/23/06/33 Planning Appeals
None noted.

D/23/06/34 East Cambs Planning Applications
The East Cambs District Council Weekly List of Planning Applications for 9th June was noted.

D/23/06/35 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 29/05/2023 & 05/06/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0675/TCA	Trees in a conservation are 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	Long Cottage Fordham Road Newmarket Suffolk	Approved	Objected

	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				
DC/23/0041/FUL	Planning Application - two dwellings with associated access	Land Adjoining Church Exeter Road Newmarket Suffolk	Withdrawn		
DC/23/0505/HH	Householder planning application - single storey side and rear extensions (following demolition of existing conservatory)	84 Drinkwater Close Newmarket Suffolk	Approved	No objections	
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	Discharged	Comments not invited	
DCON(A)/22/0420	Application to discharge conditions 1 and 2 (Highway Phasing Plan) of DC/22/0420/RM	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not invited	

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

D/23/06/36 Delegation Panel Decisions

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.

It was noted that the Officer was minded to grant the application. The Town Clerk was asked to check that the request to refer it to Building Control had been complied with.

Cllr Nobbs returned to the meeting

D/23/06/37 Licensing

Premises Licence – Hairkandi 127 All Saints Road Newmarket Suffolk.

Application to sell alcohol on premises:

Tuesday and Wednesday 09:00 – 20:30

Thursday 09:00 – 18:30

Friday 09:00 – 17:30

Saturday 08:30 – 16:30

D/23/06/37.01 Resolved

The Committee voiced no objections in principle and gave delegated powers to the Town Clerk to put comments to WSC regarding concerns on general health grounds, health & safety and to consider restricting the time for the sale of alcohol and to emphasise for sale and consumption ONLY on premises.

D/23/06/38 Cumulative Impact Assessment Consultation

A response to the consultation was considered and the following was agreed:

D/23/06/38.01 Resolved

That delegated powers be given to the Town Clerk to respond to the consultation regarding the PSPO and Dog exclusion zones. To seek clarity on the CIA policy before responding in full.

D/23/06/39 Working Groups

The membership of the D&P Working Groups was considered and the following was agreed:

D/23/06/39.01 Resolved

That the D&P Affordable Housing Working Group be made obsolete; it being a matter falling under the NNP working group.

D/23/06/39.02 Resolved

That Cllrs Harvey, Hood, Hulbert, Perry, Winter; S Beckett, R Wood, M Jefferys and Town Clerk be appointed as members of the D&P Neighbourhood Plan Working Group Chaired by M Jefferys.

D/23/06/39.03 Resolved

That Cllr Hood and the Town Clerk be appointed as members of the D&P Parish Alliance – Sunnica Working Group Chaired by Cllr Hood.

D/23/06/39.04 Resolved

That Cllr Drummond and S Beckett be appointed as members of the D&P PROW Working Group Chaired by Cllr Drummond. That additional members be requested to join at full Council.

D/23/06/39.05 Resolved

That Cllrs Borda, Drummond, Harvey, Hood and Hulbert be appointed as members of the D&P Transport & Parking Working Group Chaired by Cllr Harvey.

D/23/06/40 Correspondence

None noted.

D/23/06/41 Date of Next Meeting

Monday 3rd July 2023 at the Memorial Hall.

Meeting closed at 7:12pm.

Signed: By the Chairman

Date: Monday 19th June 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/06/24.01 Resolved</u>	That Cllr Harvey be elected to chair the meeting of the D&P

	Committee for 19th June 2023.
<u>D/23/06/31.01 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/23/06/31.02 Resolved</u>	The Committee voiced no objections.
<u>D/23/06/31.03 Resolved</u>	The Committee objected on it being an overdevelopment of the site, design, appearance and material used, neighbours right to light (overshadowing) and privacy and it being out of character for the area.
<u>D/23/06/31.04 Resolved</u>	No comment was required by the Committee.
<u>D/23/06/31.05 Resolved</u>	The Committee voiced no objections, subject to no effect on the neighbour's right to light (overshadowing) and the potential of it becoming an overdevelopment of the site.
<u>D/23/06/31.06 Resolved</u>	The Committee objected and requested an extension so that documentation can be provided on the amended plans.
<u>D/23/06/31.07 Resolved</u>	No comment was required by the Committee.
<u>D/23/06/36.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/06/37.01 Resolved</u>	The Committee voiced no objections in principle and gave delegated powers to the Town Clerk to put comments to WSC regarding concerns on health & safety and to consider restricting the time for the sale of alcohol.
<u>D/23/06/38.01 Resolved</u>	That delegated powers be given to the Town Clerk to respond to the consultation regarding the PSPO and Dog exclusion zone. To seek clarity on the CIA policy before responding in full.
<u>D/23/06/39.01 Resolved</u>	That the D&P Affordable Housing Working Group be made obsolete; it being a matter falling under the NNP working group.
<u>D/23/06/39.02 Resolved</u>	That Cllrs Harvey, Hood, Hulbert, Perry, Winter; S Beckett, R Wood, M Jefferys and Town Clerk be appointed as members of the D&P Neighbourhood Plan Working Group Chaired by M Jefferys.
<u>D/23/06/39.03 Resolved</u>	That Cllr Hood and the Town Clerk be appointed as members of the D&P Parish Alliance – Sunnica Working Group Chaired by Cllr Hood.
<u>D/23/06/36.04 Resolved</u>	That Cllr Drummond and S Beckett be appointed as members of the D&P PROW Working Group Chaired by Cllr Drummond. That additional members be requested to join at full Council.
<u>D/23/06/36.05 Resolved</u>	That Cllrs Borda, Drummond, Harvey, Hood and Hulbert be appointed as members of the D&P Transport & Parking Working Group Chaired by Cllr Harvey.