



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 17th July 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Harvey
Councillor P Hulbert

Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

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

Minute	Action by
D/23/07/19 <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/23/07/20 <u>Apologies</u> Apologies were received from Cllrs Berry, Clover and Drummond.	
D/23/07/21 <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> Cllr Hood declared an interest in DC/0938/TPO. There were no requests for dispensation.	
D/23/07/22 <u>To Confirm the Minutes of the Meeting Held on 3rd July 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 3rd July 2023 and the following was agreed: <u>D/23/07/22/01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd July 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. <i>Cllr McHugh joined the meeting</i> Matters arising: Page 4 – D/23/07/9 – It was confirmed that the face plate of the night safe at Barclays bank would be retained. Page 5 – D/23/07/15.01 Resolved – Cllr Hood agreed to match fund a speed survey at Freshfields and Adastral Close.	

Page 5 D/23/07/15.02 Resolved – It was confirmed that Matthew Fox will be attending the next D&P meeting on 7th August to discuss the proposals for the Clocktower roundabout.

D/23/07/23 Public Open Session

No members of the public wished to speak.

D/23/07/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/23/07/25 Planning Applications

Week Commencing 26/06/2023 & 03/07/2023

D/23/07/25/1 DCON(A)/21/0767 - Application to discharge conditions 5 (Access width), 7 (Surface water run-off), 8 (HGV Construction & Deliveries Management) and 10 (Visibility splays) from DC/21/0767/VAR - 7 Laureate Paddocks Newmarket.

D/23/07/25.01 Resolved

No comment was invited by the Committee.

D/23/07/25/2 DCON(A)/22/1699 - Application to discharge condition 11 (construction and deliveries management plan) of DC/22/1699/FUL - Surrey House 41 High Street Newmarket Suffolk.

D/23/07/25.02 Resolved

No comment was invited by the Committee.

Cllr Hood declared an interest in the following application.

D/23/07/25/3 DC/23/0938/TPO - TPO 004 (1994) tree preservation order – one Copper Beech (T1 on plan, T6 on plan) overall crown reduction by two metres and crown lift to seven metres above ground level - 7 Heasman Close Newmarket Suffolk.

D/23/07/25.03 Resolved

The Committee actively encourages responsible tree management and objected to the proposed excessive pruning which could damage the tree which is protected by a TPO. Additional information, including a photo of the tree was requested.

Cllr Winter joined the meeting

D/23/07/25/4 DC/23/1017/FUL - Planning application - a. Subdivision of ground floor flat to create two flats (No 36) b. Subdivision of first floor flat to create two flats (No 36) c. Change of use of first floor of retail unit to create one flat (No 34) d. Change of use of second floor/ loft to create one flat across Nos 34 and 36 (retrospective) e. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36 f. Conversion of warehouse/ office building to rear to create 5 flats, bin and bike storage, including alterations, extension and raising the roof to create a second floor g. Demolition of outbuildings to create open space h. Enlarged window and skylight on first floor, west Elevation of No 34, new window opening on second floor, west elevation of No 34 and skylight to north elevation of No 36; i All

windows to be replaced with UPVC windows - Land At 34 And 36 Old Station Road Newmarket Suffolk.

D/23/07/25.04 Resolved

The Committee strongly objected on the grounds of it being an overdevelopment of the site; a lack of parking provision, inadequate public transport, no EV charging provision, loss of privacy for neighbours and UPVC windows in a conservation area. An extension was requested for a site visit to be completed. The Committee support the Suffolk Fire recommendation for a sprinkler system.

A member for the public joined the meeting.

D/23/07/26 Amended and Deferred Planning Applications

D/23/07/26/1DC/23/0993/TCA – Re-consultation - 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/23/07/26.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.

D/23/07/26/2DC/23/0743/TPO – Re-consultation - TPO 012 (1956) Tree Preservation Order - One Lime (T1 on plan, within area A1 on Order) removal of epicormic shoots from main stem and pruning for branches to allow 1.5m clearance from external fabric of building - 81A Edinburgh Road, Newmarket, Suffolk.

D/23/07/26.02 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. If the application subsequently meets the WSC Tree Officer approval, the Committee will support the application.

D/23/07/26/3DC/23/0990/HH – Re-consultation - Householder planning application - single storey front extension - 442 Nimbus Way Newmarket Suffolk.

D/23/07/26.03 Resolved

The Committee voiced no objections.

D/23/07/27 Planning Appeals

None noted.

D/23/07/28 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 7th July was noted.

D/23/07/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
27/06/2023 & 3/07/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	Comments not invited
DCON(A)/20/1025	Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL	Plot 1 Police Station Vicarage Road Newmarket Suffolk	Approved	Comments not invited
DC/23/0092/TPO	TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres	9 Saint Albans Newmarket Suffolk	Withdrawn	Objected
NMA(A)/22/1099	Non material amendment to DC/22/1099/HH - two new rooflights to front elevation	Sefton Cottage Snailwell Road Newmarket Suffolk	Approved	Comments not invited
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	Withdrawn	Comments not invited

D/23/07/30 Delegation Panel Decisions

None noted.

D/23/07/31 Licensing

None noted.

D/23/07/32 Correspondence

- Complaint from a resident regarding speeding on Rowley Drive was noted. The resident will be invited to attend a D&P Meeting. An email will be sent to all Cllrs to remind them of the WSC Parish/Town training event next week which will touch on highway matters.
- Response from WSC regarding application DC/22/1699/FUL – Surrey House was noted. A meeting is to be arranged with WSC to discuss their reliance on misinformation from SCC Highways regarding adequate public transport used to support Town centre housing development decisions and to request that SCC revise their statement regarding Town centre developments.

D/23/07/33 Date of Next Meeting

Monday 7th August 2023 at the Memorial Hall.

Meeting closed at 7:00pm.

Signed by the Chair

Date 07/08/2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/07/25.01 Resolved</u>	No comment was invited by the Committee.
<u>D/23/07/25.02 Resolved</u>	No comment was invited by the Committee.
<u>D/23/07/25.03 Resolved</u>	The Committee actively encourages responsible tree management and objected to the proposed excessive pruning which could damage the tree which is protected by a TPO. Additional information, including a photo of the tree was requested.
<u>D/23/07/25.04 Resolved</u>	The Committee strongly objected on the grounds of it being an overdevelopment of the site; a lack of parking provision, inadequate public transport, no EV charging provision, loss of privacy for neighbours and UPVC windows in a conservation area. An extension was requested for a site visit to be completed. The Committee support the Suffolk Fire recommendation for a sprinkler system.
<u>D/23/07/26.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.
<u>D/23/07/26.02 Resolved</u>	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. If the application subsequently meets the WSC Tree Officer approval, the Committee will support the application.