



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 7th August 2023 at 6.15pm**

Attendance:

Councillor A Drummond (Chairman)
Councillor J Berry
Councillor P Hulbert

Councillor R Nobbs
Councillor S Perry

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as observer and M Fox – SCC Highway Engineer.

Minute	Action by
D/23/08/1 <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/23/08/2 <u>Apologies</u> Apologies were received from Cllrs Harvey, Hood and Kavanagh. Cllr Clover was absent.	
D/23/08/3 <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> None noted. There were no requests for dispensation.	
D/23/08/4 <u>To Confirm the Minutes of the Meeting Held on 17th July 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 17 th July 2023 and the following was agreed: <u>D/23/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th July 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	
<i>Cllr Berry joined the meeting.</i> There were no matters arising.	
D/23/08/5 <u>M Fox – SCC Highway Engineer</u> A recent site visit to the Severals and Clock Tower area regarding pedestrian access to the Pavilion and Severals was discussed. The following was agreed: <u>D/23/08/5.01 Recommendation</u> That a feasibility study be conducted for a pedestrian crossing to be added to	

traffic lights on Fordham Road and respite islands for Old Station Road and Bury Road.

Mr Fox left the meeting.

D/23/08/6 Public Open Session

No members of the public were present.

D/23/08/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 - Shopfronts.

D/23/08/8 Planning Applications

Week Commencing 10/07/2023, 17/07/2021 & 24/07/2023

D/23/08/8/1 DC/23/1083/TCA - Trees in a conservation area notification - one Elm (marked with circle on plan) lateral crown reduction by 1.5 metres over Highgate Lodge and crown lift to 4.5 metres above ground level over Highgate Lodge - Highgate Lodge Snailwell Road Newmarket Suffolk.

D/23/08/8.01 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/23/08/8/2 DC/23/1080/TCA - Trees in a conservation area notification - group shrub (as on plan) remove up to 2 metres overhanging boundary from rear of number 40 and encroaching the garden at number 4 pushing boundary fence – 4 34 Mill Mews Mill Hill Newmarket Suffolk.

D/23/08/8.02 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/23/08/8/3 NMA(B)/20/0174 - Non material amendment to DC/20/0174/VAR - a. windows and doors colour changed to RAL 7015 b. terrace doors to have fan lights above c. confirmation of balcony mesh and colour - The Silks 69 Exning Road Newmarket Suffolk.

D/23/08/8.03 Resolved

No comment was invited by the Committee.

D/23/08/8/4 DC/23/0912/ADV - Advertisement application - three non-illuminated fascia signs and one non-illuminated totem sign - Denmark House Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk.

D/23/08/8.04 Resolved

The Committee voiced no objections.

D/23/08/8/5 DC/23/1089/TCA - Trees in a conservation area notification - one Mulberry (T022 on plan) fell - Fairstead House School Fordham Road Newmarket Suffolk.

D/23/08/8.05 Resolved

The Committee actively encourages responsible tree management does not object to this application, subject to the approval of the WSC Tree Officer. 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/23/08/8/6 NMA(E)/13/0408 - Non-material amendment of DC/13/0408/OUT for the re-wording of condition 3 Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL.

D/23/08/8.06 Resolved

No comment was invited by the Committee.

D/23/08/8/7 DC/23/1115/TPO TPO (1977/04) - tree preservation order - two Horse Chestnut (as indicated on plan, G3 on order) reduce spread on garden side by 2 metres back to previous pruning points, reduce spread on opposite side above driveway by 2-2.5 metres back to previous pruning points, raise canopy by 1.5 metres - 95 St Philips Road Newmarket Suffolk.

D/23/08/8.07 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/23/08/8/8 DCON(B)/20/1025 - Application to discharge conditions 7 (surface water and surface treatment) of DC/20/1025/FUL - Police Station Vicarage Road Newmarket Suffolk.

D/23/08/8.08 Resolved

No comment was invited by the Committee.

D/23/08/8/9 DC/23/1158/TCA - Trees in a conservation area notification - one Ailanthus (T3 on plan) - remove deadwood and broken branch hanging above car park and Crown lift to clear roof by 2.5 metres - Communal Land Abernant Drive Newmarket Suffolk.

D/23/08/8.09 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/23/08/8/10 DC/23/1181/TPO TPO 008(2019) - tree preservation order - one Horse Chestnut (5 on plan and T2 on order) reduce two limbs above roof and gardens of adjacent property by three metres - Communal Land Abernant Drive Newmarket Suffolk.

D/23/08/8.10 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/23/08/8/11 DC/23/1133/ADV - Application for advertisement consent - a. two externally illuminated fascia signs b. one internally illuminated fascia 15 High Street Newmarket Suffolk.

D/23/08/8.11 Resolved

The Committee voiced no objection, subject to meeting the Shopfront Policy and that the signs are only illuminated during opening hours and until 9:pm at the latest. The Committee also noted the air-conditioning unit on the shopfront and questioned the suitability of it being positioned there in a Conservation area.

D/23/08/8/12 DC/23/1156/TCA - Trees in a conservation area notification - one Sycamore (yellow on plan) cut back branches overhanging adjacent property by up to 1.5 metres to boundary wall - Bedford House Stables 7 Bury Road Newmarket Suffolk

D/23/08/8.12 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/23/08/8/13 DC/23/1189/TCA - Trees in conservation area notification - one Catalpa (marked green on plan) - overall crown reduction by up to three metres - Green Lodge The Severals Newmarket Suffolk

D/23/08/8.13 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/23/08/9 Amended and Deferred Planning Applications

None noted.

D/23/08/10 Planning Appeals

None noted.

D/23/08/11 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 14th & 28^h July was noted.

D/23/08/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 10/07/2023, 17/07/223 & 24/07/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objection
DC/23/0644/FUL	Planning application - removal of signage on front and rear elevations, including removal of ATM and making good with matching brickwork	58 - 60 High Street Newmarket Suffolk	Approved	No objection
DC/23/0645/LB	Front and rear elevations, including removal of ATM 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	Approved	Objected
DC/23/0313/FUL	DC/23/0313/FUL Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	Confirmed support

	existing Radiograph unit	Suffolk			
DC/23/0313/FUL	Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit	Newmarket Community Hospital 56 Exning Road Newmarket Suffolk	Approved	Confirmed support	
DC/23/0967/FUL	Planning application - single storey side extension	Caps Cases Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk	Approved	No objection	
DC/23/0105/FUL	Planning application - Installation of two air source heat pumps in lower-courtyard area	1 The Avenue Newmarket Suffolk	Approved	No objection	
DC/23/0787/HH	Householder planning application - two storey side and rear extension and single storey rear extension	15 Portland Road Newmarket Suffolk	Approved	No objection	
DC/23/0470/FUL	Planning application - change of use of library (use Class F1 (d)) to mixed use (sui-generis), to allow store rooms to be used as a building society (use class E - commercial, business and service	) 24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk	Approved	No objection	
NMA(E)/13/0408	Non-material amendment of DC/13/0408/OUT for the rewording of condition	3 Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not Invited	
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	Approved	No objection	
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	Approved	Comments not Invited	
DC/23/0843/HH	Householder planning application - single storey rear extension	Bury Lodge 56 Bury Road Newmarket Suffolk	Approved	No objection	
DC/23/0785/HH	Householder planning application - second floor extension and loft conversion with replacement roof	80 Weston Way Newmarket	Refused	Objected	
DC/23/0515/ADV	Application for advertisement consent - a. one non-illuminated fascia sign b. one non illuminated parking sign c. one non illuminated wall sign d. one wall directional sign e. one non illuminated name sign	Lushington House 119 High Street Newmarket Suffolk	Approved	No objection	
DC/23/0506/LB	Application for listed building consent - replacement and installation of two name signs	Lushington House 119 High Street Newmarket Suffolk	Approved	No objection	
DC/23/0470/FUL	Planning application - change of use of library (use Class F1 (d)) to mixed use (sui-generis), to allow store rooms to be used as a building society (use class E - commercial, business and service)	24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk	Approved	No objection	

DC/23/0383/FUL	Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation	5 All Saints Road Newmarket Suffolk	Approved	No objection	
DCON(C)/13/0408	Application to discharge conditions 6 (phasing plan), 17 (construction method statement), 18 (ecological mitigation strategy) and 19 (tree protection scheme) of DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Discharged	Comments not Invited	

D/23/08/13 Delegation Panel Decisions

None noted.

D/23/08/14 Tree Protection Order

Tree Preservation Order - TPO/015(2023) - Garage At, Nowell Lodge, Fordham Road Newmarket Suffolk – was noted.

D/23/08/15 Licensing

None noted.

D/23/08/16 Transport

The proposed closure of train station offices was considered, and the following was agreed:

D/23/08/16 Recommendation

That a letter be sent to register that NTC strongly objects to the closure of any train station ticket office.

D/23/08/17 Correspondence

None noted.

D/23/08/18 Date of Next Meeting

Monday 21st August 2023 at the Memorial Hall.

Meeting closed at 7:06pm.

Signed: By the Chairman Date: Monday 7th August 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/08/5.01 Recommendation</u>	That a feasibility study be conducted for a pedestrian crossing to be added to traffic lights on Fordham Rd and respite islands for Old Station Road and Bury Road.
<u>D/23/08/8.01 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/23/08/8.02 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/23/08/8.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/08/8.05 Resolved</u>	The Committee actively encourages responsible tree management does not object to this application, subject to the approval of the WSC Tree Officer. 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/23/08/8.06 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.07 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/23/08/8.08 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.09 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/23/08/8.10 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/23/08/8.11 Resolved</u>	The Committee voiced no objection, subject to meeting the Shopfront Policy and that the signs are only illuminated during opening hours and until 9:pm at the latest. The Committee also noted the air-conditioning unit on the shopfront and questioned the suitability of it being positioned there in a Conservation area.
<u>D/23/08/8.12 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/23/08/8.13 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/23/08/16.01 Recommendation</u>	That a letter be sent to register that NTC strongly objects to the closure of any train station ticket office.