



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 4th September 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: C Whitaker - Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr McHugh as an observer and 1 Member of the Press.

Minute		Action by
D/23/09/1	<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/23/09/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Drummond. Cllr Clover was absent.	
D/23/09/3	<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 declared an interest in planning application DC/23/0938/TPO - 7 Heasman Close. There were no requests for dispensation.	
D/23/09/4	<u>To Confirm the Minutes of the Meeting Held on 21st August 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 21 st August 2023 and the following was agreed: <u>D/23/09/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st August 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/09/5	<u>Public Open Session</u> No members of the public were present.	
D/23/09/6	<u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 14 – Trees and Policy - 30 Shopfronts.	

D/23/09/7 Planning Applications

Week Commencing 14/08/2023 & 21/08/2023

D/23/09/7/1 DC/23/1341/TCA - Trees in a conservation area notification - ten Hornbeam (G2 on plan) fell - 7 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled.

D/23/09/7/2 DC/23/1342/TCA - Trees in a conservation area notification - 18 mixed species of Conifer and Sycamore (G1 on plan) fell - 7 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.02 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled.

D/23/09/7/3 DC/23/1046/HH - Householder planning application - a. removal of existing garden walls adjoining house and adjacent b. remove single door on front elevation and replace with window - Mesnil Warren 40 Bury Road Newmarket Suffolk.

D/23/09/7.03 Resolved

The Committee objected and requested an extension to refer it to the WS Conservation officer for a report due to the historic nature of this house.

D/23/09/7/4 DC/23/1255/HH - Householder planning application - first floor side extension - 30 St Fabians Close Newmarket Suffolk.

D/23/09/7.04 Resolved

The Committee voiced no objections.

D/23/09/7/5 DC/23/1312/TCA - Trees in a conservation area notification - one Cherry Tree (T1 on plan) - fell - 3 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.05 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee supports the replanting of an appropriate tree, subject to the approval of the Tree Officer.

Cllr Hood declared an interest in the following application and did not vote.

D/23/09/7/6 DC/23/0938/TPO - TPO 004 (1994) tree preservation order - one Copper Beech (T1

on plan, T6 on Order) overall crown reduction back to previous pruning cuts and crown lift to four metres above highest ground level at the stem base - 7 Heasman Close Newmarket Suffolk.

D/23/09/7.06 Resolved

The Committee actively encourages responsible tree management and objected to the original application but supports the amended proposal and the report by WSC Tree Officer 09/08/2023.

D/23/09/7/7 DC/23/1279/TCA - Trees in a conservation area notification - one Acer (T1 on plan) removal of one limb below damaged area and second limb overhanging a public footpath; four Lime (T1-T4) re-pollard 1 Rous Memorial Court Old Station Road Newmarket Suffolk.

D/23/09/7.07 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/23/09/7/8 DC/23/1306/ADV - Application for advertisement consent - a. one internally illuminated menu b. internally illuminated take away sign c. one non illuminated sign written directional graphic d. one externally illuminated projection sign d. one set of halo-illuminated text e. two sets of non-illuminated text f. one non illuminated written roundel sign g. one internally illuminated delivery sign behind glazing - 75 High Street Newmarket Suffolk.

D/23/09/7.08 Resolved

Although the Committee was minded to voice no objections subject to compliance with the WSC Shopfront Policy, it will be making a request for an extension to receive details of the colours for the signs before a final decision is submitted.

D/23/09/7/9 DC/23/1262/VAR - Planning Application - Variation of conditions 2 (approved plans); 9 (air source heat pumps - noise control); 11 (electric vehicle charge points) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/09/7.09 Resolved

The Committee strongly objected and fully supports the Environmental teams' report on sustainability for the air source heat pumps and the report on EV charge points. The Committee did not object to the replacement of the Crittal window.

D/23/09/7/10 DCON(E)/20/0174 - Application to discharge condition 11 (energy strategy compliance) of DC/20/0174/VAR - The Silks 69 Exning Road Newmarket Suffolk.

D/23/09/7.10 Resolved

The Committee was not invited to comment.

D/23/09/7/11 DC/23/1181/TPO - TPO 008(2019) tree preservation order - a. one Horse Chestnut

(5 on plan and T2 on order) reduce two limbs above roof and gardens of adjacent property by three metres b. one Ailanthus (T7 on Order) crown lift to clear roof by 2.5 metres - Communal Land Abernant Drive Newmarket Suffolk.

D/23/09/7.11 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/23/09/8 Amended and Deferred Planning Applications

D/23/09/8/1 DC/23/1312/TCA – Re-consultation - Trees in a conservation area notification - one Cherry Tree (T1 on plan) – fell - 3 Balaton Place, Snailwell Road, Newmarket, Suffolk.

This item was discussed at item 7.

D/23/09/8/2 DC/23/1160/FUL — Planning application - change of use of office space (class E) to residential use (class C3) Southernwood Fordham Road Newmarket Suffolk.

D/23/09/8.02 Resolved

The Committee requested a further extension to carry out a site visit and to receive a correct plan of the plot.

D/23/09/9 Planning Appeals

None noted. Official notification of the appeal result for Queensbury Lodge was noted.

D/23/09/10 East Cambs Planning Applications

The East Cambs applications List was noted.

D/23/09/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 14/08/2023 & 21/08/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0990/HH	Householder planning application - single storey front extension	442 Nimbus Way Newmarket Suffolk	Approved	No objection
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 S tables 7 Bury Road Newmarket Suffolk	Approved	No objection
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	Withdrawn	

D/23/09/12 Delegation Panel Decisions

None noted.

D/23/09/13 Licensing

None noted.

D/23/09/14 Accounts

The D&P budget account for August was received and noted.

A member of the press joined the meeting

D/23/09/15 Planning Comments

Planning applications regarding parking and public transport links were discussed and a proposal for standard of wording for future objections was considered and further additions will be added and discussed at the next the next meeting.

D/23/09/15.01 Resolved

A formal invitation to SSC HW to attend a committee meeting will be made.

D/23/09/16 Correspondence

A request to lobby the WS MP on an Appeal Decision made on a development application in Newcastle Under Lyme that ignored a Neighbourhood Development Plan was considered. This is a campaign to prevent this becoming a precedent for other Towns/Parishes and was noted.

D/23/09/17 Date of Next Meeting

Monday 18th September 2023 at the Memorial Hall.

Meeting closed at 7:10 pm.

Signed: By the Chairman

Date: Monday 4th September 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/09/7.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled
<u>D/23/09/7.02 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled

<u>D/23/09/7.03 Resolved</u>	The Committee objected and requested an extension to refer it to the WS Conservation officer for a report due to the historic nature of this house.
<u>D/23/09/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/09/7.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee supports the replanting of an appropriate tree, subject to the approval of the Tree Officer.
<u>D/23/09/7.06 Resolved</u>	The Committee actively encourages responsible tree management and objected to the original application but supports the amended proposal and the report by WSC Tree Officer 09/08/2023.
<u>D/23/09/7.07 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/23/09/7.08 Resolved</u>	Although the Committee was minded to voice no objections subject to compliance with the WSC Shopfront Policy, it will be making a request for an extension to receive details of the colours for the signs before a final decision is submitted.
<u>D/23/09/7.09 Resolved</u>	The Committee strongly objected and fully supports the Environmental teams report on sustainability for the air source heat pumps and the report on EV charge points. The Committee did not object to the replacement of the Crittal window.
<u>D/23/09/7.10 Resolved</u>	The Committee was not invited to comment.
<u>D/23/09/7.11 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/23/09/8.02 Resolved</u>	The Committee requested a further extension to carry out a site visit and to receive a correct plan of the plot.
<u>D/23/09/15.01 Resolved</u>	A formal invitation to SCC HW to attend a committee meeting will be made.