



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 21st August 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor A Drummond
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, 1 member of the public and 1 Member of the Press.

Minute	Action by
D/23/08/19 <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/23/08/20 <u>Apologies</u> Apologies were received from Cllrs Berry and Clover.	
D/23/08/21 <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> None noted. There were no requests for dispensation.	
D/23/08/22 <u>To Confirm the Minutes of the Meeting Held on 7th August 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 7 th August 2023 and the following was agreed: <u>D/23/08/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th August 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/08/23 <u>Public Open Session</u> No members of the public were present.	
D/23/08/24 <u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 14 – Trees.	

D/23/08/25 Planning Applications

Week Commencing 31/07/2023, 07/08/2023

D/23/08/25/1 DC/23/1160/FUL - Planning application - change of use of office space (class E) to residential use (class C3) Southernwood Fordham Road Newmarket Suffolk.

A member of the public joined the meeting.

D/23/08/25.01 Resolved

The Committee requested an extension to receive an accurate plan of the site but are minded to object on the grounds of overdevelopment, inadequate car parking and requested that a comment be sought from Strategic Housing regarding social housing allocation following the increase in the number of dwellings proposed.

D/23/08/25/2 DC/23/1210/TPO - TPO/1956/012 tree preservation order - one Lime (T1 on plan) - re-pollard to previous pruning points by up to three metres 11 Halifax Way Newmarket Suffolk.

D/23/08/25.02 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/23/08/25/3 DC/23/1242/TCA - Trees in a conservation area notification - ten Sycamore (0005,0007, 0008, 0009, 0010, 0011, 0013, 0014, 0017, 0020 on plan) fell - Palace House Palace Street Newmarket Suffolk.

D/23/08/25.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application as the Committee recognised that Sycamore trees are poisonous to horses and requested that more suitable species be planted as replacements.

D/23/08/25/4 DC/23/1278/TCA - Trees in a conservation area notification - Three Lime (T1, T2 and T3 on plan) crown lift to 5.5 metres above ground level and remove epicormic growth; One Lime (T4 on plan) crown lift to 4.5 metres above ground level, remove epicormic growth and lateral crown reduction to western aspect by two metres Bedford Lodge Hotel 11 Bury Road Newmarket Suffolk

D/23/08/25.04 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/23/08/25/5 DC/23/1253/VAR - Planning application - variation of condition 2 (approved plans) of DC/22/1699/FUL to enable amended plans for internal changes to flat 1 and flat 2 and spiral staircase to courtyard - Surrey House 41 High Street Newmarket Suffolk.

D/23/08/25.05 Resolved

The Committee objected regarding the site of the bin storage opening out onto Palace Street having a negative effect on the street scene, and the need to

preserve the special character and appearance of a designated conservation area and protect listed buildings. The Committee requested new plans for bin storage be submitted.

D/23/08/25/6 DC/23/1211/TPO - TPO032 (1960) - tree preservation order - one Walnut (on plan and within area A1 on order) lateral crown reduction on southern aspect by up to 1.5 metres and one Sweet Mock Orange (on plan and within area A1 on order) lateral reduction on southern aspect by up to one metre - 4 Meynell Gardens Newmarket Suffolk.

D/23/08/25.06 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/23/08/26 Amended and Deferred Planning Applications

None noted.

D/23/08/27 Planning Appeals

It was noted that the Planning Inspector had approved the appeal for the Queensbury Lodge application, although formal notification has not yet been received from WSC.

D/23/08/28 East Cambs Planning Applications

None noted.

D/23/08/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 31/07/2023 & 07/08/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0743/TPO	PO 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	Approved	Objected to original plan. No objection to revised plan
DCON(E)/13/0408	Application to discharge condition 3 (lighting strategy) of DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not invited
DC/22/0106/VAR	Planning application - variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to include 11 apartments and one Office unit (following demolition of existing building) b. Freestanding bicycle/bin store	Southernwood Fordham Road Newmarket	Approved	No objection
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 pruning secondary branch structures only with a maximum finishing cut diameter of 50mm.	Highgate Lodge Snailwell Road Newmarket Suffolk	Approved	No objection

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 fen	4 34 Mill Mews Mill Hill Newmarket Suffolk	Approved	No objection	
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D/23/08/30 Delegation Panel Decisions

None noted.

D/23/08/31 Licensing

None noted.

D/23/08/32 Transport

The proposed restoration of the bus service between Newmarket and Haverhill was discussed and the following was agreed:

D/23/08/32 Recommendation

That a positive response be sent to support and welcome the proposal of the restoration of the bus service between Newmarket and Haverhill.

Town Clerk was asked to invite Simon Barnett to attend a meeting to discuss restoring a direct bus route from Newmarket to Bury St Edmunds.

D/23/08/33 Planning Comments

Planning applications regarding parking and public transport links was discussed and a proposed standard of wording for future objections to developments with no parking provision will be circulated to members to be agreed at the next meeting. No response had been received from SCC Highways following a request for a discussion concerning no effective public transport links and a lack of parking provision for the town.

Cllr Yarrow joined the meeting and Cllr McHugh left the meeting.

D/23/08/34 Correspondence

Letters from members of the public regarding bus services.

M Fox – SSC Community Liaison Engineer – confirmation that the speed surveys on Freshfields and Adastral Close are booked in for 6th September 2023.

D/23/08/35 Date of Next Meeting

Monday 4th September 2023 at the Memorial Hall.

Meeting closed at 7:16 pm.

Signed: By the Chairman

Date: Monday 21st August

Summary of Resolutions/Recommendations

Book Number 57 2023 - 2024

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Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/08/25.01 Resolved</u>	The Committee requested an extension to receive an accurate plan of the site but are minded to object on the grounds of overdevelopment, inadequate car parking and requested that a comment be sought from Strategic Housing regarding social housing allocation following the increase in the number of dwellings proposed.
<u>D/23/08/25.02 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/23/08/25.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application as the Committee recognised that Sycamore trees are poisonous to horses and requested that more suitable species be planted as replacements.
<u>D/23/08/25.04 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/23/08/25.05 Resolved</u>	The Committee objected regarding the site of the bin storage opening out onto Palace Street having a negative effect on the street scene, and the need to preserve the special character and appearance of a designated conservation area and protect listed buildings. The Committee requested new plans for bin storage be submitted.
<u>D/23/08/25.06 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/23/08/32.01 Resolved</u>	That a positive response be sent to support and welcome the proposal of the restoration of the bus service between Newmarket and Haverhill.