



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 2nd October 2023 at 6.15pm**

Attendance:

Councillor J Harvey (Chairman)
Councillor P Hulbert

Councillor E Kavanagh
Councillor R Nobbs

Also Present: C Whitaker - Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs McHugh and Winter, and J Parsons - Events Manager, as observers, 1 Member of the Press and 1 Member of the Public

	Minute	Action by
D/23/10/1 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> With the absence of the Chairman and Deputy Chairman, Town Clerk asked for nominations for a Chairman, Cllr Nobbs nominated Cllr Harvey and the following was agreed: <u>D/23/0918.01 Resolved</u> That Cllr Harvey be elected as Chairman for this evening's D&P Committee meeting. Cllr Harvey took the Chair and opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.		
D/23/10/2 <u>Apologies</u> Apologies were received from Cllr Berry, Drummond, Hood and Perry. Cllr Clover was absent.		
D/23/10/3 <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/23/10/4 <u>To Confirm the Minutes of the Meeting Held on 18th September 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 18th September 2023 and the following was agreed: <u>D/23/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 18th September 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		

D/23/10/5 Public Open Session

A member of the public spoke to item 17 regarding safety concerns when walking from the Studlands estate to the Laureate School and having to cross two main roads with no crossing facilities which is very dangerous.

The Chairman proposed that item 17 be brought forward, and the following was agreed:

D/23/10/5.01 Resolved

That item 17 Safety on the Highway be brought forward

D/23/10/6 Safety on the Highway

Studlands Park Avenue – safety of children walking to school and crossing busy roads was discussed and the Town Clerk will contact SCC Highways to highlight the issue and seek guidance.

A member of the public left the meeting and a member of the public joined the meeting.

A member of the press spoke to item 18.

The Chairman proposed that item 18 be brought forward, and the following was agreed:

D/23/10/06.01 Resolved

That item 18 Exning Road be brought forward.

D/23/10/7 Exning Road

The costs for installing double yellow lines in Exning Road were considered along with other options and further enquiries will be made; the following was agreed:

D/23/10/7.01 Resolved

That the options for physical and legal requirements are evaluated for the Exning Road slip road and that funding options be explored.

A member of the press left the meeting.

D/23/10/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees, Policy - 30 Shopfronts and Policy 8 - Newmarket Hospital

D/23/10/9 Planning Applications

Week Commencing 11/09/2023 & 18/09/2023

D/23/10/9/1 DC/23/1456/FUL - Planning application - change of use from agricultural land to public open space and associated works - Hatchfield Farm Fordham Road Newmarket Suffolk

D/23/10/9.01 Resolved

The Committee were minded to object subject to an extension being approved and that clarification is sought from the Planning Officer as it is believed that this land is beyond the original planning boundary.

D/23/10/9/2 DCON(A)/23/0313 - Application to discharges conditions 11 (construction management strategy) and 19 (arboricultural method statement) of application DC/23/0313/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/10/9.02 Resolved

No comment was invited by the Committee.

D/23/10/9/3 DCON(B)/23/0313 - Application to discharge conditions 3 (materials - samples/details) 4 (contamination Investigation) of DC/23/0313/FUL Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/10/9.03 Resolved

No comment was invited by the Committee.

Cllr Winter joined the meeting as an observer

D/23/10/9/4 DC/23/1182/FUL - Planning application - a. Installation of timber shop front; b. compressor unit to rear external wall - 128 High Street Newmarket Suffolk.

D/23/10/9.04 Resolved

The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise attenuation provision for the compressor unit.

D/23/10/9/5 DC/23/1435/TPO - TPO 03(1990) tree preservation order - one Lime (30 on plan and within G2 on order) lateral crown reduction by two metres on west elevation, one Pine (31 on plan and within G2 on order) lateral crown reduction by two metres, one Lime (33 on plan and within G2 on order) lateral crown reduction by two metres on west elevation, one Pine (34 on plan and within G2 on order) lateral crown reduction by two metres on west elevation - Paddocks Primary School Rochfort Avenue Newmarket Suffolk.

D/23/10/9.05 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/23/10/9/6 NMA(A)/15/1222 - Non-material amendment to DC/15/1222/FUL - amendments to service barn comprising alterations to roof pitch and dropped ridgeline, brickwork detailing altered to match buildings at - Yellowstone Park Land At Green Ridge Stables Green Ridge Stables Hamilton Road Newmarket Suffolk.

D/23/10/9.06 Resolved

No comment was invited by the Committee.

D/23/10/9/7 DC/23/1543/TCA - Trees in a conservation area notification - two Sycamore (T1 and T2) two Cypress (T3 and T4) one Lilac (T5) one Plum (T6) and one Laburnum (T7) - fell - Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/10/9.07 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as the reason for felling the trees was not clear 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/23/10/10 Amended and Deferred Planning Applications

D/23/10/10/1 DC/23/1262/VAR - Planning Application - Variation of conditions 2 (approved plans); 3 (parking of vehicles and cycles) and 11 (electric vehicle charge points) and removal of condition 9 (air source heat pumps - noise control) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/10/10.01 Resolved

The Committee endorsed their previous comments as follows:

The Committee strongly objected and fully support the Environmental team's 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/23/10/11 Planning Appeals

D/23/10/11/1 DC/23/0425/HH- Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney) - 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

It was noted that an appeal had been made to the Secretary of State against the Councils decision to refuse planning permission.

D/23/10/12 East Cambs Planning Applications

The East Cambs Weekly Lists of 15/09/2023 and 22/9/2023 were noted.

D/23/10/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 28/08/2023 & 04/09/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objection
NMA(B)/20/0174	Non material amendment to DC/20/0174/VAR - a. windows and doors colour changed to RAL 7015 b.	The Silks 69 Exning Road Newmarket Suffolk	Approved	Comments not invited

	terrace doors to have fan lights above c. confirmation of balcony mesh and colour d. changes to AOV and window sizes, e. changes to roof form, changes to AOV rooflights including two new rooflights.				
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	Approved	No objection	
NMA(F)/13/0408	Non-material amendment of DC/13/0408/OUT for the re-wording of condition	23 Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not invited	
DC/23/1341/TCA	Trees in a conservation area notification - ten Hornbeam (G2 on plan) fell and replace with 7no Lime trees set parallel to Fordham Road frontage	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/1342/TCA	Trees in a conservation area notification - 18 mixed species of Conifer and Sycamore (G1 on plan) fell and replace with 7 no. Lime trees parallel to Fordham Rd frontage. 7 Balaton Place Snailwell Road Newmarket Suffolk	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/1312/TCA	Trees in a conservation area notification - one Cherry Tree (T1 on plan) - fell	3 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	

D/23/10/14 Delegation Panel Decisions

DC/23/0719/FUL - Planning application - change of use of existing residential swimming pool to be used by swim school (sui generis) - Chels 51A Bury Road Newmarket Suffolk.

The application will be considered at the WSC Development Control Committee on 4th October 2023. The Committee's previous comments will be emailed to the WSC Development Control Committee and to request that resident's views are taken into account as they would be most affected by this application.

D/23/10/15 Licensing

SE0012 – Sex Establishment Licence Application renewal - Heaven 109 High Street.

D/23/10/15.01 Resolved

The Committee objected to this licence renewal and would send details of the previous objection at the last renewal date.

D/23/10/16 Budget

The draft budget for 2024/2025 was considered and the following was agreed:

D/23/10.16.01 Resolved

That the draft D&P Committee Budget for 2024/2023 be approved at £6,000.

D/23/10/17 Animal Health Trust

The development at this site was noted with concern expressed regarding how “permitted development rights” will allow 200 new dwellings without the usual planning criteria when there is clearly impact, particularly on local services.

D/23/10/18 Severals Access

A report on the options to improve pedestrian access to the Severals was considered and the following was agreed:

D/23/10/18.1 Resolved

That a request for funding for feasibility studies, as recommended by the SCC Highways Officer, from SCC Locality Highway Budget be made and to clarify with Highways on how installation can be funded.

D/23/10/19 Safety on the Highway

Cycling on the pavement – a complaint from a resident regarding cyclists on the pavement was discussed and further signage will be looked into along with an awareness campaign on social media and to report it to the police.

D/23/10/20 Adastral Close/Freshfields

The results of the speed surveys and that SCC had no evidence to support traffic calming was noted. Town Clerk will look into what other action may be taken locally.

D/23/10/21 Planning Comments

Planning applications regarding parking and public transport links was discussed and a proposal for standard of wording for future objections was considered and further amendments will be considered to strengthen the first line and to add lack of parking facilities. NTC will continue to press SCC Highways to update their information regarding Newmarket parking and public transport to ensure more accurate advice is provided to West Suffolk Planning Authority.

The following was agreed:

D/23/10/21.01 Resolved

That Delegated Power be given to the Town Clerk, Cllrs Harvey and Perry to consider further amendments.

D/23/10/22 Correspondence

None noted.

D/23/10/23 Date of Next Meeting

Monday 16th October 2023 at the Memorial Hall.

Meeting closed at 7:22pm.

Signed By the Chairman

Date: Monday 2nd October 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/10/7.01 Resolved</u>	That the options for physical and legal requirements are evaluated for the Exning Road slip road and that funding options be explored.
<u>D/23/10/9.01 Resolved</u>	The Committee were minded to object subject to an extension being approved and that clarification is sought from the Planning Officer as it is believed that this land is beyond the original planning boundary.
<u>D/23/10/9.02 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.04 Resolved</u>	The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise attenuation provision for the compressor unit.
<u>D/23/10/9.05 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/23/10/9.06 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.07 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as the reason for felling the trees, was not clear 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/23/10/10.01 Resolved</u>	The Committee endorsed their previous comments as follows: The Committee strongly objected and fully support the Environmental team's 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/23/10/15.01 Resolved</u>	The Committee objected to this licence renewal and would send details of the previous objection at the last renewal date.

<u>D/23/10/16.01 Resolved</u>	That the draft D&P Committee Budget for 2024/2023 be approved at £6,000.
<u>D/23/10/18.01 Resolved</u>	That a request for funding for feasibility studies, as recommended by the SCC Highways Officer, from SCC Locality Highway Budget be made and to clarify with Highways on how installation can be funded.
<u>D/23/10/21.01 Resolved</u>	That Delegated Power be given to the Town Clerk, Cllrs Harvey and Perry to consider further amendments.