



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 18th September 2023 at 6.15pm**

Attendance:

Councillor J Harvey (Chairman)
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, Cllrs McHugh and Winter as observers, 1 Member of the Press and 3 Members of the Public

Minute	Action by
<u>D/23/09/18 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.	
<u>D/23/09/19 Apologies</u> Apologies were received from Cllrs Berry, Drummond, and Hood. Cllr Clover was absent.	
<u>D/23/09/20 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.	
<u>D/23/09/21 To Confirm the Minutes of the Meeting Held on 4th September 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 4th September 2023 and the following was agreed: <u>D/23/09/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th September 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	

D/23/09/22 Public Open Session

A member of the public asked for an update on the parking issues at Mill Hill.

Town Clerk advised that there would be an item on next D&P agenda to consider a quote from Suffolk Highways for double yellow lines on Exning Road.

Cllr Nobbs pointed out that enforcement would be required to make the double yellow lines effective. Town Clerk advised that there are regular patrols along Exning Road and tickets were being issued.

It was suggested that drivers needed to be physically prevented from driving onto the grass with barriers or posts however, grass mowing would have to be considered. These would also have a cost and become an asset of NTC.

D/23/09/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy - 30 Shopfronts.

D/23/09/24 Planning Applications

Week Commencing 28/08/2023 & 04/09/2023

D/23/09/24/1 DCON(E)/20/0624 - Application to discharge condition 19 (ecological enhancement) of DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/23/09/24.01 Resolved

No comment was invited by the Committee.

A member of the public joined the meeting

D/23/09/24/2 DC/23/1299/HH - Householder planning application - a. alterations to fenestration b. demolition of existing conservatory c. additional four parking spaces d. fencing to side and rear boundaries - Eastcote 45 Bury Road Newmarket Suffolk.

D/23/09/24.02 Resolved

The Committee voiced no objection.

D/23/09/24/3 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.

D/23/09/24.03 Resolved

No comment was invited by the Committee.

D/23/09/24/4 DC/23/1395/HH - Householder planning application - single storey rear extension (following demolition of existing rear extension) - 31 Freshfields Newmarket Suffolk.

D/23/09/24.04 Resolved

The Committee voiced no objections.

D/23/09/24/5 DC/23/1434/TCA - Trees in a conservation area notification - one Holly (T1 on

plan) crown reduction in height by up to five metres; one Sycamore (T2 on plan) reduce branches overhanging drive by up to four metres and crown lift to 12 metres above ground level; one Cypress (T3 on plan) reduce branches overhanging drive by up to two metres and crown lift to 12 metres above ground level - 52A Bury Road Newmarket Suffolk

D/23/09/24.05 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer. It was noted that the photographs of the trees on this application were very helpful to the Town Council when considering this application and would like to see the same on all future tree applications.

D/23/09/24/6 DC/23/1445/TCA - Trees in a conservation area notification - one Acacia (T1 on plan) overall crown reduction by three metres - 18 Bakers Row Newmarket Suffolk.

D/23/09/24.06 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/23/09/24/7 DC/23/1382/FUL - Planning application - one dwelling with access and associated works - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/23/09/24.07 Resolved

The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.

D/23/09/24/8 DCON(F)/20/0624 – Application to discharge conditions 4 (VCP), 5 (limit water), 7 (new access), 10 (bound surface), 11 (visibility splays), 12 (pedestrian visibility), 14 (bin storage), 15 (manoeuvring and parking), 16 (cycle storage), 22.2 (contamination) of DC/20/0624/FUL – 143A All Saints Road Newmarket Suffolk.

D/23/09/24.08 Resolved

No comment was invited by the Committee.

D/23/09/24/9 DC/23/1285/HH – Householder planning application – a. entrance gates and brick piers b. detached garage with gym (following demolition of existing garage) – Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/09/24.09 Resolved

The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.

D/23/09/25 Amended and Deferred Planning Applications

D/23/09/25/1 DC/23/1160/FUL – Planning application - change of use of office space (class E) to residential use (class C3) - Southernwood Fordham Road Newmarket Suffolk.

D/23/09/25.01 Resolved

The Committee objected on the grounds that WSC did not provide an accurate

block plan at the request of NTC, and also that there is inadequate parking provision.

D/23/09/25/2DC/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 C

The report from the WSC Conservation Officer was noted.

D/23/09/25.02 Resolved

The Committee voiced no objections, but supported the Conservation Officer's recommendations.

D/23/09/25/3 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/23/09/25.03 Resolved

The Committee voiced no objections, subject to the internal illuminated signs only being on during opening hours.

D/23/09/25/4 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/23/09/25.04 Resolved

The Committee very strongly objected to this application and delegated the wording of the objection to the Chairman and Town Clerk to compose a response to accurately reflect the objections of the Committee.

D/23/09/26 Planning Appeals

None noted.

Cllr Nobbs declared and interest in following application and left the meeting.

D/23/09/27 East Cambs Planning Applications

D/23/09/27/122/00039/RMM - Approval of the details for reserved matters for Appearance,

Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways - Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

The following additional and amendments have been received. Information received on 19.04.2023

A revised Block Plan (2 of 2) [drawing no. 1888/003 Rev G] and a turning head plan - To address the Local Highway Authority comments received in April 2023. Information received on 10.05.2023:

Amended drainage proposals and a SuDs Maintenance Plan to address the Lead Local Flood Authority comments received in March 2023. Information received on 16.05.2023

Amended drainage proposals to address the Lead Local Flood Authority comments received in March 2023 and the Local Highway Authority comments received in April 2023.

The application was noted.

Cllr Nobbs returned to the meeting

The East Cambs Weekly List was noted.

D/23/09/28 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/23/1189/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	Approved	No objection
DC/23/1089/TCA	Trees in a conservation area notification - one Mulberry (T022 on plan) fell and replace with 1x standard (10 to 12cm) Corylus column within the open area close to the boundary approximately 28 metres northwest of T022 location. Newmarket Suffolk	Fairstead House School Fordham Road	Approved	No objection
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	Communal Land Abernant Drive Newmarket Suffolk	Approved	Comments not invited
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	Approved	No objection

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	Withdrawn	No objection	
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	Approved	No objection	
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	Approved	Comments not invited	
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	Approved	No objection	
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	Approved	Comments not invited	
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	Approved	No objection	

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 - Withdrawn.

The application was withdrawn in light of the advice of the Tree Officer being minded to apply for Tree Protections orders should the application be reconsidered.

D/23/09/29 Delegation Panel Decisions

None noted.

D/23/09/30 Licensing

None noted.

D/23/09/31 Animal Health Trust

This item was deferred to the next meeting.

D/23/09/32 Severals Access

A report on the options to improve pedestrian access to the Severals was considered and further quotes will be sought, and funding options explored.

D/23/09/33 Correspondence

None noted.

D/23/09/34 Date of Next Meeting

Monday 2nd October 2023 at the Memorial Hall.

Meeting closed at 7:10pm.

Signed: By the Chairman

Date: Monday 18th September 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/09/24.01 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.02 Resolved</u>	The Committee voiced no objection.
<u>D/23/09/24.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/09/24.05 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. It was noted that the photographs of the trees on this application were very helpful to the Town Council when considering this application and would like to see the same on all future tree applications.
<u>D/23/09/24.06 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/23/09/24.07 Resolved</u>	The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.
<u>D/23/09/24.08 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.09 Resolved</u>	The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.
<u>D/23/09/25.01 Resolved</u>	The Committee objected on the grounds that WSC did not provide an accurate block plan at the request of NTC, and also that there is inadequate parking provision.
<u>D/23/09/25.02 Resolved</u>	The Committee voiced no objection, but supported the Conservation Officer's recommendations.
<u>D/23/09/25.03 Resolved</u>	The Committee voiced no objections, subject to the internal illuminated signs only being on during opening hours.
<u>D/23/09/25.04 Resolved</u>	The Committee very strongly objected to this application and delegated the wording of the objection to the Chairman and Town Clerk to compose a response to accurately reflect the objections of the Committee.