



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 16<sup>th</sup> October 2023 at 6.15pm**

#### **Attendance:**

Councillor R Hood (Chairman)  
Councillor J Berry  
Councillor A Drummond  
Councillor J Harvey

Councillor P Hulbert  
Councillor E Kavanagh  
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 Press and 3 Members of the Public

| <b>Minute</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Action<br/>by</b> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>D/23/10/24</b> | <b><u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br>The Chairman opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.                                                                                                                                                                                                                                                                                                                                 |                      |
| <b>D/23/10/25</b> | <b><u>Apologies</u></b><br>Apologies were received from Cllr Nobbs. Cllr Clover was absent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| <b>D/23/10/26</b> | <b><u>Declaration of Members Interests &amp; 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></b><br>None noted. There were no requests for dispensation.                                                                                                                                                                                                                                                                                            |                      |
| <b>D/23/10/27</b> | <b><u>To Confirm the Minutes of the Meeting Held on 2<sup>nd</sup> October 2023 and any Matters Arising</u></b><br>The Chairman presented the minutes of the Development & Planning Committee held on 2 <sup>nd</sup> October 2023 and the following was agreed:<br><br><b><u>D/23/10/27.01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 2<sup>nd</sup> October 2023 be adopted and signed as a true record by the Chairman of the Development &amp; Planning Committee.</b><br><br>There were no matters arising. |                      |
| <b>D/23/10/28</b> | <b><u>Public Open Session</u></b><br>A member of the public proposed that she run some sessions for residents on how to comment on planning applications online using NTC premises.<br><br>The Chairman gave thanks for the kind offer and an item will be put on the next agenda.                                                                                                                                                                                                                                                                                |                      |

A proposal was made to bring forward item 15 and the following was agreed:

**D/23/10/28.01 Resolved**

**That item 15 – Exning Road be brought forward.**

**23/10/29 Exning Road**

The costs for installing double yellow lines in Exning Road or hardwood posts were considered. Although the posts were more expensive, the general feeling was that the hardwood post option would be more effective and take less time to install. Town Clerk and Cllr Hood will look at how this work could be funded, and these will be discussed at the next meeting.

**D/23/10/30 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 1 – Traditional Features and Materials for Developments within the Conservation Area, Policy 2 – Key Views, Policy 14 – Trees and Policy 32- Attractive Entrances to the Town

**D/23/10/31 Planning Applications**

*Week Commencing 25/09/2023 & 02/10/2023*

**D/23/10/31/1 DC/23/1513/ADV** - One existing internally illuminated totem to be refurbished b. one internally illuminated totem - Newmarket Retail Park Oaks Drive Newmarket Suffolk.

**D/23/10/31.01 Resolved**

**The Committee deferred this application to await information on illumination levels and an extension would be requested. NNP Policy 32 Policy applies.**

**D/23/10/31/2 DC/23/1287/2023** - Installation of solar panels on roof of garages - Jockey Club Chambers 101 High Street Newmarket Suffolk.

**D/23/10/31.02 Resolved**

**The Committee voiced no objection.**

**D/23/10/31/3 DC/23/1562/FUL** - Change of use from nightclub (sui generis) to eight apartments (dwellings) with alterations to first and second floors of existing units - 2 Sun Lane Newmarket Suffolk.

**D/23/10/31.03 Resolved**

**The Committee deferred this application to request an extension to allow for a site visit.**

*Two members of the public left the meeting*

**D/23/10/31/4 DC/23/1566/TPO** - Tree preservation order - works to trees as shown on tree plan - Kingfisher House St Fabians Close Newmarket Suffolk.

**D/23/10/31.04 Resolved**

**The Committee actively encourages responsible tree management and does not object to this substantial application, subject to the approval of the WSC Tree**

**Officer and a supportive report on the tree work being completed. Query: in the application photographs, Tree 9 does not appear to be dead.**

**D/23/10/31/5 DC/23/1539/FUL** - Four storey hotel comprising 20 rooms following demolition of existing motor garage - 8 Park Lane Newmarket Suffolk.

**D/23/10/31.05 Resolved**

**Delegated Powers were given to the Town Clerk and R. Wood to finalise the wording of the objection.**

**The Committee very strongly objected to this application for the following reasons:-**

- **It is overdevelopment in a conservation area**
- **It would be damaging to the protected view within the Newmarket Neighbourhood Plan (NNP) (View BXX, Policy NKT2 Key Views) which looks from Bill Tutte Memorial down Palace Street towards the historic church of All Saints. This four-storey building would clearly be visible.**
- **Construction would unacceptably affect the residential amenity of this highly residential area with noise and disturbance**
- **The appearance and size of the proposed building is inappropriate and not in keeping with the conservation area; being in contravention of NNP Policy NKT1 Traditional Features and Materials for Development within the Conservation Area.**
- **This location is adjacent to Tregonwell Frampton's house (Father of the Turf) and the whole site was part of King James I's palace complex and, as such, is absolutely central to the Conservation Area. It also overlooks the historic Jockey Club Rooms (the HQ of the International Horse Racing Industry).**

**The Town Council supports the SCC Highways objections regarding lack of any parking provision and would also query whether this is in fact an application for a 'hotel' or a 'HMO'.**

**D/23/10/31/6 NMA/(A)/16/1131** - Increase in parking provision through creation of tandem parking spaces from 16 spaces to 21 spaces - Southernwood Fordham Road Newmarket Suffolk.

**D/23/10/31.06 Resolved**

**No comment was invited by the Committee.**

**D/23/10/31/7 DC/23/1595/TCA** - Tree preservation order - The Kremlin Bungalow 1A Bury Road Newmarket Suffolk.

**D/23/10/31.07 Resolved**

**The Committee actively encourages responsible tree management and objects to the felling of 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 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/23/10/31/8 DC/23/1591/TPO** - Tree preservation order - 14A Depot Road Newmarket Suffolk.

**D/23/10/31.08 Resolved**

**The Committee actively encourages responsible tree management and does not object to this application.**

**D/23/10/31/9 DC/23/1593/TPO - Tree preservation order - 11 Collings Place Newmarket Suffolk.**

**D/23/10/31.09 Resolved**

**The Committee actively encourages responsible tree management and objects to the felling of 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 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/23/10/31/10 DC/23/1614/HH - Single storey side and rear extension to existing garage/habitable space to create home gym - Lynwood House 1 Murray Park Newmarket Suffolk.**

**D/23/10/31.10 Resolved**

**The Committee voiced no objection, subject to the Case Officer looking at concerns raised by neighbours and being satisfied that there will be no damage to their properties or trees.**

**D/23/10/31/11 DC/23/1641/CLE - Application for lawful development certificate for existing use or development - a. use of second floor flat as one, self-contained dwelling (use class C3) b. use of basement flat as one dwelling (use class C3) - Sandiver House 13 St Marys Square Newmarket Suffolk.**

**D/23/10/31.11 Resolved**

**The Committee objected and requested that the Conservation Officer provides a full report on the listed building's features and to confirm that they have not been removed or damaged.**

An item on the McCalls listed building will be added to the next Full Council agenda.

**D/23/10/32 Amended and Deferred Planning Applications**

**D/23/10/32/1 DC/23/1456/FUL – Hatchfield Farm – application to increase the boundary of the development to provide a community open space.**

WSC confirmed that the site is outside of the original planning application and the following was agreed:

**D/23/10/32.01 Resolved**

**The Committee very strongly objected to the application for expansion due to it being outside the boundary of the original planning application and loss of farmland. The Committee positively support the provision of Community open spaces for residents; however, this should have been incorporated within the original plan and allowing this would risk setting a dangerous precedent.**

**D/23/10/32/2 DC/23/1182/FUL – Planning application - a. Installation of timber shop front; b.**

compressor unit to rear external wall - 128 High Street Newmarket Suffolk.

WSC confirmed that the shopfront had been replaced and did not match the materials in the application and the enforcement team have made contact. An Advertisement Consent application is expected for consideration of the sign. Comments on the compressor unit are awaited from the Private Sector Housing & Environmental Health team

**D/23/10/32.02 Resolved**

**The Committee maintained their previous objection as follows:**

**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/23/10/33 Planning Appeals**

None noted.

**D/23/10/34 East Cambs Planning Applications**

The East Cambs Weekly List 29/09/2023 and 6/10/2023 were noted.

**D/23/10/35 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during week commencing 25/09/2023 & 02/10/2023

| Applications   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Address                                                                         | WS Decision | NTC Decision         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------|----------------------|
| 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 | Approved    | Comments not invited |
| 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                                             | Approved    | No objection         |
| 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 | Land At 34 And 36 Old Station Road Newmarket Suffolk                            | Withdrawn   | Objected             |

|                |                                                                                                                                                                                                                                                                  |                                                  |          |              |  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------|--------------|--|
|                | 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 |                                                  |          |              |  |
| DC/23/1255/HH  | Householder planning application - first floor side extension                                                                                                                                                                                                    | 30 St Fabians Close Newmarket Suffolk            | Approved | No objection |  |
| DC/23/0928/HH  | Householder planning application - single storey side extension (following demolition of existing conservatory)                                                                                                                                                  | 2 Stamford Street Newmarket Suffolk              | Approved | No objection |  |
| 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            | Refused  | No objection |  |
| DC/22/1976/FUL | Planning application - a. three replacement range buildings comprising horse boxes, tack boxes, wash bay and hay barns b. covered lunge ring c. muck bunker d. resurfacing of yard and adjacent roadways                                                         | Terrace House Queensberry Road Newmarket Suffolk | Approved | No objection |  |

Cllr Perry agreed to contact the Planning Officer regarding DC/23/1017/FUL - Old Station Road to clarify the current status.

**D/23/10/36 Delegation Panel Decisions**

DC/23/1160/FUL – Planning Application – change of use of office space (class E) to residential use (class C3) – Southernwood Fordham Road Newmarket.

The Committee was disappointed to note the Panel’s decision that they were minded to grant permission. Town Clerk was requested to write a letter of complaint regarding the Committee’s objection.

**D/23/10/37 Licensing**

None noted.

**D/23/10/38 Severals Access**

This item was deferred to the next meeting.

**D/23/10/39 20’s Plenty for Suffolk**

This item was deferred to the next meeting.

**D/23/10/40 Advertising and Fly Posting**

This item was deferred to the next meeting.

**D/23/10/41 Correspondence**

SCC response to town centre parking provision and transport provision for new developments - an item will be added to the next full Town Council agenda.

**D/23/10/42 Date of Next Meeting**

Monday 6<sup>th</sup> November 2023 at the Memorial Hall.

Meeting closed at 7:35 pm.

Signed: By the Chairman

Date: Monday 16<sup>th</sup> October 2023

### Summary of Resolutions/Recommendations

| Resolution/Recommendation            | Resolution/Recommendation Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/23/10/31.01 Resolved</u></b> | The Committee deferred this application to await information on illumination levels and an extension would be requested. NNP Policy 32 Policy applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><u>D/23/10/31.02 Resolved</u></b> | The Committee voiced no objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/23/10/31.03 Resolved</u></b> | The Committee deferred this application to request an extension to allow for a site visit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><u>D/23/10/31.04 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this substantial application, subject to the approval of the WSC Tree Officer and a supportive report on the tree work to being completed. Query: in the application photographs, Tree 9 does not appear to be dead.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/23/10/31.05 Resolved</u></b> | <p>Delegated Powers were given to the Town Clerk and R. Wood to finalise the wording of the objection. The Committee very strongly objected to this application for the following reasons:-</p> <ul style="list-style-type: none"><li>• It is overdevelopment in a conservation area</li><li>• It would be damaging to the protected view within the Newmarket Neighbourhood Plan (NNP) (View BXX, Policy NKT2 Key Views) which looks from Bill Tutte Memorial down Palace Street towards the historic church of All Saints. This four-storey building would clearly be visible.</li><li>• Construction would unacceptably affect the residential amenity of this highly residential area with noise and disturbance</li><li>• The appearance and size of the proposed building is inappropriate and not in keeping with the conservation area; being in contravention of NNP Policy NKT1 Traditional Features and Materials for Development within the Conservation Area.</li><li>• This location is adjacent to Tregonwell Frampton's house (Father of the Turf) and the whole site was part of King James I's palace complex and, as such, is absolutely central to the Conservation Area. It also overlooks the historic Jockey Club Rooms (the HQ of the International Horse Racing Industry).</li></ul> <p>The Town Council supports the SCC Highways objections regarding lack of any parking provision and would also</p> |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | query whether this is in fact an application for a ‘hotel’ or a ‘HMO’.                                                                                                                                                                                                                                                                                                                                     |
| <b><u>D/23/10/31.06 Resolved</u></b> | No comment was invited by the Committee.                                                                                                                                                                                                                                                                                                                                                                   |
| <b><u>D/23/10/31.07 Resolved</u></b> | The Committee actively encourages responsible tree management and object to the felling of 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 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. |
| <b><u>D/23/10/31.08 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this application.                                                                                                                                                                                                                                                                                                     |
| <b><u>D/23/10/31.09 Resolved</u></b> | The Committee actively encourages responsible tree management and object to the felling of 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 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. |
| <b><u>D/23/10/31.10 Resolved</u></b> | The Committee voiced no objection, subject to the Case Officer looking at concerns raised by neighbours and being satisfied that there will be no damage to their properties or trees.                                                                                                                                                                                                                     |
| <b><u>D/23/10/31.11 Resolved</u></b> | The Committee objected and requested that the Conservation Officer provides a full report on the listed building’s features and to confirm that they have not been removed or damaged.                                                                                                                                                                                                                     |
| <b><u>D/23/10/32.01 Resolved</u></b> | The Committee objected to the application for expansion due to it being outside the boundary of the original planning application and loss of farmland. The Committee positively support the provision of Community open spaces for residents; however, and this should have been included incorporated within the original plan and allowing this would risk setting a dangerous precedent..              |
| <b><u>D/23/10/32.02 Resolved</u></b> | <p>The Committee maintained their previous objection as follows:</p> <p>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.</p>                                                                                |