



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 4th December 2023 at 6.15pm

Attendance:

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

Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker - Town Clerk, Member of the Press

Minute	Action by
D/23/12/1 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
D/23/12/2 <u>Apologies</u> Apologies were received from Cllr Hulbert. Cllr Clover was absent.	
D/23/12/3 <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> Cllrs Hood and Nobbs declared an Other Registerable Interest (ORI) in planning application DC/23/1935/TCA. There were no dispensation requests made.	
D/23/12/4 <u>To Confirm the Minutes of the Meeting Held on 20th November 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 20 th November 2023. An amendment to D/23/11/24 Book Number 95 2023-2023 as: Apologies were received from Cllrs Berry and Drummond. Cllrs Clover and Hood were absent. The following was agreed: <u>D/23/12/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th November 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: • Book Number 96 2023-2024 - D/23/11/28: Cycling on shared footpaths and signage – this is an agenda item for D&P Committee on 18/12/2023.	

Book Number 102 2023 - 2024

- Book Number 98 2023-2024 - D/23/11/31/1: Application DC/23/0580/FUL 45 Bury Road – to be followed up for update.

D/23/12/5 Public Open Session

A member of the public spoke to item 17 Exning Road Verge Parking, urging Council to accept the recommendations of the Town Clerk to appeal against SCC street furniture licence refusal, to persevere with this matter to prevent damage of the grass verges and to urge Flagship Homes to revisit its decision regarding the Council's previous request to remove old garages at Icewell Hill to create more parking for nearby residents of the area.

The Chairman proposed that item 17 Exning Road Verge Parking be brought forward and the following was agreed:

D/23/12/5.01 Resolved

That item 17 Exning Road Verge Parking be brought forward.

D/23/12/6 Exning Road Verge Parking

A report on the rejection to the SCC application for a licence to install bollards was discussed and the following was agreed:

D/23/12/6 Recommendation

That a response of appeal is sent to SCC as follows:

This is a SCC owned verge, maintained currently by WSC. We have been liaising with WSC grounds maintenance team regarding grass cutting in this area and have reduced our plan to only install bollards down the slip-road side of the verge to enable easier access to the mowers. WSC has acknowledged that there will be some strimming to do around the bollards. In addition, going forward this may be an area of grass that NTC decides to take on the maintenance of in 2024/25.

This is a grass verge where there should be no parking. There is adequate parking at the end of the road behind the Icewell Hill flats: residents and visitors currently are choosing not to park there so that they can be closer to their homes. SCC has suggested we consider installing double yellow lines instead of bollards: this would not stop people parking there physically, there is only limited patrol in the area by CP officers during office hours (much of the problem arises overnight/early morning), double yellows would also just move the problem on.

There are Health & Safety concerns regarding wet, slippery and icy grass surface. The Town Council is trying to protect a SCC asset in this area.

Letters will be sent to the any identified properties requesting that guests do not park on the grass verges.

To add to standard parking planning response statement that “this is a clear indication that there is a lack of parking and this should be evidence for future planning applications”.

D/23/12/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Traditional Features and Materials for Developments within the Conservation Area and Policy 14 - Trees

D/23/12/8 Planning Applications

Week Commencing 13/11/2023 & 20/11/2023

D/23/12/8/1 DC/23/1880/TCA - Trees in a conservation area notification - one Acacia (A1 on plan) re-pollard to previous pollarding points; one Holly (H1 on plan) reduce height by 1-2 metre away from property - 45 Rous Road Newmarket Suffolk.

D/23/12/8.01 Resolved

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

D/23/12/8/2 DC/23/1708/FUL - Planning application - a. two dwellings to rear of Long Cottage, following demolition of stable blocks; b. part demolition of office building to provide vehicular access to rear; c. home office building incidental to use of Long Cottage; d. associated landscaping - Long Cottage Fordham Road Newmarket Suffolk.

D/23/12/8.02 Resolved

The Committee requested an extension to arrange a site visit and to request a missing drainage report. The Committee actively encourages responsible tree management and objects to the felling of healthy trees; noted the Arboricultural Impact Assessment report and supported the comments made – in particular the comment regarding loss of amenity.

D/23/12/8/3 DC/23/1935/TCA - Trees in a conservation area notification - 10 Sycamore (0005, 0007, 0008, 0009, 0010, 0011, 0013, 0014, 0017, 0020 on plan) fell Palace House Palace Street Newmarket Suffolk.

D/23/12/8.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee recognises that the case that Sycamore trees are poisonous to horses is unproven and that removing the trees is detrimental to public amenity. (Cross reference to report on DC/23/1242/TCA)

D/23/12/8/4 DC/23/1915/TCA - Trees in a conservation area notification - one Holly (T38 on plan) fell The Kremlin 1 Bury Road Newmarket Suffolk

D/23/12/7.04 Resolved

The Committee voiced no objections.

D/23/12/9 Amended and Deferred Planning Applications

D/23/12/9/1 DC/23/1783/FUL – Arlington Court, Church Lane – extension agreed to receive the specification of the railings. The holding objection of SCC Highways was noted, and the following was agreed:

D/23/12/9.01 Resolved

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

Design appearance and materials used – inappropriate to the area, looking like a prison

This is in a Conservation Area; there is a need to protect and enhance the appearance of properties within a Conservation Area and is against Newmarket Neighbourhood Plan Policy 1.

Committee supported the objections of the Highways report and would point out that the design would appear to block off an existing Right of Way.

D/23/12/9/2 DC/23/1749/FUL – 34-36 Old Station Road – deferred for a site visit. This application is now a re-consultation. A site visit has been arranged for 15/12/2023.

D/23/12/9/3 DC/23/1674/VAR – 34 Fitzroy Street – deferred pending approval of materials being used. The requested information has not been received from WSC Planning. This item will be deferred with a further request for an extension. The following was agreed:

D/23/12/9.02 Resolved

As the Committee is still awaiting a response regarding information of the materials being used within the Conservation Area, it cannot form an opinion and lodges a holding objection and a further extension request.

D/23/12/9/4 DC/23/1844/TCA – Sefton Cottage, Snailwell Road – deferred for photos and Tree Officer's report. The Tree Officer will be asked to attend a D&P Committee meeting in the New Year.

The following was agreed:

D/23/12/9.03 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.

D/23/12/9/5 DC/23/0980/FUL – 53 High Street – deferred due to major differences of the original and amended plans. The following was agreed:

D/23/12/9.04 Resolved

The Committee requested a further extension in order to be able to consider the WSC Planning response to its query regarding the re-consultation plans. At this time the Committee lodges a holding objection until a response has been received.

D/23/12/10 Planning Appeals

None noted.

D/23/12/11 East Cambs Planning Applications

The East Cambs Weekly List for 17/11/2023 & 24/11/2023 were noted.

D/23/12/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 13/11/2023 & 20/11/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/1676/TCA	Trees in a conservation area notification - 21 Lime trees (T1-21 on plan) re-pollarded away from neighbouring properties; 8 Horse chestnuts and Maples (T38-45 on plan) crown lifted to 2.5 metres from ground; one Yew (T66 on plan) crown lifted to clear railings/away from neighbouring property by 3 metres	Memorial Hall 144 High Street Newmarket Suffolk	Approved	No objection
DC/23/1660/HH	Householder planning application - single storey side and rear extension	Wingate Snailwell Road Newmarket Suffolk	Approved	No objection
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	Approved	Objected (the objection was then resolved with Planning Officer)
NMA(B)/22/1019	Non-material amendment to DC/22/1019/HH - amendment from external first floor level cladding to a smooth cream/beige render	8 Exning Road Newmarket Suffolk	Approved	Comments not Invited
DC/23/1717/TCA	Trees in a conservation area notification - one Conifer (T1 on plan) and one Prunus (T2 on plan) fell	7 Bakers Row Newmarket Suffolk	Approved	No objection
DC/23/1677/TCA	Trees in a conservation area notification - two Birch (T1 and T2 on plan) crown reduction in height by one metre and lateral crown reduction by 0.5 metres	Bill Tutte Memorial Palace Street Newmarket Suffolk	Approved	No objection
DC/23/1591/TPO	TPO 234 (1972) Tree preservation order - four Hornbeam (on plan within A13 on order) clearance from building by up to two metres	14A Depot Road Newmarket Suffolk	Approved	No objection
DC/23/1287/FUL	Planning application - installation of solar panels on roof of garages	Jockey Club Chambers 101 High Street Newmarket Suffolk	Approved	No objection

D/23/12/13 Delegation Panel Decisions

None noted.

D/23/12/14 Licensing

None noted.

D/23/12/15 Accounts

The accounts for month 8 November 2023 were noted.

D/23/12/16 Enforcement

Information regarding DC/23/1182/FUL – 128 High Street was noted, and the following was agreed:

D/23/12/16.01 Resolved

The Committee delegated the Town Clerk to contact WSC enforcement officers to encourage them to visit the property with immediate effect as the owners are in breach of their application details.

D/23/12/17 Short-term Lets (Air B&B)

Cllr Nobbs requested and was granted a dispensation to discuss, but not vote. The WSC report on 38 Mill Hill was noted and the following was agreed:

D/23/12/17.01 Resolved

A letter will be sent to the enforcement team at WSC informing them of a change of use on the property without planning permission as it is operating as a commercial property. Committee to write again to WSC Planning Officer requesting to stop the use of purely commercial properties in residential areas.

D/23/12/18 Correspondence

Queensbury Lodge – The WSC update on Queensbury Lodge was noted.

WSC Local Plan Information – was noted.

D/23/12/19 Date of Next Meeting

Monday 18th December 2023 at the Memorial Hall.

Meeting closed at 7.25pm.

Signed: By the Chairman

Date: Monday 4th December 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/12/6 Recommendation</u>	That a response is sent to SCC as follows: This is a SCC owned verge, maintained currently by WSC. We have been liaising with WSC grounds maintenance team regarding grass cutting in this area and have reduced our plan to only install bollards down the slip-road side of the verge to enable easier access to the mowers. WSC has acknowledged that there will be some strimming to do around the bollards. In addition, going forward this may be an area of grass that NTC decides to take on the maintenance of in 2024/25. This is a grass verge where there should be no parking. There is adequate parking at the end of the road behind the Icewell Hill flats: residents and visitors currently are

	choosing not to park there so that they can be closer to their homes. SCC has suggested we consider installing double yellow lines instead of bollards: this would not stop people parking there physically, there is only limited patrol in the area by CP officers during office hours (much of the problem arises overnight/early morning), double yellows would also just move the problem on' There are Health & Safety concerns regarding wet, slippery and icy grass surface. The Town Council is trying to protect a SCC asset in this area. Letters will be sent to the any identified properties requesting that guests do not park on the grass verges. To add to standard parking planning response statement that "this is a clear indication that there is a lack of parking and this should be evidence for future planning applications".
<u>D/23/12/8.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/12/8.02 Resolved</u>	The Committee requested an extension to arrange a site visit and to request a missing drainage report. The Committee actively encourages responsible tree management and objects to the felling of healthy trees; noted the Arboricultural Impact Assessment report and supported the comments made – in particular the comment regarding loss of amenity.
<u>D/23/12/8.03 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. (Cross reference to report on DC/23/1242/TCA)
<u>D/23/12/8.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/12/9.01 Resolved</u>	The Committee objected to this application for the following reasons:- Design appearance and materials used – inappropriate to the area, looking like a prison This is in a Conservation Area; there is a need to protect and enhance the appearance of properties within a Conservation Area and is against Newmarket Neighbourhood Plan Policy 1. Committee supported the objections of the Highways report and would point out that the design would appear to block off an existing Right of Way.
<u>D/23/12/9.02 Resolved</u>	As the Committee is still awaiting a response regarding information of the materials being used within the Conservation Area, it cannot form an opinion and lodges a holding objection and a further extension request.
<u>D/23/12/9.03 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 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.
<u>D/23/12/9.04 Resolved</u>	The Committee requested a further extension in order to be able to consider the WSC Planning response to its query regarding the re-consultation plans. At this time the Committee lodges a holding objection until a response has been received.
<u>D/23/12/16.01 Resolved</u>	The Committee delegated the Town Clerk to contact WSC enforcement officers to encourage them to visit the property with immediate effect as the owners are in breach of their application details
<u>D/23/12/17.01 Resolved</u>	A letter will be sent to the enforcement team at WSC informing them of a change of use on the property without planning permission as it is operating as a commercial property. Committee to write again to WSC Planning Officer requesting to stop the use of purely commercial properties in residential areas.