



Newmarket

TOWN COUNCIL

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

Attendance:

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

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant, Cllrs McHugh, Jarvis and Winter as observers and 1 Member of the Press.

Minute	Action by
D/23/12/20 <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/23/12/21 <u>Apologies</u> Apologies were received from Cllrs Clover, Drummond and Perry.	
D/23/12/22 <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/23/12/23 <u>To Confirm the Minutes of the Meeting Held on 4th December 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 4 th December 2023 and the following amendment was made: Page 3 - D/23/12/8.03 Resolved – was changed to:- 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, so we object on those grounds and defer to the previous comments from the tree officer. Subject to the amendment being made, the following was agreed: <u>D/23/12/23.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th December 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising:	

Page 2 – D/23/12/6.01 – The SCC licence has now been awarded to install bollards. Town Clerk to find a suitable qualified company to install them.

D/23/12/24 Public Open Session

No members of the public were present.

D/23/12/25 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 31 – Entrances to the Town

D/23/12/26 Planning Applications

Week Commencing 27/11/2023 & 04/12/2023.

D/23/12/26/1 DC/23/2004/TCA - Trees in a conservation area notification - one Bay (T1 on plan) fell - 12 St Marys Square Newmarket Suffolk.

D/23/12/26.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of trees. However, subject to no comments from the Tree Officer, the Committee does not object to this application due to the unsuitable location of the tree.

Cllr Winter joined the meeting.

D/23/12/26/2 DC/23/1995/P3CMA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor offices (commercial, business and service) (class E) to five dwellings (class C3) - 40 The Guineas Shopping Centre Newmarket Suffolk.

D/23/12/26.02 Resolved

The Committee objected on the lack of car parking and it being incompatible with the current usage of the building regarding existing businesses and the night-time entertainment.

Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”.

- There is no direct bus service into Bury St Edmunds, which is a major destination for work, education and leisure.**
- The most frequent services (bus and train) run hourly.**
- There is no bus service on a Sunday.**
- Bus services stop running early evening / late afternoon.**
- There is no bus service to / from the railway station^{1, 2}**
- There is no bus service covering the South side of the town. Most local amenities are situated either in the High Street, which bisects the town East to West, or to the North of the town.**
- Many bus routes are dependent on short term funding by Cambridge and Peterborough Combined Authority (CPCA) and hence cannot be guaranteed in the long term.**
- The railways station is on a branch line and there is poor connectivity to**

mainline services.

- Cycle lane provision is limited.
- There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place.

¹ *The proposed service linking Newmarket and Haverhill will include the railway station but only runs every two hours. The last bus is several hours before the last train. Therefore, it cannot be considered a connecting service.*

² *A privately funded shuttle bus links Newmarket Railway Station with the racecourse on race days.*

This is particularly relevant to any “car free application” when there are also potentially significant impacts due to current on-street parking stress and very limited ready access to off-street parking.

There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.

D/23/12/26/3 DCON(C)/23/0313 - Application to discharge condition 21 (soil landscaping - minor (trees) and 22 (hard landscaping) of DC/23/0313/FUL Conditions 21 & 22: 5775-01150 – Site Plan External Works 2023_11_17_CDC_Newmarket - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/12/26.03 Resolved

No comment was invited by the Committee.

D/23/12/26/4 DC/23/1983/TCA - Trees in a conservation area notification - one False Acacia (T1 on plan) fell - 25 Old Station Road Newmarket Suffolk.

This application is not for Newmarket, but for Dullingham

D/23/12/26/5 DCON(A)/23/1285 - Application to discharge condition 3 - arboricultural method statement of application DC/23/1285/HH - Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/12/26.05 Resolved

No comment was invited by the Committee.

D/23/12/26/6 DC/23/1985/TPO - TPO 04 (2012) Tree preservation order - one Yew (T1 on plan T15 on order) crown lift by 1.5 metres above ground level - 1 Arborfield Drive Newmarket Suffolk.

D/23/12/26.06 Resolved

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

D/23/12/26/7 DC/23/1943/FUL - Planning application - a. replacement of facades to five units b. replacement of existing entrance structures Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/12/26.07 Resolved

The Committee supports the renovation of façades for aesthetic reasons, but strongly objected on the scale of this disproportionate signage which contravenes the Neighbourhood Plan Policy 32. Committee stated that it would require the size of the signage be reduced by 50% in order to be able to support the application.

D/23/12/27 Amended and Deferred Planning Applications

D/23/12/27/1 DC/23/1749/FUL – Planning application - a. Conversion of basement of No 36 to one dwelling b. Subdivision of ground floor flat of No 36 to two dwellings c. Subdivision of first floor flat of No 36 to two dwellings d. Change of use of second floor of No 34 from retail (Class E) to one dwelling (C3) e. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36 - 34-36 Old Station Road Newmarket Suffolk.

Following a site visit the following was agreed:

D/23/12/27.01 Resolved

The Committee objected on the lack of resolution for a management plan for the bins, lack of a resolution on rights of way/access matters, no parking provision, overdevelopment and that there may be issues with basement kitchens not being permitted.

The Committee requested that Building Control make a site visit and take any necessary enforcement action. Concerns were also raised regarding health and safety on site and noted that these works had got to an advanced stage without any planning permission being granted.

Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”.

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D/23/12/27/2 DC/23/1674/VAR – 34 Fitzroy Street – deferred pending approval of materials being used. The information was still awaited and the holding objection still stands.

D/23/12/27/3 DC/23/1708/FUL - Long Cottage Fordham Road – deferred to carry out a site visit to the property. Contact has not yet been made; a further extension to be requested to arrange a site visit.

D/23/12/27/4 DC/23/0980/FUL - 53 High Street –deferred due to major differences of the original and amended plan. Town Clerk was asked to seek further information as to why the original scheme has been abandoned.

D/23/12/28 Planning Appeals
None noted.

D/23/12/29 East Cambs Planning Applications
The East Cambs Weekly List for 08/12/2023 was noted.

D/23/12/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 27/11/2023 & 04/12/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/1723/TCA	Trees in a conservation area notification - one Sycamore (T1 on plan) fell	Sefton Cottage Snailwell Road Newmarket Suffolk	Approved	Objected
DCON(A)/23/0313	Application to discharge conditions 11 (construction management strategy) and 19 (arboricultural method statement) of application DC/23/0313/FUL	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	Comments not Invited

		Suffolk			
DC/23/1691/FUL	Planning application - Change of use of first floor from office to living accommodation and carers bedroom (sui generis), for use in conjunction with the ground floor social care services office	Palace Coach House Palace Street Newmarket Suffolk	Approved	Fully supported	
DC/23/1680/HH	Householder planning application - a. single storey front extension incorporating alterations to garage b. single and two storey rear extensions c. replacement render d. replacement and alterations to windows e. replace chimney stack (following removal of existing) f. reduce two chimney stacks g. juliet balcony to rear dormer	Barkway House 18 Bury Road Newmarket Suffolk	Approved	No objection	
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	Withdrawn	Objected	
DC/23/1593/TPO	TPO 012 (1956) tree preservation order - one Pine (T2 on plan) fell	11 Collings Place Newmarket Suffolk	Approved	Objected	
DC/23/1539/FUL	Planning application - four storey hotel comprising 20 rooms following demolition of existing motor garage	8 Park Lane Newmarket Suffolk	Withdrawn	Objected	

D/23/12/31 Delegation Panel Decisions

D/23/12/31/1 DC/23/0773/FUL - Planning application - one dwelling - Garage at Nowell Lodge Fordham Road Newmarket.

It was noted that the Panel were minded to refuse the application.

D/23/12/31/2 DC/23/1593/TPO - TPO 012 (1956) tree preservation order - one Pine (T2 on plan) fell - 11 Collings Place Newmarket.

It was noted that the Panel were minded to grant the application.

D/23/12/32 Licensing

None noted.

D/23/12/33 Enforcement

Information from WSC regarding DC/23/1182/FUL – 128 High Street was noted. However, the Committee were disappointed that despite the safety concerns raised in the report, no enforcement action was taken. The following was agreed:

D/23/12/33.01 Resolved

The Committee objected to the extremely noisy, unsightly and dangerous units and requested that a letter be sent to WSC from NTC District Cllrs to request that enforcement action is taken with a Structural Engineer being engaged.

D/23/12/34 Parking and Transport

The Parking & Transport Working Group report was noted and the following was agreed:

D/23/12/34.01 Resolved

That the proposed response to the bus service improvement consultation be approved and submitted; with delegated powers to the Transport and Parking Working Group and the Clerk.

D/23/12/35 Public Rights of Way

The item was deferred to the next meeting.

D/23/12/36 Correspondence

None noted.

D/23/12/37 Date of Next Meeting

Monday 8th January 2024 at the Memorial Hall.

Meeting closed at 7:05pm.

Signed: By the Chairman

Date: Monday 18th December 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/12/26.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. However, subject to no comments from the Tree Officer, the Committee does not object to this application due to the unsuitable location of the tree.
<u>D/23/12/26.02 Resolved</u>	The Committee objected on the lack of car parking and it being incompatible with the current usage of the building regarding existing businesses and the night-time entertainment. Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”. • There is no direct bus service into Bury St Edmunds, which is a major destination for work, education and leisure. • The most frequent services (bus and train) run hourly. • There is no bus service on a Sunday. • Bus services stop running early evening / late afternoon.

	• There is no bus service to / from the railway station^{1, 2} • There is no bus service covering the South side of the town. Most local amenities are situated either in the High Street, which bisects the town East to West, or to the North of the town. • Many bus routes are dependent on short term funding by Cambridge and Peterborough Combined Authority (CPCA) and hence cannot be guaranteed in the long term. • The railways station is on a branch line and there is poor connectivity to mainline services. • Cycle lane provision is limited. • There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place. ¹ <i>The proposed service linking Newmarket and Haverhill will include the railway station but only runs every two hours. The last bus is several hours before the last train. Therefore, it cannot be considered a connecting service.</i> ² <i>A privately funded shuttle bus links Newmarket Railway Station with the racecourse on race days.</i> This is particularly relevant to any “car free application” when there are also potentially significant impacts due to current on-street parking stress and very limited ready access to off-street parking. There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.
<u>D/23/12/26.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/12/26.05 Resolved</u>	No comment was invited by the Committee.
<u>D/23/12/26.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/12/26.07 Resolved</u>	The Committee supports the renovation of façades for aesthetic reasons, but strongly objected on the scale of this disproportionate signage which contravenes the Neighbourhood Plan Policy 32. Committee stated that it would require the size of the signage be reduced by 50% in order to be able to support the application.
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<u>D/23/12/34.01 Resolved</u>	That the proposed response to the bus service improvement consultation be approved and submitted; with delegated powers to the Transport and Parking Working Group and the Clerk.