



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 5th February 2024 at 6.15pm**

Attendance:

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

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 3 Members of the Public.

Minute		Action by
D/24/02/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded and asked if anyone intended to record the meeting.	
D/24/02/2	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/24/02/3	<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 Clover declared an 'other registerable interest' in DC/24/0015/FUL. There were no requests for dispensation.	
D/24/02/4	<u>To Confirm the Minutes of the Meeting Held on 22nd January 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 22 nd January 2024 and the following was agreed: <u>D/24/02/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd January 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 - DC/23/2068/P3CMA – 147 All Saints Road – deferred to receive further information. Not yet received and will be requested again. Page 5 - Premises Licence – 128 High Street Newmarket – the wording of the objection has been circulated to members and responses are awaited before submitting to WSC.	

D/24/02/5 Public Open Session

A member of the public reported that she had received a letter regarding a planning application to convert the outbuildings at 43 High Street for residential use. However, this is a totally unsuitable location for a residential building and will be too close to her property. She is looking for the Committee to support her objection to this application.

Town Clerk advised that it should be listed on the next meeting agenda, and she is welcome to come back to discuss it. She will submit an objection and return to next Committee meeting.

A member of the public left the meeting.

A member of public spoke to item DC/24/0073/TCA and reported that the trees are less than 4 years old and are healthy and well established. Unfortunately, the trees have not been maintained and residents strongly object to felling of these healthy trees; stating that it would be 'environmental criminality'.

Chair proposed that application **DC/24/0073/TCA** be brought forward, and the following was agreed:

D/24/02/5.01 Resolved

That item DC/24/0073/TCA be brought forward.

D/24/02/5.02 DC/24/0073/TCA - Trees in a conservation area notification - 18 trees consisting of Amelanchier, Crab Apple, Gleditsia and Silver Birch - remove to improve present light filtration to adjacent apartments blocks - Land At Meridian Gardens Newmarket Suffolk.

D/24/02/5.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. The Committee strongly objected to this application in a Conservation area and noted and supported the resident's objections. The Tree Officer will be requested to consider placing TPOs on as many trees as possible.

Two members of the public left the meeting.

D/24/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 – Conservation Area.

D/24/02/7 Planning Applications

Week Commencing 15/01/2024 & 22/01/2024.

D/24/02/7/1 DC/23/0313/FUL - Application to discharge conditions 7 (plant and equipment details) and 9 (control of noise levels) of DC/23/0313/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/24/02/7.01 Resolved

No comment was voiced by the Committee.

D/24/02/7/2 DC/24/0085/HH - Householder planning application - a. single storey front extension

b. cladding to first floor front and rear elevations - 5 Cardigan Street Newmarket Suffolk.

D/24/02/7.02 Resolved

The Committee voiced no objection, provided the materials used are in keeping with the area.

D/24/02/7/3 DC/24/0081/TCA - Trees in a conservation area notification - one London plane (261 on plan) crown lit up to 15 metres above adjacent buildings and replace brace; one Horse chestnut (374 on plan) remove large lowest limb on south western aspect; one Beech (251 on plan) overall crown reduction by 15 metres; one Crimson king maple (220 plan) one Alder (185 on plan) fell; one Alder (179 on plan) overall crown reduction by 20 metres; one Willow (40 on plan) overall crown reduction by ten metres - Tattersalls The Avenue Newmarket Suffolk.

D/24/02/7.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/24/02/7/4 DCON(A)/23/1253 - Application to discharge condition 4 (new/replacement windows - detailed) of DC/23/1253/VAR - Surrey House 41 High Street Newmarket Suffolk.

D/24/02/7.04 Resolved

No comment was invited by the Committee.

Cllr Winter joined the meeting in the public area.

Cllrs Hood and Clover declared an other registrable interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/24/02/7/5 DC/24/0015/FUL - Planning application - a. installation of six timber boxes on existing hard standing; b. reduce height of adjacent facing brick wall by 0.3 metres 10 - Park Lodge, Stables Park Lane Newmarket Suffolk.

D/24/02/7.05 Resolved

The Committee voiced no objection.

Cllrs Hood and Clover returned to the meeting.

D/24/02/7/6 DC/24/0127/HH - Householder planning application - single storey rear extension (following demolition of existing outbuilding) - 16 Stanley Road Newmarket Suffolk.

D/24/02/7.06 Resolved

The Committee voiced no objection.

D/24/02/7/7 DC/24/0096/TPO - TPO 03 (1991) tree preservation order - a. one Lime (T1 on plan within G1 on order) e - overall crown reduction by five metres to previous pollard points b. one Beech (T2 on plan within G1 on order) reduce lowest branch back to main stem to give clearance over house and reduce lower left branch over neighbours property back by three metres c. one Lime (T3 on plan within G1 on order) reduce overhang back by three metres - 25 Sefton Way Newmarket Suffolk.

D/24/02/7.07 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/24/02/7/8 DC/23/1382/FUL - Non-material amendment to DC/23/1382/FUL - a. removal of cladding on front and rear elevations b. replace window to left of front door with smaller window c. remove window on lean-to and replace with sliding doors d. two roof lights on single storey roof - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/24/02/7.08 Resolved

The Committee voiced no objection.

D/24/02/8 Amended and Deferred Planning Applications

D/24/02/8/1 DC/23/1984/HH – 108 Churchill Avenue – deferred for a site visit. The following was agreed:

D/24/02/8.01 Resolved

The Committee voiced no objection.

Cllrs Hood and Clover declared an other registrable interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/24/02/8/2 DC/23/2096/FUL – Woodland, The Severals – deferred to carry out a site visit. The following was agreed:

D/24/02/8.02 Resolved

The Committee supported the application and welcomed the building being brought back into use, with sympathetic restoration and in accordance with restoration guidelines.

Cllrs Hood and Clover returned to the meeting.

D/24/02/8/3 DC/23/2011/TPO - 13 Collings Place — the application was changed from felling the tree to pollard management and the following was agreed:

D/24/02/8.03 Resolved

The Committee supported the amended plan and gave thanks to the Planning Officer and Arboricultural Officer for looking into to this application.

D/24/02/8/4 DC/23/1708/FUL - Long Cottage Fordham Road – deferred to carry out a site visit to the property. Revised plans have been received. The following was agreed:

D/24/02/8.04 Resolved

The Committee objected to the location of the bins due the carriage way not being wide enough. The Committee did not object to the revised plan for moving the boundary wall, provided the neighbouring boundary wall is now a minimum of 1.5m away. The Committee did not object to the changed surface for the driveway.

D/24/02/9 Planning Appeals

AP/23/0052/LDC – Lanwades Park Kentford.

The Inquiry will be held on 16th April 2024 at 10:00am and the following was agreed:

D/24/2/9.01 Resolved

The Committee requested that the original objection be re-submitted and supported the other objection by Kentford Parish Council and other objections.

D/24/02/10 East Cambs Planning Applications

The East Cambs Weekly List for 19/01/2024 was noted.

D/24/02/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 15/01/2024 & 22/01/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0044/TCA	Trees in a conservation area notification - one Horse chestnut (T1 on plan) one Ash (T15 on plan) fell	Palace House Palace Street Newmarket Suffolk	Withdrawn	Objected
DC/23/1809/TPO	TPO 181 (19 72) tree preservation order - 10 Lime and Sycamore (T1 - T10 on plan, G1 and G2 on order) re-pollard to previous points; six Horse Chestnut (T2 - T7 on plan) re-pollard to previous points; one B ox Elder (T25 on plan, G1 on order) crown Lift to 2.5 metres above ground level over footpath; crown reduce by 0.25 metres over footpath; 11 Sycamore (T11 - T15, T7, T8, T9, T20- T22, G1 on order)) re-pollard to previous points; one Sycamore (T16 on plan, T1 on order) crown reduce by approximately 1 metre to re-shape; one Hornbeam (T23 on plan, G3 on order) reduce in height by approximately 2 metres and reduce lateral spread by approximately 1-1.5 metres; two Silver Birch (T23, T24 on plan, G3 on order) remove 5 lowest branches and thin by 10 percent; Conifers (G1 on plan, T4 on order) reduce in height to approximately 6 metres above ground level and reduce sides by approximately 1.5-2 metres	Bryntirion Court Cheveley Road Newmarket Suffolk	Approved	No objection
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), 222 (contamination) of DC/20/0624/FUL143A	143A All Saints Road Newmarket Suffolk	Discharged	Comments not invited
DC/24/0007/CLP	Application for lawful development certificate for proposed use or development - single storey side extension to existing dwelling house	56 Bill Rickaby Drive Newmarket Suffolk	Withdrawn	No objection
DC/23/2049/TCA	Trees in a conservation area notification - a. one Hawthorn (T1 on plan) crown lift to give 2 .5 metre clearance over parking bay b. one Prunus (T2 on plan) - remove lower branch over path and	Amberley 22 Bury Road Newmarket Suffolk	Approved	No objection

	highway c. four Elm (T7 on plan) two Prunus (T8 and T12 on plan) and two unknown species (T14 on plan) fell				
DC/23/2025/TCA	Trees in a conservation area notification - three Sycamore (T1, T2 and T4 on plan) one Lime (T3 on plan) fell The	Kremlin Bungalow 1A Bury Road Newmarket Suffolk	Approve	No objection	
DC/23/1985/TPO	TP O 04 (201 2) Tree preservation order - one Yew (T1 on plan T15 on order) crown lift up to 2.4 meters above ground level, removing smaller branches only up to a maximum diameter of 50mm.	1 Arborfield Drive Newmarket Suffolk	Approved	No objection	
DC/23/1941/FUL	Planning application - a. fenestration to shop front b. rendered timber framed infill c. seating area	15 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	No objection	
DC/23/1942/ADV	Application for advertisement consent - one internally illuminated vinyl fascia sign	15 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	No objection	
DC/23/1746/HH	Householder planning application - two storey side extension	18A Lisburn Road Newmarket Suffolk	Refused	Objected	

D/24/02/12 Delegation Panel Decisions

DC/23/0980/FUL – It was noted that the Officer was minded to Grant permission.

Town Clerk was asked to seek information on the notification process for Delegation Panels and to state that the Town Council would expect to be notified of applications going to the Delegation Panel before the date.

D/24/02/13 Licensing

No new applications noted.

D/24/02/14 Pre- Application

The consultation letter for an upgrade to a radio base station on Heath Road was noted and the following was agreed:

D/24/02/14.01 Resolved

The Committee welcomed the consultation and will respond to the application when it is submitted.

D/24/02/15 Cycle Paths

This item was referred to the Transport & Parking Working Group for consideration and recommendations to Full Council.

D/24/02/16 On-Street Advertising

This item was referred to the On Street Advertising Working Group for consideration and recommendations to Full Council.

D/24/02/17 Listed Buildings

This item was referred to the On Street Advertising Working Group for consideration and recommendations to Full Council.

D/24/02/18 Consultation

This item was deferred to a future DP meeting.

D/24/02/19 Correspondence

Parkers Walk, Studlands – illegal parking issues. This item was referred to the Parking & Transport Working Group for further consideration.

Highway matters – the lack of maintenance the road signs and road markings was discussed and photos of examples will be taken and sent to SCC Highways.

D/24/02/20 Date of Next Meeting

Monday 19th February 2024 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed: By the Chairman

Date: Monday 5th February 2024

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/02/5.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee strongly objected to this application in a Conservation area and noted and supported the resident's objections. The Tree Officer will be requested to consider placing TPOs on as many trees as possible.
<u>D/24/02/7.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/02/7.04 Resolved</u>	No comment was invited by the Committee.
<u>D/24/02/7.05 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/02/7.08 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/8.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/8.02 Resolved</u>	The Committee supported the application and welcomed the building being brought back into use.
<u>D/24/02/8.03 Resolved</u>	The Committee supported the amended plan and gave thanks to the Planning Officer and Arboricultural Officer for looking into to this application.
<u>D/24/02/8.04 Resolved</u>	The Committee objected to the location of the bins due the

	carriage way not being wide enough. The Committee did not object to the revised plan for moving the boundary wall, provided the neighbouring boundary wall is now a minimum of 1.5m away. The Committee did not object to the changed surface for the driveway.
<u>D/24/02/9.01 Resolved</u>	The Committee requested that the original objection be re-submitted and supported the other objection by Kentford Parish Council and other objections.
<u>D/24/02/14.01 Resolved</u>	The Committee welcomed the consultation and will respond to the application when it is submitted.