



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 22nd January 2024 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
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 and 1 Member of the Press.

Minute	Action by
D/24/01/19 <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/24/01/20 <u>Apologies</u> Apologies were received from Cllr Berry. Cllr Clover was absent.	
D/24/01/21 <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/24/01/22 <u>To Confirm the Minutes of the Meeting Held on 8th January 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 8th January 2024 and the following amendment was made. Page 7 – Summary resolutions – D/24/01/8.02 Resolved – the full resolution was added to the summary for Long Cottage. Subject to the amendment being made, the following was agreed: <u>D/24/01/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 8th January 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/01/23 <u>Public Open Session</u>	

No members of the public were present.

D/24/01/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 – Conservation Area.

D/24/01/25 Planning Applications

Week Commencing 01/01/202 & 08/01/2024.

D/24/01/25/1 DC/24/0023/ADV – Application for advertisement consent – a. replacement illuminated hanging sign b. replacement non-illuminated fascia c. replacement illuminated ATM sign c. replacement door vinyl – 49-51 High Street Newmarket Suffolk.

D/24/01/25.01 Resolved

The Committee voiced no objection subject to the signage being heritage signage suitable for a Conservation Area and being in keeping with the Newmarket Neighbourhood Plan and Shopfront Policy.

D/24/01/25/2 DC/24/0028/TCA - Trees in a conservation area notification - one Robina (T1 on plan) fell - 7 Balaton Place Snailwell road Newmarket Suffolk.

D/24/01/25.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. The Committee objected to this application in the absence of evidence to justify the felling of the tree.

D/24/01/25/3 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.

D/24/01/25.03 Resolved

The Committee voiced no objection.

D/24/01/25/4 DC/23/2042/ADV – Application for advertisement consent – two non-illuminated name signs – Goodwin Business Park, Unit 6 Willie Snaith Road Newmarket Suffolk.

D/24/01/25.04 Resolved

The Committee voiced no objection.

Cllr Nobbs declared another interest in the following application and did not vote.

D/24/01/25/5 DC/23/2090/FUL – Planning application – a. alterations to existing ground floor shop front and internal alterations to create new entrance b. change of use of first floor from retail (class E) to one dwelling (class C3) – 34 Old Station Road Newmarket Suffolk.

D/24/01/25.05 Resolved

The Committee voiced no objection subject to the Fire Officer's recommendations being implemented and the shop front being in keeping with a

Conservation Area, and the approval of the Listed Buildings Officer.

Cllr Winter joined the meeting.

D/24/01/25/6 DC/23/2081/TPO – TPO/1990/01 tree preservation order – one Beech (T1 on plan, A1 on order) reduction to limbs back to fence line overhanging 80 Churchill Avenue by approximately six metres – 78 Churchill Avenue Newmarket Suffolk.

D/24/01/25.06 Resolved

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

D/24/01/25/7 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.

D/24/01/25.07 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees and on that basis the Committee objected to this application.

D/24/01/25/8 DC/24/0012/TPO – TPO 08 (1991) tree preservation order – a. five Sycamore (G1 and T3 on plan within A1 on order) one Scots Pine (T1 on plan within A2 on order) fell b. one Cherry (T2 on plan within A1 on order) 1.5 metre lateral reduction away from building – Kingfisher House St Fabians Newmarket Suffolk.

D/24/01/25.08 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. However, on this occasion the Committee did not object to this application due to the evidence supplied, and supported the plan to replant.

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/24/01/25/9 DC/23/2096/FUL – Planning application – a. conversion of one dwelling into three dwellings b. glazed canopy to front elevations of two dwellings c. rear pitched lean to for two dwellings d. raising of roof height to create second floor habitable rooms for one dwelling – Woodland The Severals Newmarket Suffolk.

D/24/01/25.09 Resolved

The Committee deferred this application and requested an extension to arrange a site visit.

D/24/01/26 Amended and Deferred Planning Applications

D/24/01/26/1 DC/23/2011/TPO – 13 Collings Place – deferred to receive the application documents and the following was agreed:

D/24/01/26.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. The Committee supported the neighbour's objection and objected to this application.

D/24/01/26/2 DC/23/1941/FUL & DC/23/1942/ADV – The Guineas – deferred to receive further information and the following was agreed:

D/24/01/26.02 Resolved

The Committee voiced no objection.

D/24/01/26/3 DC/23/2068/P3CMA – 147 All Saints Road – deferred to receive further information and the following was agreed:

D/24/01/26.03 Resolved

The Committee placed a holding objection due the information requested not being received.

D/24/01/26/4 DC/23/1984/HH – 108 Churchill Avenue – deferred for a site visit. Site visit still to be carried out.

D/24/01/26.04 Resolved

The Committee have a planned site visit on 23/1/24 and deferred this application for a report at the next Committee meeting.

D/24/01/26/5 DC/23/1812/HH – 23 Edinburgh Road – re-consultation with amended plans. The following was agreed:

D/24/01/26.05 Resolved

The Committee supported the neighbour's objection on loss of privacy and the proposed materials not being in keeping, and objected to this application.

D/24/01/27 Planning Appeals

Appeal in Progress – AP/23/0052/LDC – Lanwades Park Kentford – it was noted that the Inquiry will be opened on Tuesday 16th April 2024 starting at 10:00am. This item will be deferred to the next committee meeting to consider an NTC response.

D/24/01/28 East Cambs Planning Applications

The East Cambs Weekly Lists for 05/01/2024 & 12/01/2024 were noted.

D/24/01/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 01/01/2024 & 08/01/2024.

Applications	Description	Address	WS Decision	NTC Decision
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	Discharged	Comments not invited
DC/23/1808/TPO	TPO 12 (2005) Tree preservation order - one Walnut (T1 on plan T2 on order) overall crown reduction by 1.5 metres to previous pruning points	6 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection
DCON(E)/20/0624	Application to discharge condition 19 (ecological enhancement) of DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk	143A All Saints Road Newmarket Suffolk	Discharged	Comments not invited

DC/23/2048/TCA	Trees in a conservation area notification - one Tree of Heaven (T001 on plan) fell	8 Abernant Drive Newmarket Suffolk	Withdrawn	No objection	
DC/23/2004/TCA	Trees in a conservation area notification - one Bay (T1 on plan) fell	12 St Marys Square Newmarket Suffolk	Approved	No objection	
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	TPO Served	Objected	
DC/23/1614/HH	Householder planning application - single storey side and rear extension to existing garage/habitable space to create home gym	Lynwood House 1 Murray Park Newmarket Suffolk	Approved	No objection	

D/24/01/30 Delegation Panel Decisions

DC/23/1262/VAR - Planning Application - Variation of conditions 2 (approved plans); 3 (parking of vehicles and cycles) and removal of condition 9 (air source heat pumps noise control) of DC/20/1025/FUL - Plot 1, Police Station, Vicarage Road, Newmarket.

It was noted that the Delegation Panel were minded to grant permission. Town Clerk to encourage the Newmarket District Councillors to inform NTC if something is going to Delegation Panel in advance; in the event they may be requested to 'call it in' and send to Development Control Committee.

D/24/01/31 Licensing

Premises Licence – 128 High Street Newmarket – Alcohol Sales OFF Premises Monday – Sunday 7:00 – 01:00.

D/24/01/31.01 Resolved

The Committee strongly objected and delegated the details for the objection wording to Cllr Kavanagh and the Town Clerk.

D/24/01/32 Tree Protection Orders

TPO/001 (2024) Palace House Palace Street Newmarket Suffolk – the TPO was received and noted.

D/24/01/33 Enforcement

34 Old Station Road - SCC reported that the contractors have now taken the hoarding back to allow 1.3m footway access.

D/24/01/34 Cycle Paths

This item was deferred to the next meeting.

D/24/01/35 On Street Advertising

This item was deferred to the next meeting.

D/24/01/36 Parking and Transport

A report regarding the Bus Service Improvement Plan submission by NTC has been received from Suffolk County Council; the result being that there is not enough funding (and not enough evidence provided) for any of the Town Council's

suggestions regarding bus/transport services. This is very disappointing. The Voluntary Network have shown an interest in providing extra services, but they are unfunded to date.

This matter will be on the Full Town Council agenda for further discussion regarding keeping the subject 'live'.

D/24/01/37 Consultations

A response to the Street Vote Development Orders Consultation will be considered at the next full Town Council meeting.

D/24/01/38 Accounts

The accounts for December 2023 were received and noted.

D/24/01/39 Correspondence

None noted.

D/24/01/40 Date of Next Meeting

Monday 5th February 2024 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed: By the Chairman

Date: Monday 22nd January 2024

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/01/25.01 Resolved</u>	The Committee voiced no objection subject to the signage being heritage signage suitable for a Conservation Area and being in keeping with the Newmarket Neighbourhood Plan and Shopfront Policy.
<u>D/24/01/25.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee objected to this application in the absence of evidence to justify the felling of the tree.
<u>D/24/01/25.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/25.04 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/25.05 Resolved</u>	The Committee voiced no objection subject to the Fire Officer's recommendations being implemented and the shop front being in keeping with a Conservation Area, and the approval of the Listed Buildings Officer.
<u>D/24/01/25.06 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/24/01/25.07 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees and on that basis the Committee objected to this application.
<u>D/24/01/25.08 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. However, on this occasion the Committee did not object to this application due to the evidence supplied, and supported the plan to replant.
<u>D/24/01/25.09 Resolved</u>	The Committee deferred this application and requested an extension to arrange a site visit.
<u>D/24/01/26.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee supported the neighbour's objection and objected to this application.
<u>D/24/01/26.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/26.03 Resolved</u>	The Committee placed a holding objection due the information requested not being received.
<u>D/24/01/26.04 Resolved</u>	The Committee have a planned site visit on 23/1/24 and deferred this application for a report at the next Committee meeting.
<u>D/24/01/26.05 Resolved</u>	The Committee supported the neighbour's objection on loss of privacy and the proposed materials not being in keeping, and objected to this application.
<u>D/24/01/31.01 Resolved</u>	The Committee strongly objected and delegated the details for the objection wording to Cllr Kavanagh and the Town Clerk.