



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 4th March 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

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

Minute	Action by
D/24/03/1 <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/24/03/2 <u>Apologies</u> Apologies were received from Cllrs Berry and Perry.	
D/24/03/3 <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> Cllr Hood declared an 'other' interest in applications D/24/03/7/4 DC/24/0265/TCA - Beech Hurst 46 Bury Road and D/24/03/7/5 DC/24/0262/TCA - Jockey Club Chambers 101 High Street. There were no requests for dispensation.	
D/24/03/4 <u>To Confirm the Minutes of the Meeting Held on 19th February 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 19th February 2024 and the following was agreed: <u>D/24/03/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th February 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/03/5 <u>Public Open Session</u> A member of the public spoke to planning application DC/23/1897/FUL/ DC/23/1898/LB - 43 High Street and gave an explanation of the plans for the plans for the outbuilding and was happy to answer any questions.	

The Chairman proposed that planning application DC/23/1897/FUL/DC/23/1898/LB – 43 High Street be brought forward, and the following was agreed:

D/24/03/5.1 Resolved

That planning application DC/23/1897/FUL/DC/23/1898/LB – 43 High Street be brought forward.

DC/23/1898/FUL – 43 High Street – Holding objection 19/02/2024 – to receive detailed plans of outbuilding proposal and parking arrangements.

Plans of the outbuilding had now been received.

Cllr Winter joined the meeting as an observer.

24/03/5.02 Resolved

The Committee support the renovation of the property and improvement to the area but object to the lack of parking and require mitigation for the lack of onsite parking being made, additionally, the Committee requested bike racks be installed.

A member of the public left the meeting.

D/24/03/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area/Listed Buildings.

D/24/03/7 Planning Applications

Week Commencing 12/02/2024 & 19/02/2024.

D/24/03/7/1 DC/24/0230/LB – Application for listed building consent – Replacement of non-historic internal timber cabinetry, internal refurbishment and decorations – 34-36 Waggon And Horses Public House High Street Newmarket Suffolk.

D/24/03/7.01 Resolved

The Committee voiced no objection subject to the approval of the Listed Buildings Officer.

D/24/03/7/2 DC/24/0179/TPO – TPO 012(1956) tree preservation order – one Horse Chestnut (T1 on plan), one Lime (T2 on plan) crown lift by six meters to previous pollard points 7 Halifax Way Newmarket Suffolk.

D/24/03/7.02 Resolved

The Committee actively encourages responsible tree management, however they requested that no work to be done on the tree prior to a visit from the Tree Officer to carry out a full assessment regarding the safety concerns and objections from the neighbours.

D/24/03/7/3 DC/23/1897/FUL - Planning application - a. refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use - 43 High Street Newmarket Suffolk.

D/24/03/7.03 Resolved

The Committee support the renovation of the property and improvement to the area but object to the lack of parking and require mitigation for the lack of onsite parking being made, additionally, the Committee requested bike racks be installed.

Cllr Hood declared an 'other' interest in the following two applications and left the meeting. The vice chairman took the Chair.

D/24/03/7/4 DC/24/0265/TCA - Trees in a conservation area notification - 21 Lime trees (marked red on plan) overall crown reduction by up to five metres to previous pruning points - Beech Hurst 46 Bury Road Newmarket Suffolk.

D/24/03/7.04 Resolved

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

D/24/03/7/5 DC/24/0262/TCA - Trees in a conservation area notification - six Limes (marked on plan) Pollard to 12 metres - Jockey Club Chambers 101 High Street Newmarket Suffolk.

D/24/03/7.05 Resolved

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

Cllr Hood returned to the meeting and took the Chair.

D/24/03/8 Amended and Deferred Planning Applications

D24/03/8.01 DC/23/1262/VAR – Plot 1 Police Station Vicarage Road – re-consultation.

24/02/8.01 Resolved

The Committee objected to the reduction of parking provision; this contravenes the Committees' parking statement and, being adjacent to a primary school, will likely have a detrimental effect on the safety of parents and children.

NEWMARKET TOWN COUNCIL'S STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH PUBLIC TRANSPORT AND PARKING CONCERNS

“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/24/03/9 Planning Appeals

No new applications. The Lanwade Park appeal is progressing; being heard by public enquiry on 16/04/2024 for three days with decision letter on 31/05/2024. Venue is to be confirmed.

D/24/03/10 East Cambs Planning Applications

The East Cambs Weekly List for 16/02/2024 was noted. Town Clerk was asked to get more information on application 24/00158/SCREEN Burwell – Battery storage facility at site at Anchor Lane Farm, Newton Drove.

D/24/03/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 12/02/2024 & 19/02/2024.

Applications	Description	Address	WS Decision	NTC Decision
NMA(A)/23/1382	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 e. addition of flue to front elevation.	Land Adjacent To 26 Paget Place Newmarket Suffolk	Approved	Comments not invited

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	Withdrawn	Objected	
DC/24/0028/TCA	Trees in a conservation area notification - one Robinia (T1 on plan) fell	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/2011/TPO	TPO 012 (1956) tree preservation order - T1 Lime (on plan and within A1 of order) - Initiate pollard management reducing height to approximately 8 metres and radial spread from stem base centre to approximately 4 metres where suitable points occur.	13 Collings Place Newmarket Suffolk	Approved	No Objection	
DC/23/0980/FUL	Planning application - a. replacement shopfront, including office entrance b. extension to the rear	53 High Street Newmarket Suffolk	Approved	Objected	

It was noted that DC/23/0980/FUL was approved despite the objection by Newmarket Town Council; although recognised that these occurrences are fewer now.

D/24/03/12 Delegation Panel Decisions

None noted.

D/24/03/13 Licensing

128 High Street – a response from WSC Licensing to the NTC objection was considered and the following was agreed:

D/24/02/13.1 Resolved

The Committee repeated their previous objections to the application and added the following:

1: Excessive hours for the sale of alcohol – Council believes that the applicant should not be given a licence to sell alcohol due to the lack of engagement with the community and lack of regard to the local community and its concerns.

2: Noise control – Council welcomes the extension and awaits receipt of the impact assessment report.

3: Community engagement – Committee strongly rejects the Licence Officer's view that the views of elected representatives should not be taken into account; repeated breach of planning requirements by the applicant who has shown no regard for the concerns raised by the local residents.

In addition, Committee would draw to the attention of the Licencing Officers that the applicant is now storing a line of trolleys on the highway with no application for permission to do so and no restraining mechanisms; these are causing safety concerns.

D/24/03/14 Enforcement

Information regarding a property operating as an AirBnB on Mill Hill was considered and the following was agreed:

D/24/03/14.01 Resolved

The Committee requested that the Council's District Cllrs liaise with WSC Planning Enforcement team immediately regarding progression of this matter. That Cllr Yarrow will lead this liaison.

D/24/03/15 On Street Advertising

A report from the On Street Working Group was considered and the following was agreed:

D/24/3/15.01 Resolved

That a board audit be carried out by NTC/BID, that contact is made with WSC Events Officer to discuss the 'form' of the advertisement posters, that developer signage is investigated regarding authorisation, monitoring etc and that investigation into the enforcement for the signs at the White Hart and Moons takes place.

That this issue be added to the discussions with the WSC Planning Enforcement team regarding AirBnBs.

D/24/03/16 Listed Buildings

This item was deferred to the next meeting.

D/24/03/17 Correspondence

Resident request for an additional pedestrian crossing in Exning Road was noted. Town Clerk to respond regarding the current provision of nearby crossing and pedestrian refuge islands.

D/24/03/18 Date of Next Meeting

Monday 18^h March 2024 at the Memorial Hall.

Meeting closed at 7:27pm.

Signed: By the Chairman

Date: Monday 4th March 2024

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/03/5.02 Resolved</u>	The Committee support the renovation of the property and improvement to the area but object to the lack of parking and require mitigation for the lack of onsite parking being made, additionally, the Committee requested bike racks be installed.
<u>D/24/03/7.01 Resolved</u>	The Committee voiced no objection subject to the approval of the Listed Buildings Officer.
<u>D/24/03/7.02 Resolved</u>	The Committee actively encourages responsible tree

	management; however they requested that no work to be done on the tree prior to a visit from the Tree Officer to carry out a full assessment regarding the safety concerns and objections from the neighbours.
<u>D/24/03/7.03 Resolved</u>	The Committee support the renovation of the property and improvement to the area but object to the lack of parking and require mitigation for the lack of onsite parking being made, additionally, the Committee requested bike racks be installed.
<u>D/24/03/7.04 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/24/03/7.05 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/24/03/8.01 Resolved</u>	The Committee objected to the reduction of parking provision; this contravenes the Committees' parking statement and, being adjacent to a primary school, will likely have a detrimental effect on the safety of parents and children. <u>NEWMARKET TOWN COUNCIL'S STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH PUBLIC TRANSPORT AND PARKING CONCERNS</u>
<u>D/24/0/13.01 Resolved</u>	The Committee repeated their previous objections to the application and added the following: Excessive hours for the sale of alcohol – Council believes that the applicant should not be given a licence to sell alcohol. Noise control – Council welcomes the extension and awaits receipt of the impact assessment report. Community engagement – Committee strongly rejects the Licence Officer's view that the views of elected representatives should not be taken into account; repeated breach of planning requirements by the applicant who has shown no regard for the concerns raised by the local residents. In addition, Committee would draw to the attention of the Licencing Officers that the applicant is now storing a line of trolleys on the highway with no application for permission to do so and no restraining mechanisms; these are causing safety concerns.
<u>D/24/03/14.01 Resolved</u>	The Committee requested that the Council's District Cllrs liaise with WSC Planning Enforcement team immediately regarding progression of this matter. That Cllr Yarrow will lead this liaison.
<u>D/24/3/15.01 Resolved</u>	That a board audit be carried out by NTC/BID, that contact is made with WSC Events Officer to discuss the 'form' of

	the advertisement posters, that developer signage is investigated regarding authorisation, monitoring etc and that investigation into the enforcement for the signs at the White Hart and Moons takes place. That this issue be added to the discussions with the WSC Planning Enforcement team regarding AirBnBs.
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