



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 18th March 2024 at 6.15pm

Attendance:

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

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

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant and 1 Member of Public.

Minute

Action by

D/24/03/19 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

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/24/03/20 Apologies

Apologies were received from Cllrs Clover and Harvey.

D/24/03/21 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

Cllr Nobbs declared an 'other' interest in application DC/24/0268/FUL. Cllr Hood declared an 'other' interest in applications DC/24/0289/TCA_0289 and AP/0008/STAND – Chels 51A Bury Road. There were no requests for dispensation.

D/24/03/22 To Confirm the Minutes of the Meeting Held on 4th March 2024 and any Matters Arising

The Chairman presented the minutes of the Development & Planning Committee held on 4th March 2024 and the following was agreed:

D/24/03/22.01 Resolved

That the minutes of the Development & Planning Committee held on 4th March 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

Cllr Berry joined the meeting.

D/24/03/23 Public Open Session

No members of the public wished to speak.

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

Considered

Policy 14 – Trees and Policy 1 – Conservation Area.

D/24/03/25 Planning Applications

Week Commencing 26/02/2024 & 04/03/2024.

D/24/03/25/1 DC/24/0293/HH - Householder planning application - single storey side extension with double garage (following demolition of existing extension and single garage) - Belvedere Falmouth Avenue Newmarket Suffolk.

D/24/03/25.01 Resolved

The Committee voiced no objection.

D/24/03/25/2 DC/24/0229/LB - Application for listed building consent - a. installation of metal straps, ties and support structure to tie and stabilise existing facade b. patch render repairs - 34-36 Waggon And Horses Public House High Street Newmarket Suffolk.

D/24/03/25.02 Resolved

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

D/24/03/25/3 DC/23/1674/VAR - Planning application - variation of condition 1 of DC/22/2027/VAR to allow for use of amended plans for change of use from offices to five self-contained flats including internal alterations and the insertion of new doors and windows with landscaping - 34 Fitzroy Street Newmarket Suffolk.

D/24/03/25.03 Resolved

The Committee strongly objected to this application, repeated their previous objection - particularly as this is in the conservation area - due to the further information requested not being provided and the comments from waste management not being responded to. Committee requested that the information originally sought regarding the materials being used be provided forthwith.

Cllr Nobbs declared an 'other' interest in the following application and left the meeting.

D/24/03/25/4 DC/24/0268/FUL - Planning application - a. new timber railings on existing low-level wall to front of site b. new pedestrian gate to front of site c. new side fencing along public right of way d. new vehicular access gate to rear of car park Arlington Court Church Lane Newmarket Suffolk.

D/24/03/25.04 Resolved

The Committee voiced no objection.

Cllr Nobbs returned to the meeting. Cllr Hood declared an 'other' interest in the following application and left the meeting. The Vice Chairman took the Chair.

D/24/03/25/5 DC/24/0289/TCA - Trees in a conservation area notification - one Horse chestnut (T1 on plan) reduce sub dominant stem by three metres, reduce main stem by two metres - Jockey Club Chambers 101 High Street Newmarket Suffolk.

D/24/03/25.05 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/24/03/25/6 DC/24/0276/HH - Householder planning application - one dormer to front elevation and one dormer to rear elevation to provide loft conversion to habitable space – 80 Weston Way Newmarket.

D/24/03/25.06 Resolved

The Committee voiced no objection.

D/24/03/25/7 DC/24/0197/TPO - TPO 012 (1956) tree preservation order - one Horse chestnut (T1 on plan), one Lime (T2 on plan) crown lift to six meters to previous pollard points - 7 Halifax Way Newmarket Suffolk.

D/24/03/25.07 Resolved

The Committee actively encourages responsible tree management and does not object to this application; however they requested that the Tree Officer makes a site visit in light of the neighbour's comments.

D/24/03/25/8 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.

It was noted that the Committee had already considered this application in a previous meeting.

D/24/03/25/9 DC/24/0275/HH - Householder planning application - single storey rear extension (following demolition of existing conservatory) - 131 Manderston Road Newmarket Suffolk.

D/24/03/25.09 Resolved

The Committee voiced no objection.

D/24/03/25/10 DC/24/0306/TPO - TPO 026(1958) tree preservation order - one Beech (T1 on plan, within A1 on order) overall crown reduction by up to two metres, reduce two lowest branches on northern aspect by up to three metres back to previous pruning points - Substation Adjacent to 72 Edinburgh Road Newmarket Suffolk.

D/24/03/25.10 Resolved

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

D/24/03/25/11 DC/24/0345/P3CMA - Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form one dwelling - 1 Rous Road Newmarket Suffolk.

D/24/03/25.11 Resolved

The Committee voiced no objection, subject to the provision of the appropriate

plans for bin storage being received.

D/24/03/25/12 DC/24/0311/RM - Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - site wide landscaping outside of residential parcels - Hatchfield Farm Fordham Road Newmarket Suffolk.

This application was deferred to seek clarification from the Planning Officer.

D/24/03/25/13 DC/24/0358/TCA - Trees in a conservation area notification - one Sorbus (T1 on plan), one Conifer (T2 on plan) two Cherrys (T3 and T4 on plan) and two Silver birches (T5 and T6 on plan) fell - Barkway House 18 Bury Road Newmarket Suffolk.

D/24/03/25.13 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application and requested that the application be submitted to the Tree Officer for consideration of the neighbour's comments 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/24/03/25/14 DCON(E)/23/0313 - Application to discharge condition 14 (biodiversity enhancement layout) of DC/23/0313/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/24/03/25.14 Resolved

No comment was invited by the Committee.

D/24/03/25/15 DCON(A)/22/1382 - Application to discharge conditions 15 (arboricultural method statement), 18 (soft landscaping), 19 (water use), 20 (ecological enhancement) and 22 (materials) of DC/23/1382/FUL - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/24/03/25.15 Resolved

No comment was invited by the Committee.

D/24/03/26 Amended and Deferred Planning Applications

D24/03/26/01 DC/23/0580/FUL – Land rear of Eastcote – 45 Bury Road – re-consultation. The information from the Conservation Officer were noted and the following was agreed:

24/02/26.01 Resolved

The Committee voiced no objection.

D/24/03/27 Planning Appeals

D/24/03/27/1AP/0052/LDC – Landwade Park – it was noted that the Public Inquiry will be held in the Conference Room at the Mildenhall Hub on 16th – 18th April 2024 and Notification letters will be sent before 25th March 2024.

D/24/03/27/2AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024.

D/24/03/28 East Cambs Planning Applications

The East Cambs Weekly Lists for 1st and 8th March were noted.

D/24/03/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 26/02/2024 and 04/03/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0139/HPA	Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5.3 metres with a maximum height of three metres and a height of 2.5 metres to the eaves	56 Bill Rickaby Drive Newmarket Suffolk	Prior approval not required	No objection
DC/24/0081/TCA	Trees in a conservation area notification - one London plane (261 on plan) crown lift 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	Approved	No objection
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	Approved	No objection
DC/23/2081/TPO	TPO/1990/01 - tree preservation order - one Beech (T1 on plan, A1 on order) reduction of limbs back to fence line overhanging	80 Churchill Avenue by approximately six metres 78 Churchill Avenue Newmarket Suffolk	Approved	No Objection
DC/23/2042/ADV	Application for advertisement consent - two non-illuminated name signs	Goodwin Business Park, Unit 6 Willie Snaith Road Newmarket Suffolk	Approved	No objection
DCON(C)/23/0313	Application to discharge condition 21 (soft landscaping - minor (trees) and 22 (hard landscaping) of DC/23/0313/FUL	Newmarket Community Hospital 56 Exning Road Newmarket Suffolk	Approved	Comments not invited
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	Approved	No objection
DC/23/1812/HH	Householder planning application - a. first floor extension b. 1.5 storey rear extension c. attached side garage following demolition of existing garage d. replacement windows and cladding	23 Edinburgh Road Newmarket Suffolk	Approved	Objected
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	25 Sefton Way Newmarket Suffolk	Approved	No objection

	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				
DC/23/2027/HH	Householder planning application - a. entrance canopy b. single storey side and rear extension (following demolition of existing utility)	28 Rowley Drive Newmarket Suffolk	Approved	No objection	

D/24/03/30 Delegation Panel Decisions

DC/23/1731/ADV - 116-118 High Street – it was noted that this item had been withdrawn from the Delegation Panel and had not been considered there. Officers are recommending refusal.

D/24/03/31 Licensing

128 High Street – it was noted that this licensing application is still live at this time.

D/24/03/32 Consultations

Information regarding the Flagship Homes consultation on garages at Elizabeth Road was noted. The following was agreed:

D/24/03/32.01 Resolved

That a comment be submitted to the consultation that NTC would prefer that the land be retained, the garages be demolished, and the land be turned into free standing parking bays to provide much needed parking for Flagship residents in the area and bearing in mind the severe overall lack of provision of parking in Newmarket.

- **If the garages are sold will the money gained be ring fenced to be used in Newmarket?**
- **How much income do the garages still provide? Those in Freshfields are rented at £55 per month. They too are not big enough for most modern cars.**
- **Why is the site not to be considered for new social housing as was done on Jack Taylor Close (off Millbank)?**

D/24/03/33 Cycle Paths/Shared Footways

A report was considered, and the following was agreed:

D/24/3/33.01 Resolved

That SCC Highways be contacted to investigate the possibility and process of signage/pavement banners on the High Street and on Exning Road shared cycle/pedestrian path.

To consult with SCC Highways Engineer regarding the Studlands Park Avenue location for double yellow lines.

That awareness cycling events be arranged.

D/24/03/34 Listed Buildings

The existing standard planning response for listed buildings and buildings in a Conservation Area was reviewed and noted as adequate at this time.

D/24/03/35 Correspondence

None noted.

D/24/03/36 Date of Next Meeting

Monday 8th April 2024 at the Memorial Hall.

Meeting closed at 7:10pm.

Signed by Chair of Meeting R Hood Date 8th April 2024

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/03/25.01 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.02 Resolved</u>	The Committee voiced no objection subject to the approval of the Listed Buildings Officer.
<u>24/03/25.03 Resolved</u>	The Committee strongly objected to this application, repeated their previous objection - particularly as this is in the conservation area - due to the further information requested not being provided and the comments from waste management not being responded to. Committee requested that the information originally sought regarding the materials being used be provided forthwith.
<u>24/03/25.04 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application; however they requested that the Tree Officer makes a site visit in light of the neighbour's comments.
<u>24/03/25.09 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.11 Resolved</u>	The Committee voiced no objection, subject to the provision of the appropriate plans for bin storage being received.

<u>24/03/25.13 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application and requested that the application be submitted to the Tree Officer for consideration of the neighbour's comments 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.
<u>24/03/25.14 Resolved</u>	No comment was invited by the Committee.
<u>24/03/25.15 Resolved</u>	No comment was invited by the Committee.
<u>D/24/03/32.01 Resolved</u>	That a comment be submitted to the consultation that NTC would prefer that the land be retained, the garages be demolished, and the land be turned into free standing parking bays to provide much needed parking for Flagship residents in the area and bearing in mind the severe overall lack of provision of parking in Newmarket. • If the garages are sold will the money gained be ring fenced to be used in Newmarket? • How much income do the garages still provide? Those in Freshfields are rented at £55 per month. They too are not big enough for most modern cars. • Why is the site not to be considered for new social housing as was done on Jack Taylor Close (off Millbank)?
<u>D/24/3/33.01 Resolved</u>	That SCC Highways be contacted to investigate the possibility and process of signage/pavement banners on the High Street and on Exning Road shared cycle/pedestrian path. To consult with SCC Highways Engineer regarding the Studlands Park Avenue location for double yellow lines. That awareness cycling events be arranged.