



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 8th April 2024 at 6.15pm

Attendance:

Councillor R Hood (Chair)
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 Press.

Minute	Action by
D/24/04/1 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded by the Minute Taker and asked if anyone intended to record the meeting.	
D/24/04/2 <u>Apologies</u> Apologies were received from Cllrs Berry and Clover.	
D/24/04/3 <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> The following interests were declared: Cllr Nobbs D24/04/10.03 - Site East of Clare House Stables Dullingham. Cllr Kavanagh D/24/04/7/8 DC/24/0372/HH - 47 Lester Piggott Way. Cllr Hood D/24/04/7/3 DC/24/0396/TCA - Pegasus Stables Snailwell Road. There were no requests for dispensation.	
D/24/04/4 <u>To Confirm the Minutes of the Meeting Held on 18th March 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 18th March 2024 and the following amendment was made: Page 1. D/24/03/19: The Chairman [...] announced that proceedings were being recorded by the Minute Taker and asked if anyone intended to record the meeting. Subject to the amendment being made, the following was agreed: <u>D/24/04/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 18th March 2024 be adopted and would be signed as a true record by the Chairman of the	

Development & Planning Committee after the meeting.

There were no matters arising.

D/24/04/5 Public Open Session

No members of the public were present.

D/24/04/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area.

D/24/04/7 Planning Applications

Week Commencing 11/03/2024, 18/03/2024 & 25/03/2024.

D/24/04/7/1 DC/24/0394/LB - Application for listed building consent - conversion of three upper floors to eight flats with extension to form access stairs - 89-95 High Street Newmarket Suffolk.

D/24/04/7.01 Resolved

That this application be deferred and an extension be requested to allow a site visit.

D/24/04/7/2 DC/24/0393/FUL - Planning application - a. change of use from retail (class E) to eight flats (class C3), including minor external changes; b. extension to form access stairs - 89-95 High Street Newmarket Suffolk.

D/24/04/7.02 Resolved

That this application be deferred and an extension be requested to allow a site visit.

Cllr Hood declared an “other” interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/24/04/7/3 DC/24/0396/TCA - Trees in a conservation area notification - one Beech (T1 on plan) fell - Pegasus Stables Snailwell Road Newmarket Suffolk.

D/24/04/7.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee strongly objected to this application but would support other tree management actions.

Cllr Hood returned to the meeting and took the Chair.

D/24/04/7/4 DC/24/0370/HH - Householder planning application - conversion of detached garage to ancillary accommodation - 43 St Philips Road Newmarket Suffolk.

D/24/04/7.04 Resolved

The Committee agreed to a holding objection, pending a site visit, on the grounds of overdevelopment of the site, loss of parking and in support of the neighbour’s objection.

D/24/04/7/5 DC/24/0430/TCA - Trees in a conservation area notification - one Sycamore – fell - 1

Falmouth Gardens Newmarket Suffolk.

D/24/04/7.05 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application due to there being no evidence to support the request to fell the tree.

D/24/04/7/6 DC/24/0410/TCA - Trees in a conservation area notification - one Cedar (T1 on plan), one Yew (T2 on plan), one Beech (T3 on plan) fell - The Gables 20 Bury Road Newmarket Suffolk.

D/24/04/7.06 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly supported the Tree Officer's objection to the felling of the Beech tree, but supports the Tree Officer's opinions regarding the other two trees.

D/24/04/7/7 DC/24/0405/HH - Householder planning application - single storey rear extension - 4 Paget Place Newmarket Suffolk.

D/24/04/7.07 Resolved

The Committee voiced no objection.

Cllr Kavanagh declared an "other" interest in the following application and left the meeting.

D/24/04/7/8 DC/24/0372/HH - Householder planning application - Construction of porch (following removal of existing porch/canopy) - 47 Lester Piggott Way Newmarket Suffolk.

D/24/04/7.08 Resolved

The Committee voiced no objection, subject to compliance with building regulations.

Cllr Kavanagh returned to the meeting.

D/24/04/8 Amended and Deferred Planning Applications

D24/04/8/01 DC/23/2068/P3CMA – 147 All Saints Road - the new plan and parking plan were considered, and the following was agreed:

24/04/8.01 Resolved

The Committee was disappointed and astounded that permission was waived through without any further scrutiny, that an extension was not granted, that the neighbour's objection was not taken into account, and that Committee's request for further information had not been forthcoming in a timely manner. Committee requested that a strongly worded letter be sent to the CEO of WSC and Head of Planning and that an explanation be provided to Newmarket Town Council for the above failures.

D24/04/8/02 DC/23/1674/VAR – 34 Fitzroy Street – the materials to be used were considered, and the following was agreed:

24/04/8.02 Resolved

The Committee maintained their objection due to no information on the materials to be used within the Conservation Area being received. Therefore, an informed decision could not be made.

D24/04/8/03 DC/23/1708/FUL – Long Cottage, Fordham Road – the amended plans were considered, and the following was agreed:

24/04/8.03 Resolved

The Committee voiced no objection subject to house A being moved 1.5m south (moved “slightly south” does not provide clarity on the plans). However, if it has not been moved 1.5m, the Committee maintains their objection.

D/24/04/9 Planning Appeals

D/24/04/9/1 AP/0052/LDC – Landwade Park – it was noted that the Public Inquiry will be held in the Conference Room at the Mildenhall Hub on 16th April 2024 and Notification letters will be sent before 25th March 2024.

D/24/04/9/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the written representation appeal started on 1st March 2024 until 5th April 2024.

D/24/04/10 East Cambs Planning Applications

D24/04/10.01 Burwell Battery Storage Facility – further information was received, and the following was agreed:

D24/04/10.01 Resolved

The Committee has serious concerns regarding the safety of these battery storage facilities, particularly close to residences, and strongly objected on the grounds of health and safety and the high risk of fire next to a residential area.

Cllr Winter joined the meeting as an observer.

D24/04/10.02 The East Cambs Weekly List for 15/03/2024, 22/03/2024 & 28/03/2024 were noted.

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

D24/04/10.03 Site East of Clare House Stables Dullingham – the amendment to the plans was considered and the following was agreed:

D/24/04/10.03

The Committee supported the Dullingham objection and, additionally, objected to the fact that residents will be expected to use Newmarket facilities without any financial contribution towards the (acknowledged lack of) amenities, such as doctor’s surgery schools, sport and health facilities, as the development is located in East Cambridgeshire.

Cllr Nobbs returned to the meeting.

D/24/04/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 11/03/2024, 18/03/204 & 25/03/2024.

Applications	Description	Address	WS Decision	NTC Decision	
DC/24/0127/HH	Householder planning application - single storey rear extension (following demolition of existing outbuilding)	16 Stanley Road Newmarket Suffolk	Approved	No objection	
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	Approved	No objection	
DC/24/0012/TPO	TPO 08 (1991) tree preservation order - a. five Sycamore (G1 and T3 on plan within A1 on order) coppice to 300-500mm, b. one Scots pine (T1 on plan within A2 on order) fell c. one Cherry (T2 on plan within A1 on order) 1.5 metre lateral reduction away from building	Kingfisher House St Fabians Close Newmarket Suffolk	Approved	No objection	
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	Approved	No objection	
DC/24/0184/CLP	Application for lawful development certificate for proposed use or development - change of use of bank to restaurant/coffee shop (class E commercial, business and service)	Lloyds Bank 48 High Street Newmarket Suffolk	Approved	No objection	

D/24/04/12 Delegation Panel Decisions

DC/23/1749/FUL – 34 -36 Old Station Road – 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. Conversion of second floor of No 36 to one dwelling; e. Change of use of second floor of No 34 from retail (Class E) to one dwelling (C3); f. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36

It was noted that the Delegation Panel were minded to grant permission despite Committee's reservations regarding bins, basement kitchen, rights of way and parking.

D/24/04/13 Licensing

D/24/04/13/01 128 High Street – it was noted that the application was extended to 15th May 2024 and the Committee hearing will be held at the Mildenhall Hub. Town Clerk was asked to see if NTC can make a representation and if not, that the original objection be maintained.

D/24/04/13/02 58 - 60 High Street – Late refreshment (in/outdoors) alcohol sales off and on premises – Mon – Sun 23:00 – 00:30, Mon – Sun 10:00 – 00:00, Mon – Sun 08:00 – 00:30.

D24/04/13.02 Resolved

The Committee voiced no objection.

D/24/04/13/03 Kings Theatre 16 Fitzroy Street – Variation off licence - Removal of deregulated and/or exempt licensable activities of: plays, dance, live music, recorded music, and dance. Extension of hours and days for: films, similar entertainment, and sale of alcohol on premises – Mon – Sun 10:00 - 23:00, Mon – Sun 10:00 – 22:30, Mon

– Sun 12:00 – 23:00. Opening hours Mon – Sun – 09:00 – 23:00.

D24/04/13.03 Resolved

The Committee voiced no objection and supported the application.

D/24/04/14 Correspondence

A response to the NTC letter regarding 38 Mill Hill from the WS enforcement team was read out and further information will be sought. An item will be added to the next D&P and Full Council agendas.

D/24/04/15 Date of Next Meeting

Monday 22nd April 2024 at the Memorial Hall.

Meeting closed at 7:15pm.

Signed _R Hood, Chair_____ Date __22/4/24

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/04/7.01 Resolved</u>	That this application be deferred, and an extension be requested to allow a site visit.
<u>24/04/7.02 Resolved</u>	That this application be deferred, and an extension be requested to allow a site visit.
<u>24/04/7.03 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application but would support other tree management actions.
<u>24/04/7.04 Resolved</u>	The Committee agreed to a holding objection, pending a site visit, on the grounds of overdevelopment of the site, loss of parking and in support of the neighbour's objection.
<u>24/04/7.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application due to there being no evidence to support the request to fell the tree.
<u>24/04/7.06 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly supported the Tree Officer's objection to the felling of the Beech tree, but supports the Tree Officer's opinions regarding the other two trees.
<u>24/04/7.07 Resolved</u>	The Committee voiced no objection.
<u>24/04/7.08 Resolved</u>	The Committee voiced no objection, subject to compliance with building regulations.
<u>24/04/8.01 Resolved</u>	The Committee was disappointed and astounded that permission was waived through without any further

	scrutiny, that an extension was not granted, that the neighbour's objection was not taken into account, and that Committee's request for further information had not been forthcoming in a timely manner. Committee requested that a strongly worded letter be sent to the CEO of WSC and Head of Planning and that an explanation be provided to Newmarket Town Council for the above failures.
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<u>24/04/8.03 Resolved</u>	The Committee voiced no objection subject to house A being moved 1.5m south (moved "slightly south" does not provide clarity on the plans). However, if it has not been moved 1.5m, the Committee maintains their objection.
<u>24/04/10.01 Resolved</u>	The Committee has serious concerns regarding the safety of these battery storage facilities, particularly close to residences, and strongly objected on the grounds of health and safety and the high risk of fire next to a residential area.
<u>24/04/10.03 Resolved</u>	The Committee supported the Dullingham objection and, additionally, objected to the fact that residents will be expected to use Newmarket facilities without any financial contribution towards the (acknowledged lack of) amenities, such as doctor's surgery schools, sport and health facilities, as the development is located in East Cambridgeshire.
<u>24/04/13.02 Resolved</u>	The Committee voiced no objection.
<u>24/04/13.03 Resolved</u>	The Committee voiced no objection and supported the application.