



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Tuesday 7th May 2024 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor S Perry

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

Minute	Action by
D/24/05/1 <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. The Fire Notice was not required. She announced that proceedings were being recorded by the Minute Assistant and asked if anyone intended to record the meeting.	
D/24/05/2 <u>Apologies</u> Apologies were received from Cllrs Clover, Drummond, and Nobbs.	
D/24/05/3 <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> None noted. There were no requests for dispensation.	
D/24/05/4 <u>To Confirm the Minutes of the Meeting Held on 22nd April 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 22 nd April 2024 and the following was agreed: <u>D/24/05/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd April 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/05/5 <u>Public Open Session</u> No members of the public were present.	
D/24/05/6 <u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 1 – Conservation Area.	

D/24/05/7 Planning Applications

Week Commencing 15/04/2024 & 22/04/2024.

D/24/05/7/1 DC/24/0485/HH - Householder planning application - a. insertion of one window to ground floor front elevation b. two storey side extension (following demolition of existing garage) c. single storey rear extension - 61 Edinburgh Road Newmarket Suffolk.

A member of the press joined the meeting.

D/24/05/7.01 Resolved

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

D/24/05/7/2 DC/24/0278/FUL - Planning application - a. temporary siting of two cabins in Grosvenor Yard car park b. replacement first floor windows to north-east and south-west elevations c. three air conditioning condensers following removal of existing d. anti-glare film to all rooflights - Rear Of 162 High Street Newmarket Suffolk.

Cllr Berry joined the meeting.

D/24/05/7.02 Resolved

The Committee objected strongly to part a. the siting of the two cabins in the Grosvenor Yard over 12 parking spaces which is frequently full and dispute the assertion that this is not the case. This will cause inconvenience to residents, shoppers, and the Cinema which is in its first operational year and an alternative compromise should be found. In addition, the estimated length of time of 30 weeks is unacceptable. Committee made comment regarding part c. three air conditioning condensers; that there is no objection subject to no increase in noise level to reduce the impact on local residents.

Cllr Perry will speak to the planning officer.

D/24/05/7/3 NMA(A)/23/1680 - Non-material amendment to DC/23/1680/HH - a. window and door frame colour changed from grey to black b. front windows glazing bar configuration amended - Barkway House 18 Bury Road Newmarket Suffolk.

D/24/05/7.03 Resolved

The Committee voiced no objection.

D/24/05/7/4 DC/24/0519/HH - Householder planning application - installation of porch to front elevation - 2 Bahram Close Newmarket Suffolk.

D/24/05/7.04 Resolved

The Committee voiced no objection.

D/24/05/7/5 DC/24/0501/FUL - Planning application - a. installation of ventilation system to rear elevation b. replacement door to rear elevation - 58-60 High Street Newmarket Suffolk.

D/24/05/7.05 Resolved

The Committee requested formal approval of the Conservation Officer and LB

Officer and in the absence of which, the Committee strongly object.
Clarification of receipt of these details was requested.

D/24/05/7/6 DC/24/0502/LB - Application for listed building consent - a. internal changes to accommodate bar/restaurant b. installation of internal and external ventilation equipment - 58-60 High Street Newmarket Suffolk.

D/24/05/7.06 Resolved

The Committee requested formal approval of the Conservation Officer and LB Officer and in the absence of which, the Committee strongly object.
Clarification of receipt of these details was requested.

D/24/05/8 Amended and Deferred Planning Applications

D24/05/8/01 DC/24/0393 & /0394 –89- 95 High Street (old Barclays Bank) – arrangements are being made for a site visit.

Cllr Winter joined the meeting.

D24/05/8/02 DC/23/1182/FUL – 128 High Street – re-consultation - confirmation from SCC that the noise levels is an acceptable level for residents is awaited.

D/24/05/8.01 Resolved

The Committee continue to strongly object to this application based on the lack of clarity of the structural integrity of the location of these units and their compliance with health & safety regulations. Confirmation was requested on the findings of the noise assessment report from WSC officers regarding their validation of the report and that this will reduce the noise to an acceptable level for local residents.

D/24/05/9 Planning Appeals

D/24/05/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – written representation appeal – this was deferred to the next meeting following Cllr Hood’s further research regarding the application.

D/24/05/9/1 AP/0052/LDC – Landwade Park – it was noted that the Public Inquiry has completed, and a decision is awaited.

D/24/04/24/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/05/10 East Cambs Planning Applications

D24/04/25.01The East Cambs Weekly List for 19/04/2024 & 26/04/2024 were noted.

D/24/05/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 15/04/2024 & 22/04/2024.

Applications	Description	Address	WS Decision	NTC Decision
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	Barkway House 18 Bury Road Newmarket Suffolk	Approved	Objected

	T6 on plan) fell				
DC/23/1995/P3CMA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor offices (commercial, business and service) (class E) to five dwellings (class C3	40 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	Objected	
DC/23/1749/FUL	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 36 and 34-36 Old Station Road Newmarket Suffolk	Approved	Objected	
DC/24/0430/TCA	Trees in a conservation area notification - one Sycamore - fell	1 Falmouth Gardens Newmarket Suffolk	Approved	Objected	
DC/24/0410/TCA	Trees in a conservation area notification - one Cedar (T1 on plan), one Yew (T2 on plan) fell	The Gables 20 Bury Road Newmarket Suffolk	Approved	Objected	
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	Approved	No Objection	
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	Approved	No Objection	
DC/20/1625/FUL	Planning application - Extractor flue for restaurant to side elevation	146A High Street Newmarket	Withdrawn	No Objection	

D/24/05/12 Delegation Panel Decisions

43 St Phillips Road – was considered by the Delegation Panel today and a decision is awaited.

D/24/05/13 Licensing

D/24/04/28/01 128 High Street – it was noted that the hearing will be held at the Mildenhall Hub on 15th May 2024 and Cllr Perry confirmed her attendance.

D/24/04/28/02 Lounge, High Street, Newmarket – in progress

D/24/05/14 Enforcement

Mesnil Warren, 40 Bury Road - information from the Conservation Officer is awaited regarding the inappropriate replacement windows within the Conservation Area.

D/24/05/15 AirBnBs

An update regarding 38 Mill Hill was discussed and further information will be sought regarding the change to commercial rates resulting in no change of use of the property.

D/24/05/16 Correspondence
None noted.

D/24/05/17 Date of Next Meeting
Monday 20th May 2024 at the Memorial Hall.

Meeting closed at 7:06pm.

Signed Cllr Hood Date 20.5.24

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/04/7.01 Resolved</u>	The Committee deferred this application and requested an extension to arrange a site visit.
<u>24/04/7.02 Resolved</u>	The Committee objected strongly to part a. the siting of the two cabins in the Grosvenor Yard over 12 parking spaces which is frequently full and dispute the assertion that this is not the case. This will cause inconvenience to residents, shoppers, and the Cinema which is in its first operational year and an alternative compromise should be found. In addition, the estimated length of time of 30 weeks is unacceptable. Committee made comment regarding part c. three air conditioning condensers; that there is no objection subject to no increase in noise level to reduce the impact on local residents.
<u>24/04/7.03 Resolved</u>	The Committee voiced no objection.
<u>24/04/7.04 Resolved</u>	The Committee voiced no objection.
<u>24/04/7.05 Resolved</u>	The Committee requested formal approval of the Conservation Officer and LB Officer and in the absence of which, the Committee strongly object. Clarification of receipt of these details was requested.
<u>24/04/7.06 Resolved</u>	The Committee requested formal approval of the Conservation Officer and LB Officer and in the absence of which, the Committee strongly object. Clarification of receipt of these details was requested.
<u>D/24/05/8.01 Resolved</u>	The Committee continue to strongly object to this application based on the lack of clarity of the structural integrity of the location of these units and their compliance with health & safety regulations. Confirmation was requested on the findings of the noise assessment report from WSC officers regarding their validation of the report and that this will reduce the noise to an acceptable level for local residents.