



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 3rd June 2024 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 2 Representatives from Vistry Group, R Achner – Jockey Club and 1 Member of the Press.

Minute		Action by
D/24/06/1	<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 by the Minute Assistant and asked if anyone intended to record the meeting.	
D/24/06/2	<u>Apologies</u> Apologies were received from Cllr Jones.	
D/24/06/3	<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 item 8. There were no requests for dispensation.	
D/24/06/4	<u>To Confirm the Minutes of the Meeting Held on 20th May 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 20 th May 2024 and the following was agreed: <u>D/24/06/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th May 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 2 – D/24/05/23.01 Matters arising - Cllr Perry reported that WSC Parking had agreed for Lida Vets to use 8 parking spaces instead of 12 and they will be used for 27 weeks rather than 30 weeks. Compensation will be payable for the lack of parking revenue and a survey had been taken showing 58 spaces out of 66 were being used at peak times.	

D/24/06/5 Public Open Session

R Achner from the Jockey Club reported that they had been looking at options for new fencing across the estate and the preferred product was chosen as white is easier for horses to see. It is curved and has flex in it making it safer around children. The product is made from recycled material and is guaranteed for 15 years. The Jockey Club will also be able to fix any damage that occurs.

Cllr Winter joined the meeting.

The Chair gave thanks for the additional information and R Achner left the meeting.

D/24/06/6 Presentation – Hatchfield Development

A presentation on the Hatchfield development reserved matters was given by representatives from the Vistry Group who are seeking to build 400 new homes under the outline planning permission. There will be a mix of family homes, apartments and bungalows. The consultation ends 14th June and construction will start at the end of the year.

The Chair requested a site visit to walk through the site and the following was agreed:

D/24/06/6.01 Resolved

That a site visit be arranged to walk through the plans for the Hatchfield Development.

They were asked if there were any similar builds nearby that could be looked at and they will investigate the options.

Further questions were asked relating to environmental issues, accessibility, refuse collection and public transport links.

The Chair gave thanks for the presentation and will look forward to the site visit.
The Vistry Group representatives left the meeting.

Cllrs Hood and Drummond gave their apologies and left the meeting. Cllr Harvey took the chair.

D/24/06/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area.

D/24/06/8 Planning Applications

Week Commencing 13/05/2024 & 20/05/2024.

D/24/06/8/1 DC/24/0615/CLP - Application for lawful development certificate for proposed use or development - a. Replacement of single-glazed sashes with timber double glazed sashes to same dimensions, retaining existing sash boxes; b. Installation of in-roof solar PV panels to the rear roof slopes; c. Demolition of the brick link passage to the garage, and refurbishment of door and overlight, new steps; d. Demolition of the woodshed and replacement with a new studio office with flat green roof; e. Reinstatement of blocked-up first floor window on NW elevation - Boyarin Lodge 30

Bury Road Newmarket.

D/24/06/8.01 Resolved

The Committee voiced no objection subject to consideration of relocation of the air source heat pump for aesthetic reasons. The Committee were pleased to note that the replacement windows comply with Conservation Policy.

D/24/06/8/2 DC/24/0719/TCA – Trees in a conservation area notification – two Sycamore (area marked in red) ell: group of Shrubs (area marked in red) crown reduction in height by two metres – 15 Highfield House Bury Road Newmarket Suffolk.

D/24/06/8.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the height of the trees is interfering with the signal the Committee requested that height reduction be considered. The Committee voiced no objection to the crown reduction of the shrubs.

D/24/06/8/3 DC/24/0717/TCA – Trees in a conservation area notification- one Yew (Blue on plan) and one Sycamore (yellow on plan) fell – 6 Falmouth Gardens Newmarket Suffolk.

D/24/06/8.03 Resolved

The Committee deferred this application due to no information being supplied.

D/24/06/8/4 DC/24/0685/HH – Householder planning application – widening of existing dropped kerb, new boundary wall and railings – 1 Hamilton Road Newmarket Suffolk.

D/24/06/8.04 Resolved

The Committee voiced no objections.

D/24/06/9 Amended and Deferred
None noted.

D/24/06/10 Planning Appeals

D/24/06/10/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – written representation appeal.

D/24/06/10/1 AP/0052/LDC – Landwade Park – it was noted that the appeal was successful and planning permission was granted.

D/24/06/10/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/06/11 East Cambs Planning Applications
The East Cambs Weekly Lists were noted.

D/24/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 13/05/2024 & 20/05/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24 24/0372/HH	Householder planning application- Construction of porch (following removal of existing porch/canopy)	47 Lester Piggott Way Newmarket Suffolk	Approved	No objection
DC/24/0293/HH	Householder planning application- Single storey side extension with double garage (following demolition of existing and single garage.)	Belvedere Falmouth Avenue Newmarket Suffolk	Approved	No objection
DCON(G)/17/1881	Application to discharge conditions 16 (soft landscaping- Implementation and management) and 29 (operational waste management strategy) of application DC/17/1881/FUL	The Silks, 69 Exning Road, Newmarket, Suffolk	Approved	No comment invited
DC/23/1680/HH	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	Approved	No objection
DCON(A)/23/2027	Application to discharge conditions 3 (arboricultural method statement) and 4 (tree protection) of application DC/23/2027/HH	28 Rowley Drive, Newmarket, Suffolk	Approved	No comment invited
DC/24/0453/HH	Householder planning application-single storey detached garden studio 460	Aureole Walk, Newmarket, Suffolk	Approved	No objection
DC/34/0452/HH	Householder planning application- single storey rear extension and roof raise of existing rear extension 59	Exning Road, Newmarket, Suffolk	Approved	No response received
DC/24/0054/FUL	Planning application- change of use of first floor (Class E) to one dwelling (class C3) and associated alterations	13B Wellington Street, Newmarket, Suffolk	Approved	No objection
DC/24/0023/ADV	Application for advertisement consent- a.non-illuminated hanging sign b. existing fascia to be painted c.replacement illuminated ATM sign c.replacement door vinyl	49-51 High Street, Newmarket, Suffolk	Approved	No objection
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 Station Road, Newmarket, Suffolk	Approved	No objection
DC/23/0580/FUL	Planning application- conversion of garage to dwelling	Land Rear Of Eastcote, 45 Bury Road, Newmarket, Suffolk	Approved	No objections

D/24/06/13 Delegation Panel Decisions

None noted.

D/24/06/14 Licensing

D/24/06/14/01 128 High Street – the hearing was held at the Mildenhall Hub on 15th May 2024 and Cllr Perry reported that the link to the license that was granted had been circulated.

D/24/06/14/02 Lounge, High Street, Newmarket – in progress.

D/24/06/15 Enforcement

None noted.

D/24/06/16 AirBnBs

No further information.

D/24/06/17 Correspondence

Development of the former premises near the St Laureate School in Exning Road – it was noted that an onsite meeting will be held on Wednesday 5th June 2024 at 2:30pm.

WSC Development Control meeting on 10th June at 10:00am to decide on the former St Felix site meeting was noted.

D/24/06/18 Date of Next Meeting

Monday 17th June 2024 at the Memorial Hall.

Meeting closed at 7:30pm.

Signed Cllr J.Harvey Date 17/06/24

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/06/6.01 Resolved</u>	That a site visit be arranged to walk through the plans for the Hatchfield Development.
<u>D/23/06/8.01 Resolved</u>	The Committee voiced no objection subject to consideration of relocation of the air source heat pump for aesthetic reasons. The Committee were pleased to note that the replacement windows comply with Conservation Policy.
<u>D/24/06/8.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the height of the trees is interfering with the signal the Committee requested that height reduction be considered. The Committee voiced no objection to the crown reduction of the shrubs.
<u>D/24/06/8.03 Resolved</u>	The Committee deferred this application due to no information being supplied.
<u>D/24/06/8.04 Resolved</u>	The Committee voiced no objections.