



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 20th May 2024 at 6.15pm**

Attendance:

Councillor R Hood (Chairman)
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

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

Also Present: J Ashton – Minute Assistant and Cllr Winter as an observer.

Minute		Action by
D/24/05/18	<u>To Elect a Chairman</u> Cllr Hulbert nominated Cllr Hood seconded by Cllr Harvey. There were no other nominations, a vote was taken, and the following was agreed: <u>D/23/05/18.01 Resolved</u> That Cllr Hood be elected as the Chairman of the D&P Committee for 2024/2025 Municipal Year.	
D/24/05/19	<u>To Elect a Vice Chairman</u> Cllr Hood nominated Cllr Harvey seconded by Cllr Drummond. There were no other nominations, a vote was taken, and the following was agreed: <u>D/23/05/19.01 Resolved</u> That Cllr Harvey be elected as the Vice Chairman of the D&P Committee for 2024/2025 Municipal Year.	
D/24/05/20	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman welcomed everyone 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/24/05/21	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/24/05/22	<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/24/05/23	<u>To Confirm the Minutes of the Meeting Held on 7th May 2024 and any Matters Arising</u>	

The Chairman presented the minutes of the Development & Planning Committee held on 7th May 2024 and the following was agreed:

D/24/05/23.01 Resolved

That the minutes of the Development & Planning Committee held on 7th May 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee.

Matters arising.

Page 2 – D/24/05/7.02 Resolved – Lida Vets - Cllr Perry reported that planning permission was not required for the use of the parking spaces so she has been in touch with WSC Parking and is awaiting a response. She will follow this up and report back.

D/24/05/24 Public Open Session

No members of the public were present.

D/24/05/25 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/24/05/26 Planning Applications

Week Commencing 29/04/2024 & 06/05/2024.

D/24/05/26/1 DCON(G)/13/0408 - Application to discharge condition 1 (design code) of application DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/24/05/26.01 Resolved

The Committee deferred this application to the next meeting to obtain additional information.

D/24/05/26/2 DC/24/0511/HH - Householder planning application - single storey rear extension - 34 St Philips Road Newmarket Suffolk.

D/24/05/26.02 Resolved

The Committee voiced no objection.

D/24/05/26/3 DC/24/0630/TCA - Trees in a conservation area notification - one Apple (T1 on plan) fell - Barkway House 18 Bury Road Newmarket Suffolk.

D/24/05/26.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/24/05/26/4 DC/24/0605/TPO - TPO 001 (2024) tree preservation order - one Horse chestnut

(001 on plan, within G2 on order) one Ash (T0015 on plan, within G1 on order) fell - Palace House Stables Palace Street Newmarket Suffolk.

D/24/05/26.04 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application subject to Tree Officer's approval and supports the Arboriculture report recommendation that a suitable replacement for the Ash tree is planted.

D/24/05/26/5 DC/24/0309/FUL - Planning application - replacement fencing following removal of existing fencing - Land North Of The Severals Bury Road Newmarket Suffolk.

D/24/05/26.05 Resolved

The Committee deferred this application and requested an extension to obtain further information. A representative is to be invited to the next D&P to discuss.

Cllr Winter joined the meeting.

D/24/05/27 Amended and Deferred Planning Applications

D24/05/27/01 DC/24/0393 & /0394 –89- 95 High Street (old Barclays Bank) - a site visit will be carried out tomorrow and an extension will be requested.

D24/05/27/02 DC/24/0485/HH - 61 Edinburgh Road - feedback from a site visit was given and the following was agreed:

D/24/05/27.02 Resolved

The Committee voiced no objection subject to the Planning Officer's approval regarding the closeness of the extension to the neighbouring property.

D/24/05/28 Planning Appeals

D/24/05/28/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – written representation appeal.

D/24/05/28/1 AP/0052/LDC – Landwade Park – it was noted that the Public Inquiry has completed, and a decision is awaited.

D/24/05/28/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/05/29 East Cambs Planning Applications

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

D/24/05/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 29/04/2024 & 06/05/2024.

Applications	Description	Address	WS Decision	NTC Decision
DCON(A)/22/1976	Application to discharge condition 5 (soft landscaping) and 7 (ecological enhancement) of DC/22/1976/FUL	Terrace House Queensberry Road Newmarket Suffolk	Approved	No comment invited

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	Approved	No objection	
DC/24/0275/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	131 Manderston Road Newmarket Suffolk	Approved	No objection	
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	Approved	No objection	
DC/23/1708/FUL	Planning application - a. two dwellings to rear of Long Cottage, following demolition of stable blocks; b. part demolition of office building to provide vehicular access to rear; c. home office building incidental to use of Long Cottage; d. associated landscaping	Long Cottage Fordham Road Newmarket Suffolk	Refused	Objected	
DC/24/0405/HH	Householder planning application- Single storey rear extension Householder planning application - single storey rear extension	4 Paget Place Newmarket Suffolk	Approved	No objection	
DC/24/0370/HH	Householder planning application- Conversion of detached garage to home gym or any other use incidental to the enjoyment of the dwellinghouse	43 St Phillips Road	Approved	Objected	
DCON(A)/23/1253	Application to discharge condition 4 (New/replacement window- detailed) of DC/23/1253/VAR		Condition discharged	No comment invited	

D/24/05/31 Delegation Panel Decisions

43 St Phillips Road – it was noted that the Delegation Panel had approved the application.

D/24/05/32 Licensing

D/24/04/32/01 128 High Street – the hearing was held at the Mildenhall Hub on 15th May 2024 and Cllr Perry reported that that a license was granted but the hours were restricted to 11:00pm rather than 1:00am (starting at 7:00am). The Police have made amendments to the license wording and Cllr Perry will circulate the document and has asked that her comments and those of Environmental Health be taken into account.

D/24/04/32/02 Lounge, High Street, Newmarket – in progress.

D/24/05/33 Enforcement

Mesnil Warren, 40 Bury Road - information from the Conservation Officer is awaited.

D/24/05/34 AirBnBs

Mill House 38 Mill Hill Newmarket – the response from WSC that no enforcement action is warranted was noted with disappointment as this is totally unsatisfactory. New regulations are to be introduced by the Government in the summer although it is unclear how this may relate to this particular issue. WSC

also confirmed that business rates were being paid. Cllr Yarrow is following up this issue with WSC.

D/24/05/35 Correspondence

None noted.

D/24/05/36 Date of Next Meeting

Monday 3rd June 2024 at the Memorial Hall.

Meeting closed at 7:15pm.

Signed _____ R Hood _____ Date _____ 3/6/2024

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/05/18.01 Resolved</u>	That Cllr Hood be elected as the Chairman of the D&P Committee for 2024/2025 Municipal Year.
<u>D/23/05/19.01 Resolved</u>	That Cllr Harvey be elected as the Vice Chairman of the D&P Committee for 2024/2025 Municipal Year.
<u>D24/05/26.01 Resolved</u>	The Committee deferred this application to the next meeting to obtain additional information.
<u>D24/05/26.02 Resolved</u>	The Committee voiced no objection.
<u>D24/05/26.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D24/05/26.04 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application subject to Tree Officer's approval and supports the Arboriculture report recommendation that a suitable replacement for the Ash tree is planted.
<u>D24/05/26.05 Resolved</u>	The Committee deferred this application and requested an extension to obtain further information.
<u>D/24/05/27.02 Resolved</u>	The Committee voiced no objection subject to the Planning Officer's approval regarding the closeness of the extension to the neighbouring property.