



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 1st July 2024 at 6.15pm

Attendance:

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

Councillor P Hulbert
Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, 2 Representatives - Chancerygate Development, 2 Representatives – Hatchfield Farm Development and 1 Member of the Public.

Minute	Action by
D/24/07/1 <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/24/07/2 <u>Apologies</u> Apologies were received from Cllrs Drummond, Jarvis and Jones.	
D/24/07/3 <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/24/07/4 <u>To Confirm the Minutes of the Meeting Held on 17th June 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 17th June 2024 and the following was agreed: <u>D/24/07/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th June 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/07/5 <u>Public Open Session</u> A member of the public raised concerns regarding planning application DC/18/2305/ FUL Willie Snaith Road and the 3-storey building that was built. The company has now dissolved, and the land is now under offer, however, when built, the building breached planning as they did not re-install the pathway that was clearly on the plan. He was concerned that new owners will also not re-install the pathway.	

The Chair advised that the Committee agreed with his concerns and an item for this will be added to the next agenda.

Cllr Berry joined the meeting.

D/24/07/6 Presentation by Chancerygate

D/24/07/6.01 A presentation by Chancerygate on the proposed development on Exning Road was given by George Dickens and Carmel. Chancerygate are major multi-unit industrial developers and the development is allocated in both the WSC Local Plan and the Newmarket Neighbourhood Plan regarding employment. A public consultation had been taken and they had researched other properties in Newmarket to make the materials for the frontage of the units in keeping, using a mixture of yellow and red brick for the design. There will be 10 small industrial units intended for small/medium businesses for sale or lease. There are reports on traffic considering the use of the school and horse racing movements.

The Chair gave thanks for the presentation and the efforts they had made to make it a positive development for Newmarket.

A proposal to support the development was made and the following was agreed:

D/24/07/6.01 Resolved

On the basis of the presentation, the Committee supports in principle, the amended design and quality of the proposed development.

The representatives gave thanks for the time given today, and they left the meeting.

Cllr Winter joined the meeting.

The Chair proposed that item D/24/07/9.01 - **DCON(G)/13/0408** – Hatchfield Farm be brought forward, and the following was agreed:

DC/24/07/6.02 Resolved

That item - DC/24/0720/OUT – Hatchfield Farm be brought forward.

D/24/07/6.03 DC/24/0720/OUT – Hatchfield Farm, Fordham Road.

A presentation on the Business/Employment land of the development was given by Neil Goldsmith and Richard Gee of Sanovino, who are seeking outline planning permission for industrial units with the provision of 400 car park spaces. They will comply with the Government net gain biodiversity policies and the Environmental Officer will ensure that any badger sets will be relocated legally.

The representatives gave thanks for the time given today, and they left the meeting and this application will be considered for resolution on 15/7/24.

D/24/07/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/24/07/8 Planning Applications

Week Commencing 10/06/2024 & 17/06/2024.

D/24/07/8/1 DC/24/0744/FUL - Planning application- Partial change of use (class E) of ground floor to (Class C3) for one flat - 130-132 High Street, Newmarket, Suffolk.

D/24/07/8.01 Resolved

The Committee voiced no objection.

D/24/07/8/2 DC/24/0763/FUL - Planning application demolition of existing motor garage - 8 Park Lane, Newmarket, Suffolk.

D/24/07/8.02 Resolved

The Committee placed a holding objection to the demolition of the building in a Conservation Area to request an extension and seek further information. Councillor Hood to consult the Planning Officer.

D/24/07/8/3 DC/24/0820/TCA - Trees in conservation area notification- Two Box hedging (G1 on plan) and 11 Box hedging (G2 on plan)-fell - The Lodge, 42 Bury Road, Newmarket, Suffolk.

D/24/07/8.03 Resolved

The Committee voiced no objection.

D/24/07/8/4 DC/24/0789/TP0 - TPO 02 (1978) Tree preservation order- One Horse Chestnut (T1 on plan)- fell - 9 Saint Albans Newmarket, Suffolk.

D/24/07/8.04 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/24/07/8/5 DC/24/0731/TPO - TPO 12 (1956) Tree preservation order- one Elm (Circle on plan within A3 on order) fell - Amenity Land to Rear of 9 to 41 Norfolk Avenue Churchill Avenue Newmarket Suffolk.

D/24/07/8.05 Resolved

The Committee actively encourages responsible tree management and strongly objected to the felling of this tree with a Tree Preservation Order.

D/24/07/8/6 DC/24/0866/TCA - Trees in a conservation area notification- one Pine (T1 on plan)- Fell - 1 Falmouth Gardens, Newmarket, Suffolk.

D/24/07/8.06 Resolved

The Committee actively encourages responsible tree management and strongly object to the felling of the tree. They suggested that moving the shed should be considered as an alternative.

D/24/07/8/7 DC/24/0760/HH - Sandpit Cottage Householder planning application- a. front porch
b. single storey side extension (following demolition of existing conservatory and outhouse) 52 Edinburgh Road, Newmarket, Suffolk.

D/24/08/7.07 Resolved

The Committee voiced no objection subject to confirmation that the extension does not go beyond the 45 degree regulations for protection of the neighbour's right to light.

D/24/07/8/8 DC/24/0808/CLP - Application for lawful development certificate for proposed use or development-single story rear infill extension - 4 Lisburn Road, Newmarket, Suffolk.

D/24/08/.08 Resolved

The Committee deferred this application to request an extension to allow for a site visit.

D/24/07/9 Amended and Deferred

D/24/07/9/1 DCON(G)/13/0408 – Hatchfield Farm, Fordham Road – feedback from the planning Officer meeting on 01/07/24 was given. Incorporating the Reserved Matters application DC/24/0622/RM. The following was agreed:

D/24/07/9.01 Resolved

That an Extra Ordinary D&P Committee meeting be held on Monday 8th July 2024 at 6:15pm to consider this as a single issue.

D/24/07/9/2 DC/24/0674/HH – 36 Persimmon Walk – further information regarding the application was considered and the following was agreed:

D/24/07/9.02 Resolved

The Committee objected to the size and design of the building.

D/24/07/9/3 DC/24/0661/HH – 10 Duchess Drive – further information regarding the application was considered and the following was agreed:

D/24/07/9.03 Resolved

The Committee objected to the impact of the extension on the trees and will await a reconsultation in due course.

D/24/07/9/4 DC/24/0653/LB & DC/24/0654 – 58-60 High Street – further information regarding the application was considered and the following was agreed:

D/24/07/9.04 Resolved

The Committee continued its holding objection until further information can be obtained from the agent and the Conservation Officer.

D/24/07/10 Planning Appeals

D/24/07/10/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in

progress.

D/24/07/10/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/07/11 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/07/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 10/06/2024 & 17/06/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0699/P3CPA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- change of use from betting shop (sui generis) to cafe/restaurant (class E commercial business service)	107 High Street, Newmarket, Suffolk	Withdrawn	
DC/24/0630/TCA	Trees in a conservation area notification- one Apple (T1 on plan)-fell	Barkway House, 18 Bury Road, Newmarket, Suffolk	Approved	Objected
DC/24/0582/HH	Householder planning application- single storey rear extension	10 Drinkwater Close, Newmarket, Suffolk	Approved	No objection
DC/24/0574/TPO	TPO 234 (1972) TPO 04 (1994) TPO 02 (1998) tree preservation order- as per tree schedule	Land Adjacent To 26 Noel Murless Drive, Newmarket, Suffolk	Approved	No objection
DC/24/0511/HH	Householder planning application- single storey rear extension	34 St Philips Road, Newmarket, Suffolk	Approved	No objection
DC/24/0278/FUL	Planning application- a. replacement first floor windows to north-east and south-west elevations d.three air conditioning condensers following removal of existing c.anti-glare film to all rooflights (as amended)	Rear of 162 High Street, Newmarket, Suffolk	Approved	Objected
DC/24/0628/TCA	Trees in conservation area notification- one Sycamore (T1 on plan) and one Conifer (T2 on plan) fell	1 Falmouth Gardens, Newmarket, Suffolk	Approved	Objected

D/24/07/13 Brickfield Stud

Invitation to a consultation meeting on site on 11th July 2024 at 2:00pm was noted. It was noted that this location is not in the WSC Local Plan and therefore no response is necessary.

D/24/07/14 Delegation Panel Decisions

None noted.

D/24/07/15 Licensing

None noted.

Information regarding new pavement licensing regulations under the Levelling Up and Regeneration Act 2023 was noted. Town Clerk reported that all businesses

need to submit a new application to use outside space on pavements permanently.

D/24/07/16 Enforcement

Mesnil Warren, 40 Bury Road - information from the Conservation Officer is awaited. No further information received.

Information is also awaited for Moons signage, MD Supermarket breaches and the McColls building.

It was reported that Merkur Slots were using outside pavement space and questioned if they have a licence for this.

A request to Enforcement for an update will be made.

D/24/07/17 Correspondence

None noted.

D/24/07/18 Date of Next Meeting

Extra-Ordinary Meeting - Monday 8th July 2024 at the Memorial Hall at 6.15pm.

Meeting closed at 8:00pm.

Signed _____ Cllr Hood _____ Date _____ 8/7/24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/07/6.01 Resolved</u>	On the basis of the presentation, the Committee supports in principle, the amended design and quality of the proposed development.
<u>D24/07/6.02 Resolved</u>	That item - DC/24/0720/OUT – Hatchfield Farm be brought forward.
<u>D/24/07/8.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/07/8.02 Resolved</u>	The Committee placed a holding objection to the demolition of the building in a Conservation Area to request an extension and seek further information. Councillor Hood to consult the Planning Officer.
<u>D/24/07/8.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/07/8.04 Resolved</u>	The Committee actively encourages responsible tree management and strongly objected to the felling of the this tree with a Tree Preservation Order.
<u>D/24/07/8.05 Resolved</u>	The Committee actively encourages responsible tree management and strongly object to the felling of the tree. They suggested that moving the shed should be considered as an alternative.

<u>D/24/07/8.06 Resolved</u>	The Committee voiced no objection.
<u>D/24/07/8.07 Resolved</u>	The Committee voiced no objection subject to confirmation that the extension does not go beyond the 45 degree regulations for protection of the neighbour's right to light.
<u>D/24/07/8.08 Resolved</u>	The Committee deferred this application to request an extension to allow for a site visit.
<u>D/24/07/9.01 Resolved</u>	That an Extra Ordinary D&P Committee meeting be held on Monday 8th July 2024 at 6:15pm to consider this as a single issue.
<u>D/24/07/9.02 Resolved</u>	The Committee objected to the size and design of the building.
<u>D/24/07/9.03 Resolved</u>	The Committee objected on the impact of the extension on the trees and will await a reconsultation in due course.
<u>D/24/07/9.04 Resolved</u>	The Committee continued its holding objection until further information can be obtained from the agent and the Conservation Officer.