



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 15th July 2024 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey
Councillor J Jarvis

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

Also Present: C Whitaker – Town Clerk (via Teams), J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/24/07/27 <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/24/07/28 <u>Apologies</u> Apologies were received from Cllrs Berry and Hulbert.	
D/24/07/29 <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/24/07/30 <u>To Confirm the Minutes of the Meeting Held on 8th July 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 8th July 2024 and the following amendment was made: Page 2 - D/24/07/24 – the following was added to the last sentence “A site visit to a similar development built by the Vistry Group will be arranged”. Subject to the amendment being made, the following was agreed: <u>D/24/07/30.01 Resolved</u> That the minutes of the Development & Planning Committee held on 8th July 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/07/31 <u>Public Open Session</u> No members of the public wished to speak.	

Book Number 43 2024 - 2025

The Chair proposed that item 15 be brought forward, and the following was agreed:

D/24/07/31.01 Resolved

That the item for Rights of Way be brought forward.

D/24/07/32 Rights of Way

Laureate School Road/Willie Snaith Road footpath – WSC has confirmed that reinstating the path is a condition of the sale of the property and they and the selling Agents have made clear to a prospective buyer. The path is not a PROW, however, a covenant has existed on the path since 18/08/2005. Closing the path was a breach of planning regulations and no enforcement action was taken by WSC. Jockey's Walk is a PROW, which runs parallel to the path; SCC and the Jockey Club are looking to upgrade and maintain Jockey's Walk with Section 106 monies from the Hatchfield development and contributions from SCC highway's locality budget will be used to make short-term improvements. The following was agreed:

D/24/07/32.01 Resolved

That the Town Clerk sends all relevant information to SCC PROW and to request that Laureate School Road/Willie Snaith Road footpath is the definitive map as a PROW.

D/24/07/32.02 Resolved

That Delegated Powers be given to the Town Clerk, Chair and Cllr Yarrow to compose a letter to be sent to WSC and SCC PROW to ensure that the path is reinstated when the property is sold and that this is imperative.

D/24/07/32.03 Resolved

That Cllr Jones contacts Laureate School to collate information regarding the use of the path.

A member of the public left the meeting.

D/24/07/33 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area and large development.

D/24/07/34 Planning Applications

Week Commencing 24/06/2024 & 01/07/2024.

D/24/07/34/1 DC/24/0895/TCA - Trees in a conservation area notification on Holly (T1 on plan) and one Oak (T2 on plan) overall crown reduction by up to three metres and crown lift to give a ground clearance of three metres - The Kremlin Bungalow, 1A Bury Road, Newmarket, Suffolk.

D/24/07/34.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/24/07/34/2 DC/24/0800/TPO - TPO 012 (1956) Tree Preservation order- one Lime (T180 on plan, within A3 on order) one Ash (T181 on plan, within A3 on order) re-pollard to nine metres above ground level and remove epicormic growth from main stem; one

Horse Chestnut (T179 on plan, within A3 on order) crown lift to five metres above ground level - 33 Norfolk Avenue, Newmarket, Suffolk.

D/24/07/34.02 Resolved

The Committee objected on the issue of ownership of the trees as the trees line a pathway at the rear of the properties in Norfolk Avenue and are believed to be the responsibility of WSC and not the residents. There are other trees in the vicinity belonging to WSC that also require maintenance work.

D/24/07/34/3 DC/24/0784/HH - Householder planning application-a. new timber portico porch (following removal of existing timber/glass porch) b. rationale external pipework c. four dormers in existing former hayloft roof d. new flat infill in junction of main house e. single storey rear extension f. link extension between house and garage, reopening the passage and reinstating the external door and over light with new steps g. reopen blocked up first floor window on NW elevation h. arbour structure with lead roof i. new air source heat pump - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/07/34.03 Resolved

The Committee voiced no objection as works are in keeping with the existing building and will be an enhancement in the Conservation Area.

D/24/07/34/4 DC/24/0684/HH - Householder planning application - a. addition of windows to side elevations b. render to all elevations - 1 Stanley Stud Cottages, Snailwell Road, Newmarket, Suffolk.

D/24/07/34.04 Resolved

The Committee voiced no objection, subject to no loss of privacy to neighbouring properties.

D/24/07/34/5 DC/24/0933/TCA - Trees in a conservation area notification-five Lime (G1) pollard to six meters above ground level - 5 Mill Reef, Newmarket, Suffolk.

D/24/07/34.05 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/24/07/35 Amended and Deferred

D/24/07/35/1 DC/24/0653/ADV & DC/24/0654/LB – 58-60 High Street – further information was considered, and the following was agreed:

D/24/07/35.01 Resolved

The Committee maintained their original objection for the applications regarding the signage. In addition, this is a prominent listed building in the High Street and ownership is not clear and there are no reassurances that the aesthetics of the building will provide continuity and compliment the High Street.

An item for Listed Buildings will be added to the next agenda with specific relation to the former McColls building on St Mary's Square.

D/24/07/35/2 DC/24/0720/OUT – Hatchfield Farm, Fordham Road (SANSOVINO business unit application) – the application was considered, following the presentation on 01/07/24. The following was agreed:

D/24/07/35.02 Resolved

That Delegated Powers be given to the Town Clerk, Chair and Vice-Chair to formulate a response and report back to Full Council for approval.

Cllr Nobbs gave his apologies and left the meeting.

D/24/07/35/3 DC/24/0763/FUL – 8 Park Lane – Cllr Hood reported that she had spoken with the Planning officer and the following was agreed.

D/24/07/35.03 Resolved

The Committee objected to the demolition of a building in a conservation area.

D/24/07/35/4 DC/24/0808/CLP – 4 Lisburn Road - response to request for site visit. The following was agreed:

D/24/07/35.04 Resolved

The Committee made no comment and will await the decision on whether a planning application is required for the extension.

D/24/07/36 Planning Appeals

D/24/06/36/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/06/36/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/07/37 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/07/38 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 24/06/2024 & 01/07/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0636/HH	Householder planning application-ramped pedestrian access	67 Vincent Close, Newmarket, Suffolk	Approved	No objection
DC/24/0603/FUL	Planning application-external alterations of unit 1 to enable subdivision into two units (class E)	1 Exeter Road, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection

D/24/07/39 Delegation Panel Decisions

DC/23/1897/FUL - Planning Application - a. refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use - 43 High Street, Newmarket, Suffolk.

D/24/07/40 **Licensing**
None note

D/24/07/41 Enforcement

D/24/07/41.01 Resolved

D/24/07/42 **Litter**

D/24/07/43 Consultations

D/24/07/44 Correspondence

D/24/07/45 Date of Next Meeting

Signed _____ Cllr J.Harvey _____ Date _____
05/08/24

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/07/32.01 Resolved</u>	That the Town Clerk sends all relevant information to SCC PROW and to request that it is recorded on the definitive map as a PROW.
<u>D/24/07/32.02 Resolved</u>	That Delegated Powers be given to the Town Clerk, Chair and Cllr Yarrow to compose a letter to be sent to WSC and SCC PROW to ensure that the path is reinstated when the property is sold and that this is imperative.
<u>D/24/07/32.03 Resolved</u>	That Cllr Jones contacts Laureate School to collate information regarding the use of the path.
<u>D/24/07/34.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/07/34.02 Resolved</u>	The Committee objected on the issue of ownership of the trees as the trees line a pathway at the rear of the properties in Norfolk Avenue and are believed to be the responsibility of WSC and not the residents. There are other trees in the vicinity belonging to WSC that also require maintenance work.
<u>D/24/07/34.03 Resolved</u>	The Committee voiced no objection as works are in keeping with the existing building and will be an enhancement in the Conservation Area.
<u>D/24/07/34.04 Resolved</u>	The Committee voiced no objection, subject to no loss of privacy to neighbouring properties.
<u>D/24/07/34.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/07/35.01 Resolved</u>	The Committee maintained their original objection for the applications regarding the signage. In addition, this is a prominent listed building in the High Street and ownership is not clear and there are no reassurances that the aesthetics of the building will provide continuity and compliment the High Street.
<u>D/24/07/35.02 Resolved</u>	The Delegated Powers be given to the Town Clerk, Chair and Cllr Harvey to formulate a response and report back to Full Council for approval.
<u>D/24/07/35.03 Resolved</u>	The Committee objected to the demolition of a building in a conservation area.
<u>D/24/07/35.04 Resolved</u>	The Committee made no comment and will await the decision on whether a planning application is required for the extension.
<u>D/24/07/41.01 Resolved</u>	That a copy of the letter regarding the enforcement issues be copied to the WSC CEO.