



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 5th August 2024 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor A Drummond
Councillor P Hulbert
Councillor J Jarvis

Councillor R Jones
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, 2 Representatives – Hatchfield Farm and 9 Members of the Public.

Minute	Action by
D/24/08/1 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair 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/24/08/2 <u>Apologies</u> Apologies were received from Cllrs Berry, Hood and Perry.	
D/24/08/3 <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.	
<i>Cllr Jarvis joined the meeting.</i> D/24/08/4 <u>To Confirm the Minutes of the Meeting Held on 15th July 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 15 th July 2024 and the following was agreed: <u>D/24/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th 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/24/08/5 <u>Public Open Session</u> A member of the public spoke to item 18 and presented a video of the issues at the junction on Oakfield Road/Vicarage Road and parked vehicles blocking visibility. It is particularly busy before 09:00am with horses going to the gallops and school traffic. Near misses are more frequent and double yellow lines are required to restrict	

parking at the junction.

A representative from Hatchfield Farm development gave additional information regarding the business unit application and the request for more bicycle spaces.

A member of the public spoke about the entrances to the town and a missing sign for Newmarket and asked for it to be replaced.

Town Clerk reported that it was demolished about 3 years ago and the sign is the responsibility of SCC, but they are treating it as a low priority, and it is expensive to replace. Cllr Drummond offered funds from his SCC Highways locality budget and Town Clerk was asked to put in a request.

The Chairman proposed that items 18 - Oakfield Road/Vicarage Road and 8 - Hatchfield Farm Business Unit be brought forward and the following was agreed:

D/24/08/5.01 Resolved

That items 18 - Oakfield Road/Vicarage Road and 8 - Hatchfield Farm Business Unit be brought forward.

D/24/08/6 Oakfield Road/Vicarage Road

The request from a resident to remove parking spaces at Oakfield Road/Vicarage Road to improve road safety for drivers and horses was discussed and the following was agreed:

Cllr Winter joined the meeting.

D/24/08/6.01 Resolved

That WSC are contacted to request that they request a study for a TRO from SCC to investigate the safety of the junction and to look at how it can be improved. That a request for funding be sent to Cllr Hood to cover any costs involved.

8 members of the public left the meeting.

D/24/08/7 Amended and Deferred

DC/24/0720/OUT – Hatchfield Farm, Fordham Road (SANSOVINO business unit application).

The draft response to the application was read out and considered, and the following was agreed:

D/24/08/7.01 Resolved

That the draft response to DC/24/0720/OUT – Hatchfield Farm, Fordham Road (SANSOVINO business unit application) be approved and submitted.

DC/24/0720/RM: - Hatchfield Farm, Fordham Road, Newmarket – Reserved Matters

Newmarket Town Council supports the development of suitable business and local employment opportunities, with a strong preference for encouraging start-up and technical type units rather than large industrial units and distribution centres, which

are not acceptable within this town as these conflict with our delicate eco-system. There are concerns about additional vehicles on the A14 slip-roads, particularly larger vehicles. A potential review of the slip-road itself is preferable, with potentially direct access to the site for related traffic movement. Sufficient onsite parking is required to avoid ingress into the residential part of the site. Under our Newmarket Neighbourhood Plan, approaches to the town need to be beautiful and attractive and any large, oblique warehouses are totally unacceptable in our market town. Complimentary building styles are a must and landscaping and net eco-gain is essential to this development. Newmarket is not a standard town and should not simply be regarded as a suitable stop on the A14 between Cambridge and Felixstowe for large warehouse storage. It is unique and needs sensitive employment land development.

The Representatives from Hatchfield Farm Development left the meeting.

D/24/08/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/08/9 Planning Applications

Week Commencing 08/07/2024 & 15/07/2024.

D/24/08/9/1 DC/24/1000/TCA - Trees in a conservation area notification-one Sorbus (T1 on plan) fell Bassett House, 29 Bury Road, Newmarket, Suffolk.

D/24/08/9.01 Resolved

The Committee actively encourages responsible tree management and objects 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/24/08/9/2 DC/24/1022/TCA - Trees in a conservation area notification- one Crab Apple (as indicated on plan) fell Buck House, 21 The Avenue, Newmarket, Suffolk.

D/24/08/9.02 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application and supported the advice that had been sought from the Tree Officer and the plans for a suitable replacement to be planted.

D/24/08/9/3 DC/24/0957/FUL - Planning application - single storey reading room located within an existing courtyard St Louis Catholic Academy Fordham Road Newmarket Suffolk.

D/24/08/9.03 Resolved

The Committee voiced no objection.

D/24/08/10 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/24/08/11 East Cambs Planning Applications
The East Cambs Weekly Lists were noted.

D/24/08/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 08/07/2024, 15/07/2024 & 22/07/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0719/TCA	Trees in a conservation area notification- two Sycamore (area marked in red) fell; group of Shrubs (area marked in red) crown reduction in height by two metres	15 Highfield House, Bury Road, Newmarket, Suffolk	Approved	Objected
DC/24/0640/HPA	Householder prior approval single storey rear extension	Bungalow 2, Rayes Lane, Newmarket Suffolk	Approved	No objection
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 slops; c. Demolition of brick link passage to the garage, and refurbishment of door and over light, new steps d. Demolition of the woodshed and replacement with a new studio office with flat green roof e. Removal of chimneys	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0309/FUL	Planning application replacement fencing following removal of existing fencing	Land north of the Severals, Bury Road, Newmarket, Suffolk	Approved	No objection
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	Approved	No objection
DC/23/1898/LB	Application for listed building consent- Internal and external alterations to allow for the 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 d. removal of rear wall	43 High Street, Newmarket, Suffolk	Approved	Objected
DC/24/0778/TCA	Trees in a conservation area notification- one Yew (T1 on plan) and one Conifer (T2 on plan)- fell	The Kremlin Bungalow, 1A Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0311/RM	Reserved Matters Application- Submission of details under outline planning permission DC/13/0408/OUT (Granted by Secretary of State under reference APP/H3510/V/14/2222871)- Site wide landscaping outside of residential parcels	Hatchfield Farm Fordham Road, Newmarket, Suffolk	Approved	No objection

DC/23/0864/FUL	Planning application- a. 50 dwellings, garages, associated infrastructure including substation and foul water pumping station and public open space 9following demolition of existing building and hard standing) b. new vehicular access onto Fordham Road following closure of existing southbound access- c. re location of tennis courts	Land at former St Felix School, Fordham Road, Newmarket, Suffolk	Approved	Objected	
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A response is awaited from WSC regarding parking for 43 High Street and planting of new trees to replace the Sycamores that were felled at 15 Highfield House will be followed up. It is hoped that a new WSC Sports Strategy will make use of the land at the former St Felix School site.

D/24/08/13 Delegation Panel Decisions

None noted.

D/24/08/14 Licensing

None noted.

D/24/08/15 Enforcement

No further information received.

D/24/08/16 Listed Buildings

The former McColls property item was deferred but it was noted that work inside was under way and Town Clerk was asked to contact WSC for an update.

Town clerk was asked to contact WSC to see if anything can be done regarding the Rutland Arms building and for an update on the WSC office in the Guineas.

It was reported that the sign on Studlands Park Avenue still refers to Forest Heath Council and photos were requested to be sent to WSC.

D/24/08/17 Litter

The increase in litter was discussed and the following was agreed:

D/24/08/17.01 Resolved

That a working group be set up comprising of Cllrs Harvey, Jarvis, and Jones to organise and coordinate volunteer litter picking and to start a campaign to promote the reverse recycle facility at the Guineas.

It was reported that the bin at Londis on Studlands had been removed and a replacement will be investigated.

D/24/08/18 Trees

The current NTC Tree Policy and planning response statements were noted, and the following was agreed:

D/24/08/18.01 Resolved

That the Woodland Trust be asked to carry out an audit of the trees in the Town, as per NPP Community Action C3.

Town Clerk reported that the newly re-instated roundabout at MacDonald's will be planted up in the autumn by the Jockey Club.

D/24/08/19 Correspondence

The WSC update on the detailed listed building planning application for Queensbury Lodge was noted.

D/24/08/20 Date of Next Meeting

Monday 19th August 2024 at the Memorial Hall.

Meeting closed at 7:17 pm.

Signed _____ Cllr R.Hood _____ Date _____ 19/08/24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/08/6.01 Resolved</u>	That WSC are contacted to request that they request a TRO from SCC to investigate the safety of the junction and to look at how it can be improved. That a request for funding be sent to Cllr Hood to cover any costs involved.
<u>D/24/08/7.01 Resolved</u>	That the draft response to DC/24/0720/OUT – Hatchfield Farm, Fordham Road (SANSOVINO business unit application) be approved and submitted. DC/24/0720/RM: - Hatchfield Farm, Fordham Road, Newmarket – Reserved Matters Newmarket Town Council supports the development of suitable business and local employment opportunities, with a strong preference for encouraging start-up and technical type units rather than large industrial units and distribution centres, which are not acceptable within this town as these conflict with our delicate eco-system. There are concerns about additional vehicles on the A14 slip-roads, particularly larger vehicles. A potential review of the slip-road itself is preferable, with potentially direct access to the site for related traffic movement. Sufficient onsite parking is required to avoid ingress into the residential part of the site. Under our Newmarket Neighbourhood Plan, approaches to the town need to be beautiful and attractive and any large, oblique warehouses are totally unacceptable in our market town. Complimentary building styles are a must and landscaping and net eco-gain is essential to this development. Newmarket is not a standard town and should not simply be regarded as a suitable stop on the A14 between Cambridge and Felixstowe for large warehouse storage. It is unique and needs sensitive employment land development.
<u>D/24/08/9.01 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>D/24/08/9.02 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application and supported the advice that had been sought from the Tree Officer and the plans for a suitable replacement to be planted.
<u>D/24/08/9.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/08/17.01 Resolved</u>	That a working group be set up comprising of Cllrs Harvey, Jarvis, and Jones to organise and coordinate volunteer litter picking and to start a campaign to promote the reverse recycle facility at the Guineas.
<u>D/24/08/18.01 Resolved</u>	That the Woodland Trust be asked to carry out an audit of the trees in the Town, as per NPP Community Action C3.