



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 19th August 2024 at 6.15pm**

Attendance:

Councillor R Hood (Chairman)
Councillor A Drummond
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, 1 Member of the Press and 1 Member of the Public.

Minute		Action by
D/24/08/21	<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/24/08/22	<u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, and Jones.	
D/24/08/23	<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/24/08/24	<u>To Confirm the Minutes of the Meeting Held on 5th August 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 5 th August 2024 and the following was agreed: <u>D/24/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th August 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 5 – D/24/08/16 - Cllr Perry asked for an update on Listed Buildings. Town Clerk reported that WSC are looking into the work that has started at the former McColls property and they confirmed that there are no plans for a compulsory purchase of the Rutland Arms building. There was no response regarding the WSC offices in the Guineas.	

Page 5 – D/24/08/18 – Cllr Perry reported that the Newmarket Community Nature Reserve had already done some work on a tree audit and Town Clerk was asked to contact them.

Page 5 – D/24/08//17 - Cllr Unwin will be asked to join the litter Working Group.

D/24/08/25 Public Open Session

No members of the public wished to speak.

D/24/08/26 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/08/27 Planning Applications

Week Commencing 22/07/2024, 29/07/2024 & 05/08/2024.

D/24/08/27/1 DC/24/1054/TCA - Trees in a conservation area notification- one Eucalyptus (on plan) crown lift branch to three metres above ground level and one Eucalyptus (on plan) crown reduce branch by two metres - 3 Rockingham Villas, Church Lane, Newmarket, Suffolk.

D/24/08/27.01 Resolved

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

D/24/08/27/2 DC/24/0936/TCA - Trees in a conservation area notification- one Sycamore 9T1 (on plan) crown reduce by two metres on church side - 140 Beaufort Cottage Stables, High Street, Newmarket, Suffolk.

D/24/08/27.02 Resolved

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

D/24/08/27/3 DC/24/0918/LB - Application for listed building consent- repairs and alterations to stable, cottage and lodge within race-horse training yard - 198 Queensbury Lodge, High Street, Newmarket, Suffolk

D/24/08/27.03 Resolved

That this application be deferred to request an extension and to arrange a site visit.

D/24/08/27/4 DC/24/0917/FUL - Planning application- a. construction of horse walker b. new hard surfacing c. new timber gates, walls and railings d. external repairs and alterations to the buildings e. creation of a larger opening in the stable block to create a link to horse walker - 198 Queensbury Lodge, High Street, Newmarket, Suffolk.

D/24/08/27.04 Resolved

That this application be deferred to request an extension and to arrange a site visit.

D/24/08/27/5 DC/24/1098/TCA - Trees in a conservation area notification- various works as per tree report - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/08/27.05 Resolved

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

D/24/08/27/6 DC/24/1092/TCA - Trees in a conservation area notification- one Taxus Baccata (Common Yew) (T1 on plan) fell, one Acer Campestre (Common Maple) (T2 on plan) fell, one Conifer (T3 on plan) fell and one Crataegus monogyna (Hawthorn) hedge to the front of the house, to be removed and replaced with Griselinia littoralis hedge - Stoeberry Cottage, 32 Bury Road, Newmarket, Suffolk.

D/24/08/27.06 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to the felling of the Maple and Yew trees and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/24/08/27/7 DC/24/1097/CLP - Application for lawful development certificate for proposed use or development-outdoor swimming pool, pool building and pergola - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

The application was noted.

D/24/08/27/8 DC/24/1081/HH - Householder planning application- a. pitched roof to ground floor bag window b. infill of porch opening to form new front door c. infill of window to porch side elevation d. single storey extension (following demolition of existing outbuilding) e. replacement windows and replacement render to all elevations f. dropped kerb and new access g. hardstanding to provide driveway parking - St Marina, Snailwell Road, Newmarket, Suffolk.

D/24/08/27.08 Resolved

The Committee voiced no objection.

D/24/08/27/9 DC/24/0965/TPO - TPO 04 (2012) tree preservation order- one Conifer (T1 on plan T25 on TPO order) - Cut back to south to bring in line with existing hedge - 5 Mill Reef, Newmarket, Suffolk.

D/24/08/27.09 Resolved

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

D/24/08/28 Amended and Deferred Plans

None noted.

D/24/08/29 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/24/08/30 East Cambs Planning Applications
The East Cambs Weekly Lists were noted.

D/24/08/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 22/07/2024, 29/07/2024 & 05/08/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0820/TCA	Trees in a conservation area notification- two Box hedging (G1 on plan) and 11 Box hedging (G2 on plan) - fell	The Lodge, 42 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0808/CLP	Application for lawful development certificate for proposed use or development- sing storey rear infill extension	4 Lisburn Road, Newmarket, Suffolk	Approved	No objection
DC/24/0681/HH	Householder planning application- a. two storey front extension (following demolition of existing front extension) b. raising height of existing roof to create additional storey c. insertion of two windows to side elevation	10 Birdcage Walk, Newmarket	Approved	No objection
DC/24/0661/HH	Householder planning application- detached double garage with loft room above	10 Duchess Drive, Newmarket, Suffolk	Withdrawn	Objected
DC/24/0866/TCA	Trees in a conservation area notification- one Pine (T1 on plan)- fell	1 Falmouth Gardens, Newmarket, Suffolk	Approved	Objected
DC/24/0789/TPO	TPO (1978) tree preservation order- one Horse Chestnut (T1 on plan)- fell	9 Saint Albans, Newmarket, Suffolk	Refused	Objected
DC/24/0725/TPO	TPO 032 (1960), TPO 005 (2022) tree preservation order- one Beech (T22 and plan, A1 on order) raise canopy to four metres from ground level and crown thinning by 15%	4 Paget Place, Newmarket, Suffolk	Approved	No objection
DC/24/0895/TCA	Trees in a conservation area notification- one 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	Approved	No objection
DC/24/0740/FUL	Planning application - a. replacement shop front b. repairs to shop front c. replacement ATM	49-51 High Street, Newmarket, Suffolk	Approved	No objection

D/24/08/32 Delegation Panel Decisions
None noted.

D/24/08/33 Licensing
Town Clerk reported that applications for pavement licences will begin to appear soon and that she is monitoring the website.

D/24/08/34 Enforcement
No further information received.

It was reported that the height of the hedge at 34 Mill Hill is too high and not being enforced by WSC and an item will be added to the next agenda. Town Clerk was asked to invite WSC Enforcement Officers to a D&P meeting to discuss any current action being taken. A list of outstanding issues will be added to the D&P pack to be discussed at the meeting with the WSC Enforcement Officers.

D/24/08/35 Consultations

The WSC Gambling Act 2005 Statement of Policy Consultation was noted. A printed copy will be available in the office for Members to consult and leave comments.

D/24/08/36 Accounts

The accounts for July 2024 were received and noted.

D/24/08/37 Correspondence

A letter from a resident regarding speeding and parked cars on New Cheveley Road was noted. Town Clerk was asked to contact SCC Highways and request that they look at the issues. An item will be added to the next agenda for Newmarket Traffic issues to include parking and speeding issues.

D/24/08/38 Date of Next Meeting

Monday 2nd September 2024 at the Memorial Hall.

Meeting closed at 7:13pm.

Signed _____ Cllr Harvey _____ Date _____ 02/09/2024 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/08/27.01 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/24/08/27.02 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/24/08/27.03 Resolved</u>	That this application be deferred to request an extension and to arrange a site visit.
<u>D/24/08/27.04 Resolved</u>	That this application be deferred to request an extension and to arrange a site visit.
<u>D/24/08/27.05 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/24/08/27.06 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Maple and Yew trees and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/24/08/27.08 Resolved</u>	The Committee voiced no objection.
<u>D/24/08/27.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.