



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 2nd September 2024 at 6.15pm**

Attendance:

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

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

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

Minute		Action by
D/24/09/1	<u>Chair 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/24/09/2	<u>Apologies</u> Apologies were received from Cllr Hood. Cllr Jones was absent.	
D/24/09/3	<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/24/09/4	<u>To Confirm the Minutes of the Meeting Held on 19th August 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 19 th August 2024 and the following was agreed: <u>D/24/09/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th August 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising.: Page – 5 D/24/08/35 - A draft response to the WSC Gambling Act 2005 Statement of Policy Consultation was presented and the following was agreed: <i>Cllr Perry joined the meeting.</i> <u>D/24/09/4.02 Resolved</u> That the draft response to the WSC Gambling Act 2005 Statement of Policy Consultation be approved and submitted.	

Thanks were given to Cllr Perry for formulating the response.

D/24/09/5 Public Open Session

No members of the public wished to speak.

D/24/09/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/09/7 Planning Applications

Week Commencing 12/08/2024 & 19/08/2024.

D/24/09/7/1 DC/24/1197/TCA - Trees in a conservation area notification-Row of Conifers (G1 on plan)-reduce height by five metres above general ground level - Flint Cottage Stables, Rayes Lane, Newmarket, Suffolk.

D/24/09/7.01 Resolved

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

D/24/09/7/2 DC/24/1186/P3CMA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015- change of use from commercial, business and services (class E) to three dwellings (Class C3) - 190 High Street, Newmarket, Suffolk.

D/24/09/7.02 Resolved

The Committee objected to the lack of parking provision and the standard wording for parking issues will be submitted. To seek clarification of the additional window on the side elevation and the materials to be used in a Conservation Area.

D/24/09/7/3 DC/24/1029/ADV - Application for advertisement consent - three internally illuminated fascia signs - Newmarket Harley Davidson, Oaks Drive, Newmarket, Suffolk.

D/24/09/7.03 Resolved

The Committee voiced no objection.

D/24/09/7/4 DC/24/0945/FUL - Change of Use application from betting shop and office (sui generis) to restaurant (class E commercial, business and service) - 107 High Street, Newmarket.

D/24/09/7.04 Resolved

The Committee objected and supported the officer comments regarding concerns about the extractor, venting and the illuminated logo on the front of the property.

D/24/09/7/5 DC/24/1096/HH - Householder planning application-a. new access b. alterations to hardstanding and landscaping - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/09/7.05 Resolved

The Committee voiced no objection.

D/24/09/8 Amended and Deferred Plans

D/24/09/8/1 Hatchfield Farm DC/24/0622/RM – re-consultation on minor changes including parking layout, visitor spaces, apartment designs.

D24/09/8.01 Resolved

Thanks were expressed for the consideration of the Council's response. However, the Committee maintained their previously stated concerns and requested a specific response to each of the points raised individually in the submission.

D/24/09/8/2 Lanwades Animal Health Trust site DC/24/1202/EIASCRC – consultation for an EIA screening opinion. The Following was agreed:

D24/09/8.02 Resolved

The Committee reiterated their previous objection and would support WSC in any appeal or objection.

D/24/09/8/3 Queensbury Lodge DC/24/0917/FUL and DC/24/0918/LB – feedback regarding the site visit on 30/9/24 was given and the following was agreed:

D/24/09/8.03

The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area.

D/24/09/8/4 D/23/1182/FUL – Re-Consultation of Planning application – a. Installation of compressor units to rear external wall - 128 High Street.

D/24/09/8.04

The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection.

D/24/09/9 Planning Appeals

D/24/09/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/09/9/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/09/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/09/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
12/08/2024 & 19/08/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0760/HH	Householder planning application-a. front porch b. single storey side and rear extension (following demolition of existing conservatory and outhouse)	52 Edinburgh Road, Newmarket, Suffolk	Approved	No objection
DC/24/0950/TCA	Trees in a conservation area notification- a. one Cedar (1 on plan) cut back branches overhanging flat roof of the garage by up to 2.5 metres b. one Cedar 92 on plan) remove the failed, rested, broken and hanging branches and reduce branches with unusually sparse growth to points where denser foliage exists, especially towards house and over footpath and road by up to six metres	2 Falmouth Gardens, Newmarket, Suffolk	Approved	No objection
DC/24/0933/TCA	Trees in a conservation area notification- five Lime 9G1) pollard to six meters above ground level	5 Mill Reef, Newmarket, Suffolk	Approved	No objection
DC/24/0903/TPO	TPO/2015/01- Tree preservation order- one Horse Chestnut (OPH5 on plan, T1 on order) crown lift to 3 metres; one Horse Chestnut (OPJK on plan, T2 on order) crown lift to 2.5 metres	The Guineas Car Park, The Rookery, Newmarket, Suffolk	Approved	No objection
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 roof infill in junction of main house e. single storey rear extension f. removal link element between house and garage, reopening the passage and reinstating the external door and overlight 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	Approved	No objection
DC/24/0684/HH	Householder planning application- a. addition of windows to side elevations d. render to all elevations	1 Stanley Stud Cottages, Snailwell, Newmarket, Suffolk	Approved	No objection
DC/24/0674/HH	Householder planning application- single storey rear garden room	36 Persimmon Walk, Newmarket, Suffolk	Approved	No objection

D/24/09/12 Delegation Panel Decisions

None noted.

D/24/09/13 Licensing

None noted.

D/24/09/14 Enforcement

No further information received.

D/24/09/15 Correspondence

None noted.

D/24/09/16 Date of Next Meeting

Monday 16th September 2024 at the Memorial Hall.

Meeting closed at 6:57pm.

Signed _____ Cllr Harvey _____ Date _____ 16.09.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/09/4.02 Resolved</u>	That the draft response to the WSC Gambling Act 2005 Statement of Policy Consultation be approved and submitted.
<u>D/24/09/7.01 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/24/09/7.02 Resolved</u>	The Committee objected to the lack of parking provision and the standard wording for parking issues will be submitted. To seek clarification of the additional window on the side elevation and the materials to be used in a Conservation Area.
<u>D/24/09/7.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/09/7.04 Resolved</u>	The Committee objected and supported the officer comments regarding concerns about the extractor, venting and the illuminated logo on the front of the property.
<u>D/24/09/7.05 Resolved</u>	The Committee voiced no objection.
<u>D/24/09/8.01 Resolved</u>	Thanks were expressed for the consideration of the Council's response. However, the Committee maintained their previously stated concerns and requested a specific response to each of the points raised individually in the submission.
<u>D/24/09/8.02 Resolved</u>	The Committee reiterated their previous objection and would support WSC in any appeal or objection.
<u>D/24/09/8.03 Resolved</u>	The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area.
<u>D/24/09/8.04 Resolved</u>	The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection.