



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 16th September 2024 at 6.20pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry
Councillor P Hulbert
Councillor J Jarvis

Councillor R Jones
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/24/09/17 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair welcomed everyone, opened the meeting, advised that the Fire Notice was not required and announced that proceedings were being recorded by the Minute Assistant and asked if anyone intended to record the meeting.

D/24/09/18 Apologies

Apologies were received from Cllr Hood. Cllr Drummond apologies received.

D/24/09/19 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

None noted. There were no requests for dispensation.

A member of the Press joined the meeting.

D/24/09/20 To Confirm the Minutes of the Meeting Held on 2nd September 2024 and any Matters Arising

The Chair presented the minutes of the Development & Planning Committee held on 2nd September 2024 and the following was agreed:

D/24/09/20.01 Resolved

That the minutes of the Development & Planning Committee held on 2nd September 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.

There were no matters arising.

D/24/09/21 Public Open Session

No members of the public were present.

D/24/09/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/09/23 Planning Applications

Week Commencing 26/08/2024 & 02/09/2024.

D/24/09/23/1 DC/24/1293/TCA - Trees in a conservation area notification-two Sycamore (red on plan) fell - 52A Bury Road, Newmarket, Suffolk.

D/24/09/23.01 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 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/24/09/23/2 DC/24/1289/TCA - Trees in a conservation area notification-one Bay (on plan) fell - 6 Oakfield Place, Old Station Road, Newmarket, Suffolk.

D/24/09/23.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested a robust reason for felling and a photo of the tree.

D/24/09/23/3 NMA(A)/23/2027 - Non material amendment to DC/23/2027/HH-alteration to finish of extension and main house from brickwork to render - 28 Rowley Drive, Newmarket, Suffolk.

The application was noted.

D/24/09/23/4 DC/24/1192/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 thirteen dwellings (class C3) – 136 - 142 Development Site, High Street, Newmarket, Suffolk.

D/24/09/23.04 Resolved

The Committee objected, recognising the importance of the building in the High Street and supported the comments of the Conservation Officer regarding the changes to the building and risk of flooding. In addition there is concern regarding the lack of parking and there is no clarity regarding the bins for storage/collection and the storage of bikes.

Further enquiries will be made with Anglian Water and WSC regarding the flood risk.

Cllr Nobbs declared an “other” interest in the following application and left the meeting.

D/24/09/23/5 DC/24/1144/FUL - Planning application- Raising of roof to create additional storey for two dwellings - Arlington Court, Church Lane, Newmarket, Suffolk.

D/24/09/23.05 Resolved

The Committee voiced no objection. It was noted that this former Salvation

Army chapel building is a building of interest. Any changes should be done sympathetically, and that the height of the internal ceiling requires professional verification as being sufficient.

Cllr Nobbs returned to the meeting.

D/24/09/24 Amended and Deferred Plans

D/24/09/24/1 Hatchfield Farm DC/24/0622/RM – further information regarding the minor changes including parking layout, visitor spaces, apartment designs were considered, and the following was agreed:

D24/09/24.01 Resolved

Council maintains an objection to this application. Whilst the Committee was pleased to note that part of the response supplied had referenced the Town Council's specific comments, it does not agree that the housing mix meets the community need; specifically with regard to the lack of bungalow for purchase – for which it believes that there is a local demand. The Committee will defer its comments on the spine road, visibility splays, green space, streetlights and recreation area until future SCC/WSC communication.

D/24/09/24/2 DC/24/0654/LB and DC/24/0653/ADV – information from the Planning Officer was considered and the following was agreed:

D24/09/24.02 Resolved

The Committee agreed to remove its previous objection comments regarding the signage illumination levels. The Committee removed its objection and is pleased to note that the owner has the responsibility to fulfil their duty to maintain the listed building in its entirety.

D/24/09/25 Planning Appeals

D/24/07/25/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/07/25/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/09/26 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/09/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 26/08/2024 & 02/09/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0936/TCA	Trees in a conservation area notification-one Sycamore (T1 on plan) crown reduce by two metres on church side.	140 Beaufort Cottage Stables, High Street, Newmarket, Suffolk	Approved	No objection
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	Approved	No objection

DC/24/1000/TCA	Trees in a conservation area notification- one Sorbus (T1 on plan) fell.	Bassett House, 29 Bury Road, Newmarket, Suffolk	Approved	Objected	
DC/24/0763/FUL	Planning application- demolition of existing motor garage	8 Park Lane, Newmarket, Suffolk	Withdrawn	Objected	
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	Approved	No objection	
DC/24/0957/FUL	Planning application- single storey reading room located within an existing courtyard	St Louis Catholic Academy, Fordham Road, Newmarket, Suffolk	Approved	No objection	
DC/24/0685/HH	Householder planning application- widening of existing dropped kerb, new boundary wall and railings	1 Hamilton Road, Newmarket, Suffolk	Approved	No objection	

D/24/09/28 Delegation Panel Decisions

None noted.

D/24/09/29 Licensing

Pavement Licence Application – Greggs Ltd – 66-72 High Street Newmarket – the application for outside seating was considered and the following was agreed:

D/24/09/29.01 Resolved

The Committee voiced no objection and supported the application for the outside seating area.

D/24/09/30 Enforcement

No further information received. The list of ongoing and outstanding issues included the following and will be developed over time at further Committee meetings

Planning

Mill Hill - Air B&B

Bury Road - Windows in Conservation Area

Former McColls - Listed Building

Highways (traffic/parking, speeding)

Exning Road - Bollards on grass verges - Awaiting permission from SCC.

High Street/Conservation Area

128 High Street - Licencing and planning non-compliance

Market Square - Shopfront breach

New Vape Shop High St - Shopfront breach

Pavement Licences

D/24/09/31 Litter

A report from the Litter Working Group was received and noted.

D/24/09/32 Correspondence

None noted.

D/24/09/33 Date of Next MeetingMonday 7th October 2024 at the Memorial Hall.

Meeting closed at 7:16pm.

Signed _____ Cllr Harvey _____ Date _____ 07.10.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/09/23.01 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 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/24/09/23.02 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 a robust reason for felling and a photo of the tree.
<u>D/24/09/23.04 Resolved</u>	The Committee objected, recognising the importance of the building in the High Street and supported the comments of the Conservation Officer regarding the changes to the building and risk of flooding. In addition there is concern regarding the lack of parking and there is no clarity regarding the bins for storage/collection and the storage of bikes.
<u>D/24/09/23.05 Resolved</u>	The Committee voiced no objection. It was noted that this former Salvation Army chapel building is a building of interest. Any changes should be done sympathetically, and that the height of the internal ceiling requires professional verification as being sufficient.
<u>D24/09/24.01 Resolved</u>	Council maintains an objection to this application. Whilst the Committee was pleased to note that part of the response supplied had referenced the Town Council's specific comments, it does not agree that the housing mix meets the community need; specifically with regard to the lack of bungalow for purchase – for which it believes that there is a local demand. The Committee will defer its comments on the spine road, visibility splays, green space, streetlights and recreation area until future SCC/WSC communication.
<u>D24/09/24.02 Resolved</u>	The Committee agreed to remove its previous objection comments regarding the signage illumination levels. The Committee removed its objection and is pleased to note that the owner has the responsibility to fulfil their duty to maintain

	the listed building in its entirety.
<u>D/24/09/29.01 Resolved</u>	The Committee voiced no objection and supported the application for the outside seating area.