



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 7th October 2024 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor A Drummond

Councillor P Hulbert
Councillor S Perry

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

Minute		Action by
D/24/10/1	<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.	
D/24/10/2	<u>Apologies</u> Apologies were received from Cllrs Berry, Hood, Jarvis, Jones, McHugh and Nobbs.	
D/24/10/3	<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. <u>Requests for dispensation from all Councillors present in respect of D/24/10/7/8 DC/24/1403/TCA - Trees in a conservation area notification- multiple Lime, Silver Birch and Horse Chestnut (as indicated on plan) crown lift all trees to 3 metres - Land Adjacent to The Severals, Newmarket, Suffolk.</u>	
D/24/10/4	<u>To Confirm the Minutes of the Meeting Held on 16th September 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16th September 2024 and the following amendment was made: Page 1 – Cllr Drummond had given his apologies for absence. The following was agreed: <u>D/24/10/4.01 Resolved</u> Subject to the amendment being made, that the minutes of the Development & Planning Committee held on 16th 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/24/10/5	<u>Public Open Session</u> A member of the public spoke to item AP/0008/STAND – Chels 51A Bury Road and	

pointed out that the Neighbourhood Plans does not appear to have been considered for this application; it should have been considered under Policy 5 – Provision for New and Growing Businesses. This oversight was noted (with apologies) and the Committee will endeavour to ensure that consideration of the Neighbourhood Plan is appropriately considered going forward.

Cllr Perry joined the meeting.

D/24/10/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/10/7 Planning Applications

Week Commencing 09/09/2024, 16/09/2024 & 23/09/2024.

D/24/10/7/1 DC/24/1387/TCA - Trees in a conservation area notification- one Sycamore (T1 on plan) fell - Stanley House, Bury Road, Newmarket, Suffolk.

D/24/10/7.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application due to the lack of information for felling the tree (eg: no photo) and wish to refer to the Tree Officer for comment.

D/24/10/7/2 DC/24/1379/TPO - TPO 012 (1956) tree preservation order- one Ash (T1 on plan, within area A3 on order) and one Lime (T2 on plan, within area A3 on order) reduce crown back to boundary fence by up to two metres - 33 Norfolk Avenue, Newmarket, Suffolk.

D/24/10/7.02 Resolved

The Committee objected and requested that WSC liaise with the residents on Norfolk Avenue on how to best manage the maintenance of the trees which belong to WSC in that area.

D/24/10/7/3 DC/24/1368/TCA - Trees in a conservation area notification- one Lime (T1 on plan) re-pollard by two metres back to previous pollard points 8 Falmouth Gardens, Newmarket, Suffolk.

D/24/10/7.03 Resolved

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

D/24/10/7/4 DC/24/1342/CLE - Application for lawful development certificate for existing use or development - continued use converted of outbuilding to summer house - 72 Exeter Road, Newmarket, Suffolk.

D/24/10/7.04 Resolved

The Committee voiced no objection but challenged the current use of the summerhouse as there may be a requirement for a change of use application if it is now being used as a commercial operation. The Committee requested that use of the building must be restricted to a summerhouse by the residents as per

the application, and not for use by third parties.

D/24/10/7/5 DC/24/0983/HH - Householder planning application- two storey side extension - 18A Lisburn Road, Newmarket, Suffolk.

D/24/10/7.05 Resolved

The Committee objected and their previous objection will be re-submitted, this being: “The Committee strongly objected on the grounds of overdevelopment, effect on residential amenity, design and appearance, layout and density, unclear plans, lack of car parking, numerous objections made to Cllrs over a prolonged period of time, potential fire risk and lack of refuse plans”. It was noted that the impact on residents for this property has been significant. Allowing this to happen sets a bad precedent for future similar situations.

D/24/10/7/6 DC/24/1400/TPO - TPO 001 (2015) tree preservation order- one Horse chestnut 9T1 on plan, T1 on order) overall crown reduction of two metres and thin the crown by 30 percent; one Horse chestnut (T2 on plan, T2 on order) crown reduction of up to three metres on the south eastern aspect and thin the crown by 30 percent - The Guineas Shopping Centre, The Rookery, Newmarket, Suffolk

D/24/10/7.06 Resolved

The Committee actively encourages responsible tree management and supports this application, subject to the Tree Officer’s approval.

D/24/10/7/7 DC/24/1406/TCA - Trees in a conservation area notification- one Magnolia (T1 on plan) reduce by 6 Metres to previous points; one Horse chestnut (on Tag 325 on plan) pollard by 7 metres; three Cherry trees, one Sorbus and one Mountain Ash (Tags 346,321,320,342 and 326 on plan) fell - Murray Lodge, Queensberry Road, Newmarket, Suffolk.

D/24/10/7.07 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.

All Cllrs declared an “other” interest in the following application.

D/24/10/7/8 DC/24/1403/TCA - Trees in a conservation area notification- multiple Lime, Silver Birch and Horse Chestnut (as indicated on plan) crown lift all trees to 3 metres - Land Adjacent to The Severals, Newmarket, Suffolk.

D/24/10/7.08 Resolved

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

D/24/10/7/9 DC/24/1389/TPO - TPO 003 (1990) tree preservation order- one Lime (T1 on plan, within group G3 on order) fell - 36 Leaders Way, Newmarket, Suffolk.

D/24/10/7.09 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 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 and subject to the agreement of the neighbour at number 34, the owner of the tree.

D/24/10/7/10 DC/24/1388/HH - Householder planning application- conversion of garage to habitable space and first floor side extension - 11 Drinkwater Close, Newmarket, Suffolk

D/24/10/7.10 Resolved

The Committee voiced no objection.

D/24/10/8 Amended and Deferred Plans

D/24/10/8/1 DC/23/1562/FUL - 2 Sun Lane re-consultation. The following was agree:

D/24/10/8.01 Resolved

The Committee voiced no objections.

Hatchfield Farm DC/24/0622/RM – it was noted that this was approved by the WSC Development Control Committee on 02/10/2024.

D/24/10/9 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 was approved.

D/24/10/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 09/09/2024, 16/09/2024 & 23/09/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1098/TCA	Trees in a conservation area notification- various works as per tree report	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
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 9Hawthorn) hedge to the front of the house, to be removed and replaced with a Griselinia littoralis hedge.	Stoeberry Cottage 32 Bury Road, Newmarket, Suffolk	Approved	Objected

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	Approved	No objection	
DC/23/2096/FUL	Planning application- a. conversion of one dwelling into three dwellings b. glazed canopy to front elevations of two dwellings c. rear pitched lean to for two dwellings d. raising of roof height to create second floor habitable rooms for one dwelling	Woodland, The Severals, Newmarket, Suffolk	Approved	No objection	
DC/24/1197/TCA	Trees in a conservation area notification- Row of Conifers (G1 on plan)- reduce height by five metres above ground level.	Flint Cottage Stables, Rayes Lane, Newmarket, Suffolk	Approved	No objection	
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	Withdrawn	No objection	
DC/24/1081/HH	Householder planning application-a. pitched roof to ground floor bay window b. infill of porch opening to form new front door c. infill of window to porch opening to form a new front door c. infill window to porch side elevation d. single storey rear 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	Approved	No objection	
DC/24/0731/TPO	TPO 12 (1956) Tree preservation order- one Elm (circle on plan within A3 on order) fell	Amenity Land to the rear of 9 to 41 Norfolk Avenue, Churchill Avenue, Newmarket, Suffolk	Refused	Objected	
DC/24/0654/LB	Application for listed building consent- a. installation of signage b. re-decoration of doors to front and rear elevations, windows to front elevation, joinery, fanlight and column bases	58-60 High Street, Newmarket, Suffolk	Approved	No objection	
DC/24/0653/ADV	Application for advertisement consent- a. two non-illuminated fascia signs on front elevation b. one externally illuminated hanging sign c. one internally illuminated menu board sign d. one non-illuminated fascia signs on rear elevation	58-60 High Street, Newmarket, Suffolk	Approved	No objection	

D/24/10/12 Delegation Panel Decisions

None noted.

D/24/10/13 Licensing

Heaven – Sex Establishment Licence Renewal – 109 High Street, Newmarket, Suffolk. The application was considered:

A proposal of no objection was rejected by a vote. Cllr Drummond voted against this vote.

The following was agreed:

D/24/10/13.01 Resolved

The Committee maintained their original objection which will be re-submitted.

Yum Thai Kitchen – Application for street trading – Newmarket Bowls Club 22
The Avenue Newmarket – the application was considered, and the following was agreed:

D/24/10/13.02 Resolved

The Committee voiced no objection. subject to no objections from the neighbours.

D/24/10/14 Enforcement

No further information received. The list of ongoing and outstanding issues included the following:

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/24/10/15 Litter

This item was discussed at the last meeting.

D/24/10/16 Correspondence

None noted.

D/24/10/17 Date of Next Meeting

Monday 21st October 2024 at the Memorial Hall.

Meeting closed at 7:13pm.

Signed ____ Cllr Hood _____ Date _____ 21.10.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/10/7.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The

	Committee objected to this application due to the lack of information for felling the tree (eg: no photo) and wish to refer to the Tree Officer for comment.
<u>D/24/10/7.02 Resolved</u>	The Committee objected and requested that WSC liaise with the residents on Norfolk Avenue on how to best manage the maintenance of the trees which belong to WSC in that area.
<u>D/24/10/7.03 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/24/10/7.04 Resolved</u>	The Committee voiced no objection but challenged the current use of the summerhouse as there may be a requirement for a change of use application if it is now being used as a commercial operation. The Committee requested that use of the building must be restricted to a summerhouse by the residents as per the application, and not for use by third parties.
<u>D/24/10/7.05 Resolved</u>	The Committee objected and their previous objection will be re-submitted, this being: "The Committee strongly objected on the grounds of overdevelopment, effect on residential amenity, design and appearance, layout and density, unclear plans, lack of car parking, numerous objections made to Cllrs over a prolonged period of time, potential fire risk and lack of refuse plans". It was noted that the impact on residents for this property has been significant. Allowing this to happen sets a bad precedent for future similar situations.
<u>D/24/10/7.06 Resolved</u>	The Committee actively encourages responsible tree management and supports this application, subject to the Tree Officer's approval.
<u>D/24/10/7.07 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/24/10/7.08 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/24/10/7.09 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 and subject to the agreement of the neighbour at number 34, the owner of the tree.
<u>D/24/10/7.10 Resolved</u>	The Committee voiced no objection.