



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 21st October 2024 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey
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, Cllr Winter as an observer, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/24/10/18 <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/24/10/19 <u>Apologies</u> Apologies were received from Cllrs Berry and Perry.	
D/24/10/20 <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> Cllr Hood and Nobbs declared an "other" interest in DC/24/1431/FUL -Sommerville Lodge. Cllr Jones declared an "other" interest in Tesco Express – Premises Licence Application. There were no requests for dispensation.	
D/24/10/21 <u>To Confirm the Minutes of the Meeting Held on 7th October 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7 th October 2024 and the following was agreed: <u>D/24/10/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th October 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: D/24/10/5 – The Chair reported that the WSC Planning Officer had misinterpreted the clause regarding new businesses in the Newmarket Neighbourhood Plan. A Planning Application watch list was requested to keep track of Committee objections.	

D/24/10/22 Public Open Session

A resident of Fitzroy Street spoke to item 15 and the issues regarding heavy traffic in Fitzroy Street and a request for SCC Highways to take action. He had received a response advising that there was no evidence to meet the criteria for the requested 20mph speed limit and no funds for pedestrian crossings, traffic calming, heavy goods restriction orders. They had asked if the proposals were supported by the Community and the Town Council

The Chair proposed that item Fitzroy Street be brought forward, and the following was agreed:

D/24/10/22.01 Resolved

That item Fitzroy Street be brought forward.

Cllr Winter joined the meeting as an observer.

D/24/10/23 Fitzroy Street

The letter from a resident regarding heavy traffic and a recent road traffic accident, requesting that SC Highways take action to mitigate risks was discussed and the following was agreed:

D/24/10/23.01 Resolved

That the SCC Highways Officer, Matthew Fox be requested to investigate the issues and meet with residents.

A member of the public spoke to the Sunnica Application and the loss of arable farming land. The Chair requested that he supplies his concerns in writing to the Town Clerk.

2 members of the public left the meeting.

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

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

D/24/10/25 Planning Applications

Week Commencing 30/09/2024 & 07/10/2024.

D/24/10/25/1 DC/24/1474/P3CMA - Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015- Change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form two dwellings - 1 Rous Road, Newmarket, Suffolk.

D/24/10/25.01 Resolved

The Committee objected on the basis that of overdevelopment of the site and the lack of designated parking provision. The standard wording for transport and parking objections will be submitted. The Committee would normally welcome the development of small starter flats however, in light of the number of these developments that are constantly being approved in Newmarket, there is now a parking crisis and this application would further exacerbate the situation.

D/24/10/25/2 DC/24/1458/FUL - Planning application- a. external alterations to building including external doors and windows b. amended location of proposed parking space. The Old Courts - 147 All Saints Road, Newmarket, Suffolk.

D/24/10/25.02 Resolved

The Committee objected to the impractical structure of the parking proposal. Access to parking spaces C is unrealistic and will likely result in on-street parking.

D/24/10/25/3 DC/24/1441/HH - Householder planning application-a. conversion of existing garage into garden room b. single storey rear garage extension following demolition of existing summer house - 10 Duchess Drive, Newmarket, Suffolk.

D/24/10/25.03 Resolved

The Committee voiced no objection.

Cllrs Hood and Nobbs declared an “other” interest in the following application and left the meeting. The Vice Chair took the chair.

A member of the public left the meeting.

D/24/10/25/4 DC/24/1431/FUL - Planning application. Conversion of existing hayloft for staff accommodation - Somerville Lodge, Fordham Road, Newmarket, Suffolk.

D/24/10/25.04 Resolved

The Committee voiced no objection subject to the approval of the Conservation Officer and that there is adequate drainage provision, but commented that there appears to be no extra parking provision.

Cllrs Hood and Nobbs returned to the meeting.

D/24/10/26 Amended and Deferred Plans

None noted.

D/24/10/27 Planning Appeals

D/24/10/27/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/10/28 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/10/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 30/09/2024 & 07/10/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0622/RM	Reservation Matters Application- submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) a. appearance, layout, landscaping and scale of development within the residential parcels for the development of up to 400 dwellings b. discharge of	Hatchfield Farm, Fordham Road, Newmarket, Suffolk	Approved	Objected

	conditions 3 (lighting strategy) 5 (market housing mix) 14 (drainage scheme) 23 (LEMP) 24 (road and footpaths) 33 (EVCPs) of DC/13/0408/OUT				
DCON(G)/13/0408/OUT	Application to discharge condition 1 (design code) of application DC/13/0408/OUT	Hatchfield Farm, Fordham Road, Newmarket, Suffolk	Approved	No comment	
DC/24/1293/TCA	Trees in a conservation area notification- one Bay (on plan) fell	6 Oakfield Place, Old Station Road, Newmarket, Suffolk	Approved	Objected	
DC/24/1293/TCA	Trees in a conservation area notification- two Sycamore (red on plan) fell	52A Bury Road, Newmarket, Suffolk	Approved	Objected	

D/24/10/30 Delegation Panel Decisions

None noted.

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

D/24/10/31 Licensing

Tesco Express – Premises Licence Application – 84-86 High Street, Newmarket, Suffolk. Town Clerk was asked to seek clarification on the ‘late refreshments’ and hours for the sale of alcohol, which should fit in with the other High Street premises selling alcohol.

Cllr Jones returned to the meeting.

Waggon & Horses – Pavement Licence Application – 34-36 High Street, Newmarket, Suffolk – Due to short deadline for comment, a submission of no objections had been made; subject to adherence to the width restriction rules.

D/24/10/32 Enforcement

No further information received. Any new issues will be added accordingly. 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/24/10/33 On Street Advertising

Membership of the Working Group was reviewed and will remain the same.

Recent issues with the advertiser for the circus was discussed and Town Clerk

reported that a meeting has been arranged with the WSC Officer responsible for granting applications.

D/24/10/34 Fly Tipping

Fly Tipping in Green Road, Newmarket was discussed, and Town Clerk was asked to raise this with WSC. A letter will be sent to the WSC Leader regarding the issues of fly tipping in Newmarket and signage will be requested for the area.

D/24/10/35 D&P Committee Draft Budget 2025/2026

The draft budget for 2025/2026 was presented and the following was agreed:

D/24/10/35.01 Resolved

That the D&P Committee draft budget for 2025/2026 be approved at £10,000.

D/24/10/36 Speed Limit

The SCC 20mph Speed Limit Policy Criteria – this item was deferred.

D/24/10/37 Correspondence

The WSC Local Plan additional documentation was noted.

WSC Data on empty units – it was noted that Newmarket has 8% of empty units against the National average of 14%.

D/24/10/38 Date of Next Meeting

Monday 4th November 2024 at the Memorial Hall.

Meeting closed at 7:35pm.

Signed _____ Cllr Harvey _____ Date _____ 4.11.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/10/23.01 Resolved</u>	That the SCC Highways Officer, Matthew Fox be requested to investigate the issues and meet with residents.
<u>D/24/10/25.01 Resolved</u>	The Committee objected on the basis that of overdevelopment of the site and the lack of designated parking provision. The standard wording for transport and parking objections will be submitted. The Committee would normally welcome the development of small starter flats however, in light of the number of these developments that are constantly being approved in Newmarket, there is now a parking crisis and this application would further exacerbate the situation.
<u>D/24/10/25.02 Resolved</u>	The Committee objected to the impractical struction fo the parking proposal. Access to parking spaces C is unrealistic

	and will likely result in on-street parking.
<u>D/24/10/25.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/10/25.04 Resolved</u>	The Committee voiced no objection subject to the approval of the Conservation Officer and that there is adequate drainage provision, but commented that there appears to be no extra parking provision.
<u>D/24/10/35.01 Resolved</u>	That the D&P Committee draft budget for 2025/2026 be approved at £10,000.